

A CHOICE
**Residential
Estate**

AT BURSTON,

Near STONE, Staffordshire.



**For Sale by Auction on
Tuesday, 8th July, 1919
at 4-30 o'clock.**

AUCTIONEERS—
Messrs. W. S. BAGSHAW & SONS,
Uttoxeter.

SOLICITORS—
Messrs. Hy. WALTERS & WELCH,
Stone, Staffs.

BURSTON,^{NEAR} STONE

CHOICE
RESIDENTIAL
ESTATE,
Accommodation Lands
AND
Cottages

To be Sold by Auction by Messrs.

W. S. BAGSHAW & SONS

AT
The Crown Hotel, Stone,
ON
TUESDAY, 8TH DAY OF JULY, 1919.

At 4-30 o'clock in the Afternoon precisely,

Subject to Conditions of Sale to be then read,

Lot 1.

A Choice Residential Property

—Known as—

"THE VILLA."

Situate at Burston, about two miles from Stone, bounded on the West by the River Trent intersected by the Trent and Mersey Canal, and approached from the Stone to Stafford Main Road.

The Property comprises the Charming Residence, containing Entrance Hall, laid with Minton Tiles; Drawing Room, with Marble Mantle; Dining Room, Front Kitchen, Back Kitchen, Dairy, Pantry, Larder and Cellar, Washhouse, Coal House, Principal and Secondary Staircases, five Bedrooms, Box Room, W.C., Maids' Room, and three Store Rooms.

3950 There is a Vinery and Greenhouse opening into Drawing Room.

The Farm Buildings comprise an excellent Range of Buildings conveniently arranged round three sides of Yard, comprising tying for 20 cows, with Fodder Bings, Two-stall Stable, Carriage House, two Loose Boxes, Lofts and Granaries over, and Float House.

There is a Stone Watering Cistern in Yard, Brick and Tiled Piggeries, and Small Shed.

An Excellent Garden well stocked with Fruit Trees of Choice Varieties, also

**THE BRICK AND TILED WATER
CORN MILL.**

The above together with the Excellent Turf and Arable Land embraces an area of

31 Acres : 0 Roods : 23 Poles.

as shown in Schedule below:—

Schedule.

No. on Ordnance Map.	Description.	Acreage.
2589	Permanent Grass	6.411
2590	Plantation	.664
2592	Permanent Grass	2.579
2593	Part Old Turf Land & part Arable	12.412
2621	Permanent Grass	1.044
2622	Ditto	1.760
2625	The Residence & Grounds	.893
2627	Permanent Grass	.612
2635	Ditto	4.275
2636	Mill Stream	.154
	Half River Bed	.344
		31.148

Let to J. H. Chawner, Esq., on Yearly Lady Day Tenancy.

NOTE.—The Dutch Hay Barn has been valued at £50, and the Purchaser will have to pay this in addition to the Purchase Money.

To view this Lot attend on Tuesdays and Fridays ONLY between the hours of Two and Five.

Lot 2.

TWO BRICK & TILED COTTAGES & GARDENS

Situate at Burston, adjoining the Mill Pond, containing Kitchen, Back Kitchen and Pantry, Two Bedrooms, Outoffices, and Good Gardens, being numbered 2634 on Ordnance Map, containing

An Area of 38 Perches.

Let to Mrs. Edith Wood and Mr. J. F. Martin on Monthly Tenancy, at Gross Rentals amounting to £12 12s. 0d. per annum.

£150
Clarke

Lot 3.

A Valuable Block of

ACCOMMODATION
LAND & COTTAGES

Situate at Burston, near the Pond Mill, bounded on the West and South by the Trent and Mersey Canal.

The Property comprises Two Brick and Tiled Cottages, containing Kitchen, Back Kitchen, Pantry, Two Bedrooms, Outoffices, One Washhouse, and Good Garden.

The Farm Buildings comprise Brick and Tiled Cow Sheds, Cart Hovel and Pigstye, and Building in Garden.

The above together with the Rich Old Turf Land embraces an area of

5 Acres : 2 Rood : 11 Poles.

Schedule.

No. on Ordnance Map.	Description.	Acreage.
2638 ...	Permanent Grass ...	898
2639 ...	Ditto ...	2 695
2642 ...	Ditto ...	1 741
2643 (Pt)	Buildings, etc. ...	237
		5 571

One Cottage and Garden is let to Mr. W. E. Felton at a Rental of £6 6s. 0d. per annum.

The Land, Farm Buildings and the other Cottage is let to J. H. Chawner, Esq.

Lot 4.

A Picturesque

**HALF-TIMBERED
COTTAGE**

Situate near the Mill Pond and adjoining Lot 3, containing Kitchen, Back Kitchen, Pantry, Two Bedrooms, Washhouse and Outoffices.

Capital Garden.

Let to Mr. Edward Green at a Gross Rental of £6 10s. 0d. per annum.

NOTE.—A Right of Use of Pump together with LOT 3 is reserved to this Lot.

Lot 5.

A Valuable Block of Rich

OLD TURF LAND

Situate near Burston Hall, and bounded on the South West by the Trent, and Mersey Canal, containing an area of

27 Acres : 0 Roods : 18 Poles

Schedule.

No. on Ordnance Map.	Description.	Acreage.
2653 ...	Roadway ...	132
2658 ...	Permanent Grass ...	5.401
2659 ...	Ditto ...	5.534
2725 ...	Ditto ...	8.571
2726 ...	Ditto ...	7.477
		27.115

There is a Wood and Corrugated Roofed Shed for young Stock.

The Land is in excellent heart, let to J. H. Chawner, Esq., on Yearly Lady Day Tenancy.

Lot 6.

A Valuable

ACCOMMODATION FIELD

Bounded on the West by the River Trent, being No. 2650 on Ordnance Map, and containing together with Part River Bed an area of

2 Acres : 2 Roods : 28 Poles.

or thereabouts.

Let to J. H. Chawner, Esq., on Yearly Lady Day Tenancy.

The VALUABLE GROWING TIMBER on the Properties is included in the Sale.

For Particulars and to see Plans apply to the AUCTIONEERS,
Uttoxeter and Ashbourne; or to

MESSRS. WALTERS & WELCH,

SOLICITORS,

STONE, Staffs.