

By the direction of the Hon. D. Leslie-Melville.



*Please return to
Holloway Prison -
Home Agents
Market Harborough*

*HOLLOWAY PRISON
HOME AGENTS
MARKET HARBOUR*

Solicitors—

Messrs. LEE & PEMBERTONS,
44, Lincoln's Inn Fields,
London, W.C.2.

Auctioneers—

Messrs. NORFOLK & PRIOR,
131, Regent Street,
London, W.1.

By the Direction of the Hon. D. Leslie-Melville.

NORTHAMPTONSHIRE

Delightfully situate on the outskirts of a quaint old-world village within three miles of two stations and eight miles of Market Harborough and Kettering.

Particulars and Conditions of Sale of
A First-Class Hunting Establishment

known as

“Bury House,” **COTTINGHAM.**

The Picturesque Residence

dates from the Tudor Era (with later additions), and contains Lounge Hall, Galleried Inner Hall, Four Reception Rooms, Ample Domestic Offices, Fourteen Bed and Dressing Rooms, Three Bath Rooms, etc.

Electric Light. Central Heating. 'Phone.
Main Water. Stabling for Ten. Garage.
Cottage. Farmery. Glass.

Exceedingly Attractive Old-World Gardens with Tennis Lawn, Park-like Paddocks, etc., in all about

20 Acres.

Hunting with the Pytchley, Woodland Pytchley, Cottesmore and Fernies Packs.

Freehold.

With Possession.

NORFOLK & PRIOR

(Firm: Stanley F. Prior, F.A.I., and Edward A. Stone, F.S.I.)

will offer the above for Sale by Public Auction (unless previously sold privately) at

The London Auction Mart, 155, Queen Victoria Street,

On Thursday, the 7th day of September, 1922,

at 2.30 p.m. precisely.

Vendors' Solicitors—

Messrs. LEE & PEMBERTONS, 44, Lincoln's Inn Fields, London, W.C.2.

Auctioneers' Offices—

131, Regent Street, London, W.1.

GENERAL REMARKS.

THE PROPERTY may be viewed upon the production of these Particulars to the Groom in charge, providing an appointment has previously been made for the purpose.

REPAIR. The property is in excellent repair throughout.

LIGHTING. By electricity generated from a private plant.

HEATING. Central heating is installed with radiators in Corridors, etc.

TELEPHONE is installed (Rockingham 5, with extension).

WATER SUPPLY. From Company's Mains, there is also a subsidiary supply by gravitation from a spring, etc.

SOIL. The property lies on the "Oolitic" formation and the soil is a fertile medium loam.

DRAINAGE is laid in accordance with modern principles and is believed to be in good order.

ASPECT. Chiefly South-West.

ALTITUDE. About 360 feet above sea level.

SPORT. Hunting with the Pytchley, Woodland Pytchley, Cottesmore and Fernies Packs.

OUTGOINGS. Tithe, £1-10-4. Land Tax, £3-9-1. Medlycott's Charity, £2. Also there is a small sum payable annually for a water easement.

POSSESSION of the whole property will be given upon completion of the purchase.

TENURE. Freehold.

FIXTURES AND FITTINGS. All those fixtures and fittings usually designated as Tenant's Fixtures and Fittings are to be taken at a valuation.

THESE PARTICULARS have been carefully prepared and are believed to be correct; no claims arising out of errors or omissions, however, can be admitted.

£3,000

~~£5000~~

Particulars and Conditions of Sale
of the
First-Class Hunting Establishment
known as
“Bury House,”
COTTINGHAM,
NORTHAMPTONSHIRE.

Situate amidst beautiful undulating country in a neighbourhood of the highest social character, close to the Villages of Cottingham and Middleton, with Churches, Post Offices and Stores. Rockingham (on the L.N.W.R.) and Weldon and Corby (M.R.) are $2\frac{1}{2}$ and 3 miles distant respectively, whilst Kettering and Market Harborough are both within 8 miles.

THE RESIDENCE

which stands some 150 yards back from the road is approached by a carriage drive, terminating in a broad sweep before the main entrance. The predominating architectural character of this handsome old-world home is typically early Georgian, but the earliest parts of the house, to which the Georgian portions were added, are of Tudor origin. The material used in its construction is chiefly Weldon stone, whilst the roof is mostly stone tiled. Internally, amongst the numerous pleasing features, are oak panelling, oak floors, beamed ceilings and attractive window seats. Modernisation has been undertaken in a comprehensive manner and the whole property is in an excellent state of repair, thus affording a unique home of special attraction to one desirous of exceptional Hunting amenities.

The Accommodation comprises—

On the Ground Floor

Glazed Entrance Porch

LOUNGE HALL

(28ft. by 17ft.) having two massive beams (cased in moulded plaster) in the ceiling, walls panelled in the late Seventeenth Century style, black marble mantel and massive iron dog grate in open fireplace, black and white stone flag floor and two deep window seats.



From South West.



The Lounge Hall.

INNER HALL

(16ft. 7in. by 14ft. 10in.) with lincrusta dado, handsome oak mantel and anthracite stove (this is included in the items to be taken by valuation), polished oak floor and wide Oak Staircase ascending to the first floor.

THE DINING ROOM

25ft. 1in. by 17ft. 8in.) has an oak panelled dado, a modern grey marble mantel and well grate with tiled sides and hearth, also a polished oak floor and deep window recess.

THE DRAWING ROOM

(24ft. 5in. by 18ft. 3in. and bay 11ft. 1in. by 6ft. 3in.) has a white marble mantel, modern grate with tiled sides and hearth and a polished oak floor. A door leads to the Gardens, and large folding doors communicate with

THE MORNING ROOM

(24ft. 2in. by 18ft. 3in.) which has a marble mantel and modern grate with sides and hearth of old Dutch tiles, a polished oak floor and two deep window seats. By opening the folding doors one fine room of exceptional dimensions is formed; a door also opens into the Lounge Hall.

STUDY

(12ft. by 9ft.) with deep window seat.

CLOAK ROOM

with lavatory basin (h. and c.) and separate W.C.

BACK HALL

with original Seventeenth Century staircase (now painted but believed to be entirely of oak excepting the handrail).

THE EXCELLENT DOMESTIC OFFICES

include **Kitchen**, with double oven range and dresser. **Scullery**, with sink (h. and c.), auxiliary range, dresser and soft water pump. **Butler's Pantry**, with white glazed sink (h. and c.), fireplace, cupboards, dresser and door communicating with **Butler's Bedroom**. **Servants' Hall**, **Store Room**, **Brushing Room**, with furnace for heating water for radiators, baths, etc. **Larders**, **Coal Cellar**, etc. **Game Larder**, with tiled floor, also **Dairy**, with tiled floor, water tap, etc. Below are Wine and Beer Cellars, also a disused Central Heating Plant connected to a radiator in the Dining Room. In an enclosed yard, are: **Servants' W.C.**, **Tool Shed**, **Bottle Store**, and **Rain water storage Reservoir**.



From the North.



In the Gardens.

On the First Floor

which may be approached by the main and secondary staircases before mentioned

GALLERIED LANDING

lighted by a glazed dome.

THE PRINCIPAL SUITE

comprising **Bedroom** (18ft. 3in. by 18ft.), with fireplace, cupboards and window seats. **Dressing Room** (15ft. 8in. by 13ft. 10in.), with fireplace, cupboards and window seats. **Bath Room**, fitted with fine porcelain enamelled bath (h. and c.), lavatory basin (h. and c.), heated towel airer, W.C. and deep window seat. N.B.—All metal fittings, etc., are plated.

EIGHT OTHER BED & DRESSING ROOMS

measuring respectively 18ft. 5in. by 15ft. 5in.; 19ft. 1in. by 13ft. 8in.; 18ft. 4in. by 12ft. 6in.; 17ft. 6in. by 15ft. 3in.; 15ft. 10in. by 12ft. 11in.; 14ft. 1in. by 12ft. 2in.; 14ft. 1in. by 8ft. 5in. and 14ft. 5in. by 8ft. 3in., all of which are fitted with fireplaces and cupboards and several with deep window seats.

TWO OTHER BATH ROOMS

one of which is fitted with a porcelain enamelled bath (h. and c.) lavatory basin (h. and c.), heated towel airer and a W.C., whilst the other has a cased-in painted bath (h. and c.) and lavatory basin (h. and c.). Also there is a separate W.C.

LINEN ROOM

with fireplace and heated linen cupboards.

Housemaid's Pantry.

Box Room.

On the Second Floor

which is concreted throughout are

THE SERVANTS' QUARTERS

comprising five bedrooms.

Adjoining the Stables is

THE GROOM'S COTTAGE

containing Kitchen with modern range and side boiler, Scullery with sink, two Bedrooms and W.C.

The
OUTBUILDINGS

comprise

Excellent Stabling comprising 10 Loose Boxes, **Large Coach House** or **Garage**, Saddle Room, Men's Mess Room with range, Groom's Room and Groom's Bath Room with bath (c.) and W.C. **Engine House** with 5 h.p. "Chapel" Paraffin Oil Engine to run dynamo. **Accumulator Room** with new Battery of 25 cells. Apple Store, Fodder House, Petrol and Oil Shed, Coal House, etc.

THE FARMERY

comprises Timber built Cow Shed for three (concrete floor), four Pig Styes, Open Cart Shed, Fowl House, etc.

N.B.—All outbuildings have Electric Light and Water.

THE GROUNDS

which are exceedingly well timbered with numerous coniferous and deciduous forest trees and a variety of flowering and other ornamental trees and shrubs are of a delightful and picturesque character, yet inexpensive to maintain.

THE OLD-WORLD PLEASURE GARDENS

comprise Lawns and Terraces, Flower Beds and Borders, Crazy Paved Paths, Fish Pond with Fountain, Shrubbery and Two Tennis Lawns (which have not been used this year).

THE EXCELLENT KITCHEN GARDEN

(walled on two sides) is exceptionally well stocked and contains a number of mature fruit trees and bushes; also Heated Vinery containing Eight Vines; Heated Tomato House; Potting and Tool Sheds and range of Eight Cold Frames.

A PRODUCTIVE ORCHARD

and

THREE PARK-LIKE PADDOCKS

which surround the grounds and afford a perfect seclusion, bring the total area to about

20 Acres.

CONDITIONS OF SALE.

1.—The highest bidder shall be the Purchaser, and if any dispute arises as to any bidding the property shall be put up again at the last undisputed bidding. There will be a reserve price and the Vendor or his Agents shall be at liberty to bid. The amount of the advance of each bidding shall be regulated by the Auctioneer and no bidding shall be retracted. The Vendor reserves the right to withdraw the property from the sale.

2.—The Purchaser shall immediately after the sale pay to the Auctioneer a deposit of £10 per cent. on his purchase-money and sign an Agreement in the form subjoined, and shall pay the residue of the purchase-money to the Vendor or as he shall direct on or before the 30th day of October next at the office of the Vendor's Solicitors, Messrs. Lee & Pembertons, at 44, Lincoln's Inn Fields, at which time and place the purchase shall be completed.

3.—The outgoings will be discharged by the Vendor up to the day fixed for completion as from which day all outgoings including any rates made but not demanded until after that day shall be discharged by and the rents and profits or possession shall belong to the Purchaser and the rents, profits and outgoings shall if necessary be apportioned for the purpose of this provision, but the Purchaser shall not be let into the actual possession or receipt of the rents and profits until the completion of the purchase, and the Purchaser shall on completion pay to the Vendor his proportion of the current rents less his proportion of the current outgoings.

4.—If from any cause whatever other than the wilful default of the Vendor the purchase shall not be completed on or before the day fixed for completion the Purchaser shall pay to the Vendor interest on the balance of the purchase-money at the rate of $5\frac{1}{2}$ per cent. per annum from that date until the completion of the purchase and shall not be entitled to any compensation through the Vendor's delay or otherwise and this stipulation is without prejudice to the Vendor's rights under any other of these conditions.

5.—The property is sold subject to all chief, quit and other rents and outgoings and to all manorial rights and incidents of tenure, rights of way, water, lights, drainage and other easements and rights of common (if any) affecting the same and to a yearly payment of £2 to the Rector and Churchwardens of the Parish of Cottingham but the Purchaser shall not enquire into the origin or nature of this payment.

6.—The title shall commence with an Indenture of Settlement dated the 24th day of July, 1886, and the Purchaser shall not require the production of or investigate or make any objection or requisition of the prior title

whether the same shall appear to be in the Vendor's possession or power or not. Some of the earlier title deeds relate to property in Ireland and are believed to be deposited in Ireland. The Vendor will give the Purchaser every assistance in verifying the Abstract of these deeds but the Purchaser shall make no requisition or objection on the ground that such deeds cannot be produced nor shall the completion of the sale be delayed on account of such non-production.

7.—The Vendor being abroad the Conveyance will be executed by Attorney and the Purchaser shall be satisfied with such execution and shall assume that the Power of Attorney is valid and subsisting without requiring any evidence that the Vendor is alive or otherwise.

8.—The property is believed and shall be taken to be correctly described and no compensation shall be given or allowed on either side in the event of any error being found in the Particulars or Conditions nor shall the sale be annulled thereby.

9.—Within 14 days after the delivery of the Abstract the Purchaser shall furnish to the Vendor's Solicitors a statement in writing of his requisitions and objections arising on the abstract, particulars and conditions and every requisition or objection not so stated shall be considered as waived and for the purpose of any objection or requisition an abstract shall be deemed perfect if it supply the information suggesting the same although otherwise defective and if no requisition or objection is so stated the title shall be considered as accepted and in these respects time shall be deemed of the essence of the contract and if the Purchaser shall make and insist on any objection or requisition either as to title, conveyance or any matter appearing on the particulars, conditions or abstract or otherwise which the Vendor shall be unable or on the ground of difficulty, delay or expense or on any other reasonable ground unwilling to remove or comply with the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser not less than ten days notice in writing to annul the sale in which case unless the objection or requisition shall have been in the meantime withdrawn the sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit but without interest, costs or compensation.

10.—On payment of the balance of the purchase-money the Purchaser shall be entitled to a proper assurance of the property from the Vendor and all other necessary parties (if any) such assurance to be prepared, obtained, made and done by and at the expense of the Purchaser.

LASTLY.—If the Purchaser shall fail to comply with the above conditions his deposit shall thereupon be forfeited and the Vendor shall be at liberty to rescind the contract and re-sell the property in such manner as he shall think fit and any deficiency in price which may happen on and all expenses attending such re-sale shall immediately afterwards be paid by such defaulter to the Vendor and in case of non-payment shall be recoverable by him as liquidated damages.

1. The first line of the document is a header containing the text "1. The first line of the document is a header containing the text".

of

As WITNESS my hand this day of 1922.

Purchase money		£	:	:
Deposit paid		£	:	:
Balance to be paid.....		£	:	:

As Agents for _____ the Vendor we
confirm the Sale and acknowledge the receipt of the deposit.

Abstract of Title to be sent to