

Derby Mercury - Wednesday 15 July 1874

BY MESSRS. BAUSOR AND BARBER.

HATHERN, LEICESTERSHIRE.

**VALUABLE FREEHOLD AND LEASEHOLD
ESTATES.**

Messrs. BAUSOR and BARBER

Have been favoured with instructions

TO OFFER FOR SALE BY PUBLIC AUCTION,

At the **KING'S HEAD HOTEL**, Loughborough, in the
County of Leicester, on **THURSDAY**, the 30th day
of July, 1874, at Three for Four o'clock in the
Afternoon,

A very Valuable

FREEHOLD AND LEASEHOLD ESTATE,

Situate in Hathern, in the County of Leicester, in the
undermentioned or such other Lots as shall be de-
termined upon at the time of sale, viz.,

—

FREEHOLD ESTATE,

Lot 1.

ALL that Valuable **CLOSE** of rich Feeding Land,
called Hathern Turn Close, in the occupation of
Mr. WILLIAM SWINGLEN, forming an excellent site for
a Villa Residence, containing by recent survey 10A. 1R.
16r., and having an extensive frontage to the Turnpike-
road from **Hathern** to Kegworth and Derby, and
bounded on the north and east by land the property of
the Rev. ROBERT B. BOYER and Mr. S. **CALDWELL** and
on the south by Lot 2, and the property of Mr. T.
FOSTON.

Lot 2.

All those **TWO COTTAGES** or **TENEMENTS** and **GAR-
DENS**, with **Close of PASTURE LAND** adjoining, called
Buckley's Orchard, containing together by recent
survey 1A. 1R. 26r., bounded on the north by Lot 1, on
the south by the **Town-street**, on the east by land of
Mr. S. **CALDWELL** and on the west by property of Mr.
T. FOSTON, and now occupied by Mr. Wm. SWINGLEN,
LUCKY HAGUE, and Wm. PEABODY.

This Lot will be sold subject to a right of road over
it to Lot 1.

LOT 3.

All that CLOSE of rich MEADOW LAND, called Whit-tun-road Close, now in the occupation of the Rev. Edward Smythies, and containing by recent survey 2A. 1R. 5P.

This Lot is suitable for Building purposes, having an extensive frontage to the turnpike-road from **Hathern** to Belton, and is bounded on the south and west by Hathern Glebe and on east by Lots 4 and 6.

LOT 4.

All that capital well-built BRICK and TILE DWEL-LING-HOUSE, with Outshed, Garden, and Plot of Land adjoining, as now staked out, and a CLOSE of rich MEADOW LAND, called the Third Turn Close Meadow, the whole in the occupation of the Rev. E. Smythies, and containing by a recent survey 2A. 1R. 16P.

This Lot has a frontage on the east to the turnpike-road from Hathern to Kegworth and Derby, and is bounded on the north-east by Lots 3 and 6, on the south-west by Hathern Glebe, and on the south by Lot 5.

LOT 5.

A Valuable and Elevated PLOT of BUILDING LAND, called Souter-lane Close, in the occupation of the Rev. E. Smythies, containing by a recent survey 1A. 3R. 32P.

This Lot has a most extensive frontage to the Turn-pike-road to Derby, and is bounded on the south and west by **Hathern** Glebe, and on the north by Lot 4.

LOT 6.

A Superior CLOSE of GRASS LAND, called the Second Turn Close, in the occupation of the Rev. E. Smythies, and containing by a recent survey, 2A. 1R. 4P.

This Lot is admirably adapted for Building purposes, having a great extent of frontage to the Turnpike-road to Belton and Derby. It is bounded on the north and west by Lots 3 and 4.

Lot 6 will be first offered in one Lot, and if not sold, it will be divided into three Lots.

LOT 7.

All these Two CLOSES of very superior MEADOW LAND, situate near the Zouch Mills, called Parson Pool Meadows, in the occupation of Mr. William Swingler, and containing by a recent survey 17A. 1R. 30P.; bounded on the north and east by the river Soar, on the west and south by properties belonging to Wigston's Hospital and Christ's College, Cambridge, and on the east by property belonging to the Trustees of the late William Paget, Esq.

LOT 8.

All these FIVE COTTAGES or TENEMENTS, called Hawksworth's Cottages, and Frances Smith's Shops, with Garden, the whole containing 21 perches, and having a frontage to the Town-street, now occupied by George Berrington, Ada Brooks, Richard Smith, Joseph Bowley, and Hannah Hare.

LOT 9.

A compact FREEHOLD FARM, of very useful Grass and Arable LAND, pleasantly situated, and known as the Forest Farm, with Dwelling-house and Farm Buildings conveniently placed, in the occupation of Mr. William Swigler, and containing by a recent survey, 35A. 2R. 29R.

This Lot has a frontage to the **Hathern** and Sheepshed Highway, and is bounded on the east by property belonging to Wigston's Hospital, on the south by a valuable Trout Stream and property belonging to A. L. Phillips de Lisle, Esq., and on the west by Osmaston Glebe.

LOT 10.

All that PLOT of LAND, called the Paddock, in the occupation of Mr. William Swigler, and containing by a recent survey 0A. 1R. 1R.; bounded by properties belonging to A. L. Phillips de Lisle, Esq., Wigston's Hospital, and Mr. S. **Caldwell**

LEASEHOLD ESTATE.

LOT 11.

All that well-built FARMHOUSE of Brick and Slate, with Farm Buildings, Yard, Garden and Paddock in the occupation of Mr. William Swigler, and containing by a recent survey, inclusive of private road, 1A. 1R. 33R. Bounded on the north by a private road leading from the turnpike-road to Belton and Kegworth, on the west by property belonging to A. L. Phillips de Lisle, Esq., on the east by property belonging to Christ's College, Cambridge, and on the south by property belonging to Wigston's **Hospital and Mr. S. Caldwell**

Also Two PLOTS of Rich PASTURE and ORCHARD LAND, called Hall's Croft, in the occupation of Mr. William Swigler and containing by recent survey 4A. 3R. 0R. Bounded on the south by the said private road, on the west by the turnpike-road to Belton, Kegworth, and Derby, and on the north by property belonging to Mr. Thomas Smith.

Also all that CLOSE of Valuable PASTURE LAND with Gardens adjoining, also called Hall's Croft, in the occupation of Mr. William Swigler and others, and containing by a recent survey, 12A. 3R. 27R. Bounded on the north by the highway leading from Sheepshed to **Hathern**, on the east by the turnpike-road to Belton, Kegworth, and Derby, on the west by property belonging to the Equitable Friendly Society, and on the south by property belonging to the trustees of the late Mr. Harriman.

Also, all that PARCEL of LAND, situate in the Nether Meadow, and called or known by the name of The Meadow Leys, in the occupation of Mr. William Swingler, and containing by a recent survey 3a. 3s. 28r. Bounded on the north and west by property belonging to Wigston's Hospital, on the south by property belonging to Christ's College, Cambridge, and on the east by Lot 7.

And, also, all that PIECE of ARABLE LAND, called The Charnwood Forest Allotment, containing by recent survey 1a. 1r. 3l.

LOT 12.

All that excellent PASTURE of MEADOW and ARABLE LAND, called The Forest Farm, in the occupation of Mr. William Swingler, divided into six fields, well watered, and in a ring fence, containing by a recent survey 80a. 1r. 21r. Bounded on the west by Lot 9, on the south by property of A. L. Phillips de Lisle, Esq., on the north by the highway from Sheepshed to **Hathern** and on the east by property belonging to the trustees of the late Mr. Harriman.

LOT 13.

All that PIECE of PASTURE LAND, situate in the village of **Hathern**, in the occupation of Mr. H. Burrows, and now used in part as a woodyard, containing by a recent survey 6a. 3r. 33r., bounded on the west by the turnpike-road to Kegworth, on the north by property of Mr. H. Burrows, on the south by property of Mr. H. Harriman and on the east by **Hathern** Glebe.

LOT 14.

All that COTTAGE or TENEMENT, with Framework-knitter's Shop and Garden, containing by recent survey 6a. 1r. 33r., in the occupation of Charles Moody, and bounded on the west by the Town-street.

Lots 11, 12, 13, and 14, are held under lease dated 27th December, 1843, from the Chaplains and Poor of the Hospital of William Wigston, in Leicester, for three lives, now aged respectively 49, 45, and 45, subject to an annual reserved rent of £26 2s. during the first life now aged 49, and an increased rent of £5 8s. 9d. on the death of the first to continue during the lives and life of the other two, aged 45 respectively.

The above estates are pleasantly situated within one mile of Hathern Station on the Midland Railway from Nottingham and Derby to Leicester and London, some

of the pasture land is well-known for its superior feeding qualities. Underneath the estate are valuable beds of Clay and Minerals, and the property altogether affords an excellent opportunity for investment.

Possession will be given on the 25th March, 1875.

Particulars with plans are in the course of preparation, and may be had fourteen days prior to the day of Sale at the place of Sale, and further information, if required, on application to WILLIAM HAYES, Esq., Cottebrooke, Northampton; the AUCTIONEERS' and LAND SURVEYORS' Offices, 29, Chamber-street, Nottingham, and 10, Cattle-market, Loughborough; or to

Messrs. DALTON and SALUSBURY,
Solicitors, Leicester.