

GRANGE FARM
GIRTON,
CAMBRIDGESHIRE

CAMBRIDGE & COUNTY
FOLK MUSEUM

Solicitors :

MESSRS. EADEN, SPEARING & RAYNES,
90, Regent Street, Cambridge.

Auctioneers :

MESSRS. A. T. GRAIN & SONS,
8, Rose Crescent, Cambridge, and at Ely.

GENERAL REMARKS AND STIPULATIONS

Which shall be deemed to form part of the Conditions under which the property is offered for sale.

1. Lot 1, which is situate on the main road from Cambridge to Huntingdon, must, on account of its proximity to the Town of Cambridge, rapidly increase in value, a considerable portion being now ripe for development.

There is an ample proportion of very good pasture, and the farm is therefore admirably suited for dairying, for which purpose it has been used for many years, and it is near enough to the Town for a retail milk business to be carried on.

2. Lots 2 to 6 are situated in pleasant surroundings in the Village of Girton. They consist of well-timbered park-like pasture with good frontages, and will make charming sites for good class country residences.

3. Lots 1 to 6 inclusive are in the occupation of Mr. V. Mitchell, whose Lease expires at Michaelmas, 1925, by reason of notice given by him, and are sold subject to the Landlord's and Tenant's rights and liabilities as set out in the Lease.

4. The Tenant claims certain fixtures, a list of which may be seen at the office of the Solicitors or Auctioneers.

5. The Lease, a copy of which may be inspected at the offices of the Solicitors or Auctioneers, contains *inter alia* the usual Tenant's covenants to keep and leave the Land and Buildings in good repair and condition, and entitles the Tenant on the termination of his tenancy, if so paid for on entry, to be paid for the Hay, Straw and Chaff produced in the last year at consuming price, for the manure at consuming price, for the seeds, manures, and cultivations expended on the Root Crops and Clean Fallows, for the unexhausted values of labour of underdraining with tiles, for the unexhausted manorial values of feeding stuffs and purchased manures, for temporary layers, and for the cost price of the clover and grass seeds sown with the last year's corn and the cost of sowing and harrowing same.

6. The Particulars, Plans, Remarks and Stipulations, are believed to be correct, but their accuracy is not guaranteed and no claims for errors or omissions can be entertained.

Special attention is drawn to the fact that there is no Tithe or Land Tax on any of the lots.

GIRTON, CAMBRIDGESHIRE

Particulars, Plan and Conditions of Sale of

THE VALUABLE ACCOMMODATION PROPERTY

KNOWN AS

GRANGE FARM

Situate in a good position two miles from the centre of the Town of Cambridge, on the Cambridge—Huntingdon Main Road, with pleasantly situated FARM HOUSE, ample and substantial FARM BUILDINGS, and about

232 ACRES

COMPRISING

96 Acres Old Pasture, 136 Acres sound Arable and Market Garden Land, including Valuable BUILDING SITES

AND

ACCOMMODATION GRASS PADDOCKS,

In the Village of Girton. The whole with possession at Michaelmas, 1925.
FOR SALE BY AUCTION BY MESSRS.

A. T. GRAIN & SONS

At the Lion Hotel, Cambridge,

On SATURDAY, the 27th JUNE, 1925

At 4.30 o'clock in the Afternoon, in 6 Lots, by direction of the Trustees of the will of John Lilley Smith.

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PARTICULARS

LOT 1

(Coloured *Pink* on Plan).

The Valuable Freehold Accommodation Property

KNOWN AS

GRANGE FARM

COMPRISING

Pleasantly situated Farm House

Well built of Brick with Slated Roof and containing

On the GROUND FLOOR:—

ENTRANCE HALL.

DINING ROOM, 15 ft.× 16 ft. with Tiled Hearth and Bay Window overlooking Pleasure Garden.

DRAWING ROOM, 15 ft.× 16 ft. with Tiled Hearth and Marble Mantel.

KITCHEN, 17 ft.× 11 ft., with Cooking Range.

BACK KITCHEN, with Sink and Open Grate.

LARGE LARDER, CELLAR, WASHHOUSE with 2 COPPERS and DAIRY.

On the HALF LANDING:—

BEDROOM, 14 ft.× 11 ft., with Stove and Wardrobe Cupboard.

LARGE BATHROOM and Lavatory.

On the FIRST FLOOR:—

LANDING.

BEDROOM, 15 ft.× 14 ft., with Stove.

BEDROOM, 15 ft. 6 in.× 14 ft., with Stove.

BEDROOM, 11 ft.× 8 ft.

There is a Small Pleasure Garden in front of House and a Yard at back divided from the Farm Premises by a low brick wall.

The Outbuildings comprise—Timber and Iron Roofed Tool House and Earth Closet and Timber and Iron Roofed Wood House.

THE FARM BUILDINGS

Which are substantially built and in good repair, comprise:—

RANGE of Brick and Slate Buildings, consisting of
GRANARY.

CART HORSE STABLE for 6 Horses, opening on to 2 HORSE
YARDS with 5-bay open shed.

RANGE of Brick and Slate and Timber and Iron Roofed
2 COVERED PIG YARDS AND STYES.

RANGE of Brick and Corrugated Iron and Slate Roofed
4-BAY COW SHED AND YARD.

LARGE COVERED AND OPEN COW YARDS.

RANGE of Brick and Slate

LOOSE-BOX.

COW SHED.

4-BAY CART SHED.

LARGE GARAGE AND WORKSHOP.

Timber and Corrugated Iron TOOL SHED.

RANGE of Brick and Slate Buildings comprising—

LARGE BARN with Corn, Stock and Mixing Floors.

CHAFF HOUSE.

FOALING BOX with loft over.

At the back of the above Buildings are

Lofty Timber and Corrugated Iron 3-bay Implement and Drum
Shed.

Timber and Corrugated Iron Range of 2 Calving Boxes.

Timber and Corrugated Iron 2-bay Drill and Binder Shed.

Timber and Corrugated Iron Tractor Shed and Hen House.

In the Stackyard are

THREE LARGE DUTCH BARNs

60 ft.× 20 ft., 90 ft.× 20 ft., and 105 ft.× 20 ft.,

Built with Steel Framework and Corrugated Iron Roofs with ends and sides enclosed, suitable for covered Stock Yards or for Stacking Produce.

In the Paddocks there are a Timber and Tiled and Corrugated Iron Range of 2 Loose Boxes with Loft and Lean-to Implement Shed and Timber and Corrugated Iron 2-Bay Open Shed.

There are

FOUR COTTAGES

Substantially erected of Brick with Slate Roofs in 2 pairs abutting on the Main Road, each containing 5 Rooms, with Washhouse, Closet and Coal Place, and occupied by Messrs. Lewin, Jarman, Gilbert and Parr.

There is an IRON-FRAMED WINDMILL PUMP supplying 49 acres of the pasture (Nos. 60 and 70) with an unfailing supply of water from the green sand.

THE ARABLE LAND

Extending to about 126 ACRES, is sound Corn growing land and a considerable quantity is suitable for Market Gardening and Fruit Growing.

THE PASTURE

Amounting to about 69 ACRES, is excellent feeding and Dairying Grass, well watered and conveniently situated.

The whole of Lot 1 is situate in a Ring Fence, and has

VALUABLE FRONTAGES

amounting to over

5,800 feet

much of which is ripe for immediate development.

SCHEDULE.

<i>Ordinance No.</i>	<i>Acreage.</i>	<i>Parish.</i>	<i>Description.</i>
76	1.618	Girton	House, Buildings and Stackyards.
74	.507	"	Pasture.
75	4.844	"	Pasture.
72	9.999	"	Pasture.
94	.230	"	2 Cottages.
96	.249	"	2 Cottages.
95	.460	"	Buildings, Pasture and Orchard.
Pt. 77	3.789	"	Pasture.
70	22.887	"	Pasture.
60	26.277	"	Pasture.
Pt. 77	8.031	"	Arable.
59	22.427	"	Arable.
71	19.976	"	Arable.
54	29.743	"	Arable.
104	18.100	"	Arable.
73	13.659	"	Arable.
97	13.018	"	Arable.
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195.714			

Lot 1 is Freehold and free of Land Tax and Tithe redeemed, and together with Lots 2, 3, 4, 5 and 6, is in the occupation of Mr. V. Mitchell, whose lease expires at Michaelmas, 1925, at the very low annual rent of £350.

The Lease and List of Fixtures claimed by the Tenant may be inspected at the offices of the Solicitors or Auctioneers.

LOT 2

(Coloured *Blue* on Plan).

Freehold Field of Valuable
Accommodation Pasture

Situate in Wash Pit Road, in the Village of Girton, being No. 50 on Plan
and containing by Ordnance Survey about

9a. 2r. 20p.

having a frontage to the Road of about

420 feet

and forming an ideal site for one or more good class Residences.

Free of Land Tax and Tithe redeemed.

Lot 2 is in the occupation, together with Lots 1, 3, 4, 5 and 6, of
Mr. V. Mitchell, whose tenancy expires at Michaelmas, 1925.

LOT 3

(Coloured *Pink* on Plan).

Plot of Highly Valuable Freehold
Building or Pasture Land

Situate in the Village of Girton,
containing an area of about

1 acre

With a frontage to the High Street of about

100 feet

Free of Land Tax and Tithe redeemed.

The Purchaser to erect Stock-proof Fence on the N.W. and N.E. side.

LOT 4

(Coloured *Blue* on Plan).

Plot of Highly Valuable Freehold
Building or Pasture Land

Situate in the Village of Girton adjoining Lot 3,
containing an area of about

1 acre

with a frontage to the High Street of about 110 feet.

Free of Land Tax and Tithe redeemed.

The Purchaser to erect a Stock-proof Fence on the N.W. and N.E. sides.

LOT 5

(Coloured *Yellow* on Plan).

Field of Highly Valuable Freehold
Building and Pasture Land

(Part in the Parish of Histon),

Situate in the Village of Girton, adjoining Lot 4,
containing an area of

4a. 3r. 3p.

of well-timbered Park-like Pasture,
with a frontage to the High Street of about

121 feet

Eminently suitable for the erection of a good class Residence and for Poultry Farming, etc.

Free of Land Tax and Tithe redeemed in Girton, and Tithe Free in Histon.

The Purchaser to erect a Stock-proof fence on the N.E. side.