

*Deeds Agreement
Lot 10 R. 51. 2. 50. (X)*

C A M B R I D G E.

**PARTICULARS
AND
CONDITIONS OF SALE
OF THE VERY EXTENSIVE
WATER CORN - MILLS,**

With extensive STEAM POWER attached;

Granaries and Coal-Warehouses;

THE IMPORTANT OLD-ESTABLISHED

BREWERY,

(Late Messrs. Steward and Cotton's);

14 PUBLIC-HOUSES,

In the Town and Neighbourhood;

T E N

BAKING ESTABLISHMENTS,

LIFE POLICIES,

Right of Fishery, &c. &c.;

**WHICH WILL BE SOLD BY AUCTION,
BY MESSRS.**

**ELLIOT SMITH & SON,
and J. WENTWORTH,**
(Who are jointly employed on this occasion.)

At the EAGLE INN, in CAMBRIDGE,

**On THURSDAY, the 26th day of May, 1842,
At ELEVEN o'clock in the forenoon,**

*(By order of the Assignees of Mr. JAMES NUTTER,
Miller and Merchant, a Bankrupt.)*

SOLICITORS:

Messrs. HARRIS & SUMPTER, Cambridge.
Messrs. ALLPRESS & LAWRENCE, St. Ives.

C. E. BROWN, PRINTER, CAMBRIDGE.

*Lot 10. Bal. of
Int at 5 per
24th June to*

132/T. 348

CAMBRIDGE.

PARTICULARS and CONDITIONS of SALE
OF THE VERY EXTENSIVE

Water CORN-MILLS,

With extensive STEAM POWER attached;

Extensive recently-erected GRANARIES,

UNDER WHICH ARE

COAL WAREHOUSES for about 800 Tons;

THE IMPORTANT AND

Old-Established BREWERY

(Late Messrs. Steward and Cotton's);

14 PUBLIC-HOUSES

In the Town and Neighbourhood;

10 BAKING ESTABLISHMENTS;

Several Private Houses;

LIFE POLICIES;

RIGHT of FISHERY, &c. &c.;

Which will be Sold by Auction, by

Messrs. ELLIOT SMITH & SON,
and JOSEPH WENTWORTH,

(Who are jointly employed on this occasion.)

At the **EAGLE INN**, in **CAMBRIDGE**,

On **THURSDAY**, the 26th day of May, 1842,

At ELEVEN o'clock in the forenoon,

IN LOTS,

(By Order of the Assignees of Mr. JAMES NUTTER, Miller and Merchant,
a Bankrupt.)

EXEMPT FROM GOVERNMENT DUTY.

** The several Public-Houses and Baking Establishments may be viewed by leave of the Tenants,
and the Mills, Brewery Premises, and Granaries by application to the Auctioneers.*

Particulars may be had of Messrs. HARRIS & SUMPTER, solicitors, Cambridge; Messrs. ALLPRESS
and LAWRENCE, Solicitors, St. Ives; Messrs. SHARP, FIELD, and JACKSON, 41, Bedford-row; also at
the Auction Mart, London; and of the Auctioneers, Trinity-street, Cambridge.

PARTICULARS, &c.

HORNINGSEA.

Lot 1.

PLOUGH & FLEECE (Beer-House,) Tenant--Thomas Pettit,

Consisting of a FREEHOLD roomy Brick-and-Tile HOUSE, (recently put in the most complete repair,) containing an excellent Tap-room, Parlour, Cellarage, and several Sleeping-rooms over, together with the YARD, GARDEN, and Outbuildings.

Land-Tax,

Mr. Fison has a Right-of Way through the Yard to his Brick-kilns.

MARKET STREET.

Lot 2.

A FREEHOLD Brick, Timber-and-Tile HOUSE,

Adjoining the Crane Yard, extending in depth to back entrance of the Independent Press Office.

The HOUSE contains BAKER'S SHOP and Parlour at the back; Five Chambers, one of which extends over the Crane Inn gateway, BAKING OFFICE with a TEN-BUSHEL OVEN, (which, with such other Fixtures as belong to the Assignees, will be included in the purchase); now in the occupation of Mrs. FARRINGTON.

Land-tax, 18s. 8d.

HISTON.

Lot 3.

THE ROSE and CROWN (Beer-House,)

Situated on the Green, Tenant—James Cotton,

Comprising a roomy HOUSE, consisting of Tap-room, General SHOP, large Club-room, Cellar, Kitchen, and several Rooms up stairs, YARD, well-planted GARDEN, BARN, STABLES, and Outbuildings, containing in all about One Acre, (more or less.)

Copyhold of the Manor of Histon St. Etheldred, fine arbitrary.

Quit-Rent, 4s. 8d. Land-Tax, 7s. 6d.

WARWICK STREET, (FREEHOLD.)

Lot 4.

All that Old-Established BAKER'S SHOP,

With a good BREAD and CONFECTIONARY TRADE annexed, commanding SHOP, &c., with a twenty-four-feet frontage, as now occupied by Mr. EMMERSON.

Land-Tax, 17s. 6d., Quit-Rents payable to Trinity College of 3s. 4d. and 2s. 6d., and also to R. Ind of 3s. 2d., being part of 27s. payable to St. John's College.

MILTON.

LOT 5.

The WAGGON & HORSES, (Old License), Tenant-Wm. Eason,

A Brick-and-Tiled HOUSE, upon which a considerable sum has lately been expended; consisting of several Rooms, together with a newly-erected large Club-room, YARD, GARDEN, STABLES, Pump of fine Water, and also a thatched COTTAGE adjoining, fronting the road, occupied by ROBERT THURLEY.

Copyhold of Milton, otherwise Middleton, and heriotable. Quit-Rent, 4s. Land-Tax,

SIDNEY STREET. (FREEHOLD.)

LOT 6.

All that Old - Established BAKING Concern,

For many years conducted by Mrs. SEWSTER, and now in the occupation of Mrs. BOWBANK,

Containing a Front SHOP, Parlour behind, several Bed-rooms, a BAKING OFFICE, with a NINE-BUSHEL OVEN attached, Pebbled YARD, Pump of excellent Water, and several convenient Out-buildings.

Also, the adjoining HOUSE, occupied by Mr. EDWARD MASON, containing Front SHOP and Room adjoining, four Rooms up-stairs, and a Back Kitchen; this property possesses a frontage next Sidney Street of about thirty-seven feet, and extends in depth next Trinity Church about fifty feet, and abutts upon Mr. Markby's garden.—*Land-Tax, £1. 9s. 9d.*

N.B.—There is a Right of Way from these Premises into Trinity Church-yard.

RAMPTON.

LOT 7.

The CHEQUERS Public-house, (Old License,)

Tenant—Rose.

Comprising roomy HOUSE, YARD, GARDEN, ORCHARD and CLOSE, STABLE, and Piggeries.

Copyhold of Rampton Lyles, Fine arbitrary. Quit-Rent, Land-Tax, 6s. 2d.

UNION STREET.

LOT 8.

All that Valuable Extensive Freehold & Leasehold ESTATE,

Comprising a very good Brick-front HOUSE, with a BAKER'S SHOP and Parlour behind; Cellar, four Bed-rooms up stairs; together with a small YARD, in a line with the wall of the adjoining Estate belonging to Mrs. COOK. (*The above is FREEHOLD*).

The following is Leasehold of the Corporation, for the term of 40 Years from Michaelmas, 1834, at the annual Rent of £2. 2s., and 2s. 6d. for acquittance:

A very good BAKE-OFFICE,

(Having a Ten-bushel Oven), with a lofty Kitchen under the Town-hall, together with numerous STABLES, Lofts, Outbuildings, and large YARD, communicating with Wheeler Street, and also approached from the Market-place.

Land-tax, upon the Freehold part £1. 1s. 11d.

Ditto on the Leasehold part £0. 7s. 0d.

The above is in the occupation of Mr. LIVERMORE.

LANDBEACH.

Lot 9.

THE RED COW, (Old License), Tenant--James Webb,

Consisting of the PUBLIC-HOUSE, Timber, Plaster, and Slated; a Double COTTAGE, fronting the Road; two other Pantiled COTTAGES behind, BARN, STABLE, YARD, GARDEN, &c.; in all about One Acre, more or less.

Copyhold of the Manor of Brays in Landbeach, fine arbitrary.

Quit-rent, 1s. 9d. Land-tax, 4s. per annum.

ST. ANDREW STREET.

Lot 10.

A recently-erected Brick-and-Slate HOUSE,

Containing a good SHOP, Parlour behind, Kitchen, BAKE-OFFICE, with two well-constructed Ovens, Dining-room, several excellent Bed-chambers, Water-closet, the whole extending in depth 160 feet; together with a two-stall STABLE, Flour Chamber, Lofts, Back Kitchen, and Out-houses, now in the occupation of Mr. SAMUEL BULLOCK, a most respectable tenant.

The above is Leasehold under Jesus College, for 40 years from the 10th October, 1839, at the very trifling Annual Rent of 13s. 0d. Land-tax, £1. 12s. 7d.

BOTTISHAM.

Lot 11.

ROSE and CROWN, Old License, Tenant--Mrs. Camps.

A newly-erected FREEHOLD Brick-and-Slate HOUSE, well situated, and consisting of three lower Rooms, Cellarage, five Bed-rooms, well-arranged YARD, with extensive STABLING and Cart-shed, Dairy, Pump of fine water, GARDEN, PADDOCK, &c.

Land-tax, 4s. per annum.

N.B.--Such Fixtures in the House as belong to the Assignees will be included.

GREEN STREET.

Lot 12.

A lofty Brick-fronted DWELLING-HOUSE: (Freehold):

FRONT SHOP and Keeping-room on the Ground floor; two large Dining-rooms on the First pair of stairs; three Bed-rooms on the Second story; and two light cheerful Attics; excellent Cellaring under the back part of the house; good Yard (in which there is a BAKEHOUSE, with an Eight-bushel Oven), and there is also an entrance from Sidney Street, rendering it peculiarly advantageous for the Baking Business, as now in the occupation of THOS. WILBERSHEIM.—*Land-Tax, £1. 15s. per ann.*—The Fixtures belonging to the Assignees are to be taken by the Purchaser at a Valuation, a Schedule of which will be produced.

HILLS ROAD.

LOT 13.

A recently-erected substantial Brick-and-Slate DWELLING-HOUSE, known as the Sign of

THE HOUSE OF COMMONS,

Containing good Tap-room, Parlour, Cellar, Kitchen (in which is a good Pump of water), large Club-room, and three Sleeping-rooms up-stairs; annexed are the well-frequented TEA-GARDENS, fitted up with Eleven Arbours and a Summer-House, with the upper room approached by a flight of stairs, the roof covered with zinc; attached is a good SKITTLE GROUND, and in the Garden is a very excellent Pump of Water.

The above is Freehold, and in the occupation of Mr. JAMES TOFTS. Land-Tax, 12s. 6d.

The Fixtures, as per Schedule, to be taken at a Valuation by the Purchaser.

LOT 14.

All that newly-erected Freehold Brick-and-Slate HOUSE,

Fronting the Hills' Road, at the corner of Russell Street, containing a BAKER'S SHOP, and Parlour adjoining, Kitchen, BAKE-OFFICE with a Ten-bushel Oven, and Three Bed-chambers. Also, a Valuable Piece of BUILDING GROUND, with a frontage of about 17 feet, next the Hills' Road, and containing in depth about 66 feet, as now in the occupation of Mr. JOHN BRIDGES.

Land-Tax, 7s. 4d.

This Estate has the advantage of an Entrance from Russell Street.

The Fixtures, as per Schedule, to be taken at a Valuation by the Purchaser.

MILL LANE.

LOT 15.

A very good Freehold Brick-and-Tile small HOUSE,

Occupied by EBENEZER THURGOOD, together with the COUNTING-HOUSE, as occupied by Mr. JAMES NUTTER; containing excellent back and front Offices, Kitchen, and Sleeping-rooms; a small COAL YARD, (Pump of fine Water, &c.), next Mill Lane.—LAND-TAX REDEEMED.

The Purchaser to have the option of taking the Fixtures at a Valuation.

LOT 16.

An Old Licensed Freehold Brick-and-Tiled PUBLIC-HOUSE,

Known as the **WAGGON AND HORSES**, in Mill Lane; comprising Tap-room, Keeping-room, Cellar, Kitchen, Club-room, Five Bed-rooms, small Yard, and a newly-erected Stable behind, as now in the occupation of Mr. JOSEPH SCARR.—Land-Tax,

LOT 17.

All those newly and substantially-erected Brick-&-Slate Granaries

Adjoining the last Lot, containing THREE well-arranged FLOORS, capable of holding Two Hundred Lasts of Corn; under the whole extent of which are **COAL WAREHOUSES**, for about 800 Tons.

This Valuable Property is all FREEHOLD, and built within a few years in the best and most substantial manner, and from its contiguity to the River is highly deserving the attention of Merchants, &c.

Land-Tax,

PLAN
of the
KING'S MILL, BISHOP'S MILL
 AND
STEAM MILL,
Cambridge.



MILL PROPERTY, *Adjoining the Navigable River.*

Lot 18.

Comprises the Valuable WATER CORN-MILL, known as

THE KING'S MILL,

All new within a very short period, and built in the most substantial manner of Brick-and-Slate; consisting of Grinding Floor, and No. 1 Floor adjoining, upwards of 70 feet long, Three Floors above, each about 100 feet in length, with well-arranged Bins, and on the top floor a capital leaded Drying Place for Wheat, &c.

This important Property has the command of the stream, and contains Water Wheel, driving six pair of capital French Stones and one pair of Peak Ditto, Patent Flour Mill, Flour Machine, and Smut Machine; together with all the Grinding Tackle, and New Machinery, &c.; connected therewith, on the most approved principle.

The above is held by Lease from the Corporation of Cambridge, for the term of Forty Years, from Lady-Day, 1836, subject to the Annual Rent of Fifty Pounds, and 2s. 6d. acquittance, and also to the Covenants in the Lease, a copy of which will be produced at the Sale.—Land-Tax,

The Frontage from the corner of Porters' Lane to the Freehold Mill, Lot 19, 20, is about 39 feet, and contains in depth down the said Lane, about 100 feet (*see Plan*).

N.B.—All the Going Gears and Machinery are the property of the Lessee, except the Water-wheel, Shaft, and Pit-wheel. The purchasers of Lots 18 and 19 to be at the joint expense of completing the party wall between those Lots, in such proportions as shown on the plan.

The Bridge connecting Lots 18 and 19 to be the property of the purchaser of Lot 18, on condition of his removing the same within six months from the time of sale.

The Purchaser of this lot to have a right of carriage way, in front of Lot 19 and so much of Lot 20 as shall be necessary for turning a Bluggo

THE BISHOP'S MILL, Steam-Engine, &c.

Lot 19—20.

The Valuable and Newly-Erected Brick-and-Slate WATER CORN-MILL, &c., known as the BISHOP'S MILL, with the STEAM-ENGINE and BUILDINGS adjoining, consist of Grinding Floor, Room adjoining, Three Floors of Bins above, Water Wheel, driving five pair of capital French Stones, a 12-horse-power Steam-Engine, with two boilers, and five pairs of French Stones, together with all the Grinding and Dressing Tackle, Going-Gears, &c., including Three Flour Mills, One Smut Machine, Two Jumpers, &c.—Also, the COAL YARD adjoining, protected by a substantial brick wall, newly-erected MILLER'S HOUSE, at the end, and a piece of Lammas GROUND near, containing about $1\frac{1}{2}$ Acre (more or less).

The Bishop's Mill, which is FREEHOLD, possesses a frontage of about 44 feet, (commencing from the Leasehold Mill, Lot 18,) and extends in depth about 25 feet; the residue, without the Lammas Ground, but including the Steam-Engine, Coal Yard, and Miller's Cottage, is Leasehold, from the Corporation of Cambridge, for the term of 40 years, from Michaelmas, 1838, at the Annual Rent of £6. 6s., and Acquittance, 2s. 6d., and contains in length about 123 feet (*see Plan*).

Land-Tax on the Freehold Mill... .. £6 5 0

Ditto on Leasehold part

* * * The Stowage of these highly-important Mills, &c., (Lots 18, 19, and 20,) is very extensive, having Bins, &c., capable of containing One Thousand Quarters of Wheat, ample Flour Chambers, Meal Rooms, Bran Chambers, &c.

The Fall is $5\frac{1}{2}$ feet, the power of Water and Steam in full exercise is capable of grinding Four Hundred Quarters of Wheat per week.

N.B.—*The Assignees reserve the right of dividing the above into Two Lots, by selling the Freehold Mill in one Lot, and all the Leasehold in another, the division of which is shown on the Plan.*

The purchaser of the Steam-Engine (Lot 20) is to have a Right of Carriage-way in front of Lots 18 and 19.

The Water-gates are to be kept in repair at the joint expense of the purchasers of Lots 18 and 19.

If Lot 19 be sold as a separate Lot, a Wall between that Lot and Lot 20 to be built at the expense of the purchaser of Lot 19.

The Extensive **BREWERY PREMISES,**

Nearly Opposite the **Fitzwilliam Museum,**

(Late Messrs. **STEWART** and **COTTON**'s.)

Lot 21.

Comprises—

A Capital **DWELLING-HOUSE,**

Now or late in the occupation of the Bankrupt, containing Entrance Hall, Dining Parlour, Study, Store Room, Wine Cellar, China Closet, Kitchen, Back-Kitchen, Pantry, and extensive Offices adjoining. On the one-side is a well-proportioned Drawing-Room, with three windows, commanding a delightful view of Peterhouse grounds; there are also numerous best, secondary, and servants' Bed-Rooms; principal and back Stair-cases, &c., the whole of which have been very recently put into the most complete state of repair. Contiguous is

A well-arranged **BREWHOUSE,**

on a large scale, Mill-house, Spirit-warehouse, Malt-chambers and Hay-loft over, trade and private Stables, Harness-house and Chamber over, Chaise-house, Dray-shed, excellent Counting-house and Room over, Store-house and Corn-chamber over, Cooperage, &c.

The above Estate, together with the very spacious Yard (except a few feet under the gateway,) is
ALL FREEHOLD.

Also, the following Premises, which are Leasehold of St. Peter's College, for the term of 40 years, from Michaelmas, 1837, at the Annual Rent of £2. 15s. 0d.

The small **PART OF THE GATEWAY**, as above-named, a capital and Newly-Erected

Brick-and-Slate HOUSE,

Fronting the Street, occupied by Mr. **NEALE DICKERSON**, Baker, consisting of a **BAKER'S SHOP**, Parlour behind, Dining-room over, and Five Bed-rooms, together with Bakehouse and Flour-chamber over, Stable, Chaise-house, Coal-house, Yard, Pump, &c. And adjoining is the well-known Public-House,

THE COMPASSES (Old-License),

Occupied by Mrs. **GOTOBED**, with the Yard, &c. Also, behind is a very **LARGE GARDEN**, tastefully laid out, on which is erected a **GREEN-HOUSE** and **SUMMER-HOUSE**, and at the further end is a recently well-built brick-and-tiled **STOREHOUSE**, with **MALT** and **HOP CHAMBERS** over, capable of holding 1,000 Quarters of Malt.

A Plan of this Lot will be produced at the Sale, and in the interim may be seen at the office of the Vendor's Solicitor, in Cambridge.

The extensive **BREWING PLANT**, constructed upon the most approved principle, including Patent Mashing Machine, together with the Working Tuns, Coolers, Backs, and all other matters connected with the said Plant, as also the Fixtures in the Dwelling-House (late in the occupation of the Bankrupt) are to be taken by the Purchaser at a fair valuation, to be made in the usual way.

Land-Tax on the Leasehold part.....£3. 11s. 10½d.

The Freehold part—REDEEMED.....

N.B.—There is an established Right of Carriage-way from this very important property into Tennis-Court Road.

TRUMPINGTON.

LOT 22.

THE RED LION (Beer-House),

Tenant—Isaac Elwood, Butcher.

Comprises a Timber-and-tiled HOUSE, consisting of Tap-room, BUTCHER'S SHOP in front, large Club-room, Cellar, three Bed-rooms, roomy YARD, STABLE, detached Back Kitchen, and Out-buildings, Garden and Paddock, at the back of which is an Allotment of ARABLE LAND, the whole containing 5 Acres (more or less).

Copyhold of the Manor of Trumpington, fine arbitrary.

Quit-rent,

Land-tax, 10s. 4d. per annum.

EAST ROAD, BARNWELL.

LOT 23.

Two Freehold Brick-and-Slate HOUSES,

Occupied by Galer and Squires,

Near the Blackbirds Public-house. The one in Mr. Squires' occupation consists of BAKER'S SHOP, Six Rooms, Bake-office, and 14-Bushel Oven, (with side-entrance to the bake-house), Stable, Loft, Outbuildings, &c. The adjoining House, occupied by Mr. Galer, consists of Six Rooms, a Back entrance, &c.

Also, another Brick-and-Slate Freehold HOUSE,

being No. 33, Broad street, East road, occupied by Mrs. SPENCER, and containing Four Rooms, Yard behind, pantiled Lodges, &c.

Land-tax on the whole, 17s. 2d.

Annual Rent—Squires	£15	0	0
Ditto—Galer	£12	0	0

N.B.—The above are sold subject to an Annuity of £71. per annum, payable to a Female during her life, aged about Seventy-Eight, who has also her Life-Interest in the House No. 33, Broad street, described above, and is to receive two chaldrons of good duck coals every year to be delivered at her residence.

LOT 24.

A Freehold Brick-and-Slate and very compact HOUSE,

Being No. 11, East Road (Parker's Piece end), containing Six Rooms, Yard behind, &c., occupied by Mr. SOWARD, at the Annual Rent of Twelve Pounds.

Land-tax Redeemed.

BROAD STREET, EAST ROAD.

LOT 25.

A Freehold Brick-and-Slate HOUSE,

No. 1, Broad-street, occupied by Mr. ALLEN, containing Six Rooms, Back Kitchen, Cellar, &c.

Another Freehold Brick-and-Tiled HOUSE,

Behind the above, occupied by Wm. DRIVER, Baker, consisting of Four Rooms, BAKE-OFFICE attached, (with eleven-bushel Oven), neat paved Yard, excellent Pump of water, Outbuildings, &c.; together with an Entrance into South street and East road.

Annual Rent—Mr. Allen	£11	0	0
Ditto —Mr. Driver	£10	0	0

The Fixtures in both Houses, including those in the Bake-office, belonging to the Assignees, are to be taken by the Purchaser, at a valuation, as per Schedule.

Land-tax Redeemed.

8

MILL ROAD. Near PARKER's PIECE.

Lot 26.

The Admiral (Beer-house), Tenant, John Toakley,

Comprises a Brick-and-Slate HOUSE containing Five Rooms, Cellar, Kitchen, Pump in ditto, YARD, and Outbuildings. Also, THREE Brick-and-Tiled TENEMENTS behind, occupied by HARDING, WAGSTAFF, and CAVE, together with an entrance into Covent Garden Street, ALL FREEHOLD, the Fixtures which belong to the Assignees are to be included in the Purchase. *Land-Tax, 5s. 3d.*

FULBOURN.

Lot 27.

The RISING SUN (Beer-House,) Tenant, Wm. Buttress,

The PUBLIC-HOUSE which is Timber-and-Tiled, consists of three Lower and four Upper Rooms, Cellar, &c. Also, THREE COTTAGES behind, occupied by Messrs. STIFF, CORNWELL, and PULHAM, together with the YARD, GARDENS, and Pantiled Shed.

ALL FREEHOLD. Land-Tax, 6s.

FISHERY.

Lot 28.

The RIGHT of FISHERY in the several Waters and Fishings from the Mills called the Newnham and King's Mills, in the Town of Cambridge, unto St. John's College Bridge, and from the outward corner of Magdalene College Wall to the Wall called Barnwell Wall; and also all that Back Stream or Brook, running between Queens' College and Queens' Green; and also all those several Waters and Fishings from the outward corner of Magdalene College unto St. John's College, and from the King's Mill to a certain place called "Souches Mill," together with all the Rights, Privileges, Profits, and Appurtenances to the same Waters and Fisheries.

This Lot is held by Lease from the Corporation of Cambridge, for the term of Forty Years, from Michaelmas 1840, and subject to the annual Rent of £2. 2s. 0d., and 2s. 6d. acquittance.

HAUXTON.

Lot 29.

KING's HEAD, (old license), Freehold, Tenant-Wm. Samuel,

Comprises a roomy HOUSE, consisting of Tap-room, Cellar, Parlour, GROCER's SHOP in front, five Bed-rooms, YARD, and STABLE. *Land-Tax, 14s. per annum.*

HADDENHAM.

Lot 30.

The Three Horse-Shoes Beer-house, (Freehold),

Tenant—Lucas.

Consisting of Tap-room, Parlour, Kitchen, excellent small Cellar, 3 Bed-rooms. Also a BUILDING adjoining, formerly a Blacksmith's Shop, the whole Brick-and-tile built, with YARD, GARDEN, STABLE, and other Outbuildings.

Land-Tax, 3s. 4d. per annum.

LIFE POLICIES.

LOT 31.

A POLICY of ASSURANCE,

Effected in the Norwich Union Office, June 29th, 1829, for the Sum of
£1,000.

(With the BONUS thereon,) on the Life of the Bankrupt now aged fifty-three years.

Subject to the Annual Premium of £31. 0s. 0d.

A BONUS has been declared and another expected shortly.

LOT 32.

A POLICY of ASSURANCE,

Effected August 13th, 1839, in the Protestant Dissenters' and General Life
Assurance Company for the sum of

£3,000.

On the Life of a Gentleman now aged fifty-one years.

Subject to the Annual Premium of £137. 5s. 0d.

WELLINGTON ROW.

LOT 33.

All those THREE FREEHOLD HOUSES,

Occupied by Fuller, and others,

In one of which a BAKING ESTABLISHMENT is carried on.

The above are subject to an Annuity of £45. per annum, during the joint lives of Mr. and Mrs. Mustill, aged respectively about fifty-five years, and of £35. during the life of the Survivor.

Land-Tax,

LIFE POLICIES.

LOT 31.

A POLICY of ASSURANCE,

Effected in the Norwich Union Office, June 29th, 1829, for the Sum of
£1,000.

(With the BONUS thereon,) on the Life of the Bankrupt now aged fifty-three years.

Subject to the Annual Premium of £31. 0s. 0d.

A BONUS has been declared and another expected shortly.

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Effected August 13th, 1839, in the Protestant Dissenters' and General Life
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In one of which a BAKING ESTABLISHMENT is carried on.

The above are subject to an Annuity of £45. per annum, during the joint lives of Mr. and Mrs. Mustill, aged respectively about fifty-five years, and of £35. during the life of the Survivor.

Land-Tax,

Vendors' Agreement.

We do hereby acknowledge, that *Mr Ebenezer Foster Senr.* has been this day declared the purchaser of Lot *18.* of the Estates mentioned in the within printed Particulars of Sale, at the sum of *£ 2940* And that he has paid into the hands of the Vendors' Solicitors *£ 441* as a deposit, and in part payment of the said purchase-money. And we do hereby agree that the Vendors shall in all respects fulfil on their part the within Conditions of Sale.—As witness our hands this 26th day of May, 1842.

Purchase-Money	<i>£ 2940</i>
Deposit-Money	<i>441</i>
Remains unpaid	<u><u><i>£ 2499</i></u></u>

Witness,

Joseph Waterhouse } Auctioneers.

E. M. Smith Senr