

**ABBOTTS HALL**  
**GREAT WIGBOROUGH**  
**COLCHESTER**  
**ESSEX**

FOR SALE BY AUCTION

On 3rd June, 1950

Vendor's Solicitors :  
Messrs. Thompson Smith and Puxon  
North Hill  
Colchester

Auctioneers :  
Messrs. Fenn, Wright and Co.  
146, High Street  
Colchester

# *Great Wigborough, Essex*

PARTICULARS, PLAN AND CONDITIONS OF SALE

of the

ATTRACTIVE SPORTING AND WELL-KNOWN AGRICULTURAL ESTATE

known as

## *“Abbotts Hall”*

extending to 690 ACRES

VACANT POSSESSION ON COMPLETION

TO BE SOLD BY AUCTION BY

**FENN, WRIGHT & CO.**

By direction of Mr. R. M. Mortimer who has purchased an estate in Scotland

At The Board Room, Corn Exchange, Colchester

On Saturday, 3rd June, 1950

at 3.30 o'clock

Vendor's Solicitors : Messrs. Thompson Smith and Puxon, North Hill, Colchester. Tel. 4432.

Auctioneers' Offices : 146, High Street, Colchester. Tel. 3171.



## Remarks and Stipulations

(being part of the Conditions of Sale)

### SITUATION :

The property is situated within a ring fence, bounded on the North by the Peldon-Salcott road, and on the South by Salcott creek. It is close to the King's Head, Great Wigborough, whence there is a frequent bus service to Colchester. There are markets at Chelmsford (Friday), 20 miles, and Colchester (Saturday) 8 miles.

### TENURE :

The property is freehold.

### SPORTING AND AMENITIES :

The shooting, principally partridge and wild fowl for which the Estate is well known is in hand. Salcott Creek is widely used for yachting and fishing.

### TIMBER :

All timber on the estate is included in the sale, with the exception of 12 bat willow trees situate around the pond and buildings, which are reserved to the Vendor with a right of access, felling, and removal, at any time within 12 months from the date of completion of the sale.

### FIXTURES AND FITTINGS :

All Landlord's fixtures and fittings are included in the sale.

### WAR DAMAGE :

The benefit of any outstanding war damage claim will pass to the Purchaser.

### BETTERMENT CLAIM :

The liability for any betterment claim or benefit of any claims against the Essex Agricultural Executive Committee will be borne or retained by the Vendor who reserves the right of access as and when required for the purpose of inspection and preparation of his claims.

### VALUATION :

In addition to the purchase price the Purchaser will be required to pay to the outgoing Committee any tenant right valuation to which they may be entitled on derequisition.

### PLAN :

The plan of the property has been carefully prepared, but its accuracy is in no way guaranteed and it does not form part of the contract.

### OUTGOINGS :

Land Tax, 15s. per annum. Tithe, £66 13s. 4d. per annum. Drainage Rate, total £20 3s. 4d.

### GENERALLY :

From the size and shape of the enclosures the property is well suited to mechanised farming, as well as stock raising.

## PARTICULARS

of the

SPORTING AND WELL-KNOWN AGRICULTURAL ESTATE

known as

**“Abbotts Hall”**

**GREAT WIGBOROUGH, ESSEX**

The property comprises :

### A SUPERIOR AND ROOMY FARM RESIDENCE

built in brick, oak framed, lath and plaster with tiled roof and affording the following accommodation :

TILED OAK FRAMED ENTRANCE PORCH

ENTRANCE HALL

LOUNGE (19ft. by 17ft.) with modern tiled hearth and surround

DINING ROOM (18ft. 4in. square) with red tiled fireplace, oak mantel and door to kitchen hall

MORNING ROOM or OFFICE with brick fireplace and old oak mantel. Door to side entrance way with oak framed Porch

OFF THE ENTRANCE HALL, cupboard under stairs and store cupboard with fitted shelving

KITCHEN with Ideal “Cookanheat” stove No. 34, deep white glazed sink with hot and cold supply

STAIRS to back landing

BOILER ROOM

DAIRY, with fitted shelves and two built-in meat safes

SCULLERY with washing copper with cold supply over, cane glazed sink with hot and cold supply and door to electric light plant house

### ON THE FIRST FLOOR : (reached by a winding staircase)

LANDING

BEDROOM No. 1 (18ft. 9in. by 16ft.) with fireplace and two hanging cupboards

BEDROOM No. 2 (17ft. 6in. by 14ft.) with fireplace and hanging cupboard

BEDROOM No. 3 (13ft. 5in. by 10ft. 5in.) with small fireplace and with inter-communicating doors to bedroom No. 2



BOXROOM with leaded window overlooking landing  
BEDROOM No. 4 (14ft. by 10ft. 3in.) with fireplace  
BEDROOM No. 5  
BEDROOM No. 6  
BATHROOM with two washbasins and bath each with hot and cold supply, low-down pedestal W.C. suite  
BACK LANDING with airing cupboard

**OUTSIDE :**

Two W.C.s. Entrance to cellar.

There is an area of garden to the North and West of the house, together with a small orchard and fish pond.

**SERVICES :**

Main water and Electricity is laid on to the property, and drainage is to a septic tank.

**THE FARM PREMISES**

**BESIDE THE HOUSE :**

Brick and slated range being coal store, battery room, garage, four-bay implement lodge, meal store, with, on first floor, ample granary part now in use as billiards room.

**NORTH OF YARDS :**

**RANGE OF BRICK AND SLATED SHELTERS**

opening on to a covered yard, two-horse stable and loose box

**BRICK AND SLATED CORN AND CHAFF BARN**

with granary ports, one upper floor and steel joists for second floor

**TIMBER AND CORRUGATED IRON**

Four-bay Implement Lodge

**BRICK AND SLATED RANGE**

being chaff store, four loose boxes, harness room, cow house for 14, tool store, three loose boxes, cow house for 10 and tool shed

**TIMBER AND CORRUGATED ASBESTOS**

Implement Lodge with paraffin store adjoining

**YARDS :**

The North yard is a covered yard with drinking water tank and stand pipe.

**THE SOUTH YARD :**

An open yard with galvanised drinking trough and stand pipe.

**OFF-HAND PREMISES :**

Marsh barn being brick and corrugated iron corn barn with covered sheep dipping accommodation and covered bullock yard.

**CHASE END :**

Partly covered bullock yard.

**SALCOTT SIDE :**

Partly covered bullock yard.

**THE COTTAGES**

There are two brick and slated, semi-detached cottages situate adjoining the Entrance Chase to the property. One with three bedrooms, two living rooms and scullery, with water supply. The other with front room, kitchen, and three bedrooms with water from outside stand pipe. Elsan closet to both, brick and pantiled wash house.

**THE LAND**

is sound, deep, stout mixed soil. It is suitable for mechanised arable farming and divided into the enclosures of arable and pasture land, as set out in the Schedule.



SCHEDULE		
<i>O.S. No.</i>	<i>Description</i>	<i>Area</i>
64	Wood	.420
67	Pasture	9.494
68	Arable	11.500
69	Arable	14.619
76	Arable	20.435
77	Arable	18.681
78	Arable	13.297
79	Arable	20.363
80	Arable	30.490
80a	Spinney	.309
82	Arable	23.050
83	Pasture	12.623
83a	Cottages	.217
196	Pasture	6.380
197	Pond	.254
198	House and Buildings	2.604
199	Roadway	.584
200	Arable	15.640
205	Arable	28.018
206	Arable	24.162
209	Saltings	81.784
210	Arable	16.359
211	Arable	25.510
211a	Pond	.155
212	Arable	35.232
212a	Pond	.147
213	Arable	21.505
214	Roadway	3.269
215	Arable	16.031
216	Arable	23.115
217	Arable	16.293
218	Pasture	3.249
218a	Rough	1.730
219	Arable	22.689
220	Pasture and Barn	1.239
221	Arable	12.617
222	Wall	1.816
223	Saltings	29.919
223a	Wall	.536
223b	Rough	.841
224	Marsh	7.018
225	Marsh	4.762
226	Marsh	4.811
227	Fleet	1.321
228	Marsh	1.168
229	Saltings	5.018
229a	Wall	1.782
230	Marsh	15.337
231	Marsh	14.070
232	Marsh	23.786
232a	Rough	.194
233	Pasture	35.161
235	Saltings	8.147
		<hr/>
		689.841 Acres

WITH VACANT POSSESSION ON COMPLETION

## CONDITIONS OF SALE

1. The Property is sold subject to the following conditions and to the conditions known as the National Conditions of Sale (15th Edition) which shall be deemed to be incorporated herein so far as such conditions are not inconsistent with the conditions following. A copy of the National Conditions of Sale can be seen at the office of the Vendor's solicitors at any time during office hours prior to the sale and in the saleroom at the time of the sale.

2. The deposit shall be 10 per cent of the purchase-money and shall be paid to the Auctioneers as Agents for the Vendor on the signing of the Contract.

3. The date for completion of the purchase shall be the 1st October, 1950.

4. The Vendor's Solicitors are Messrs. Thompson Smith and Puxon of 5, North Hill, Colchester.

5. The Vendor sells as Beneficial Owner.

6. The title to the property shall commence with a Conveyance on sale dated the 26th January 1923.

7. The area of the property as shown on the Ordnance Survey map is 689.841 while the area shown on the Deeds is 692.212 acres. The Purchaser shall not raise any objection or requisition in respect of this discrepancy or in respect of any discrepancy between the area of any enclosure as shown on the Ordnance Survey map and the Deeds respectively.

8. Approximately 1½ acres situated in the North West corner of field number 67 and coloured green on the plan hereto is subject to a building lease for 99 years from the 12th December 1941 a copy of which may be inspected prior to the sale at the offices of the Vendor's solicitors, and whether he inspects the same or not, the Purchaser shall be deemed to purchase with full knowledge of the contents thereof.

9. No enquiry requisition or objection shall be made in respect of any matter arising out of the Rent Restriction Acts. In particular, without prejudice to the generality of the foregoing, the Vendor shall not be required to supply any information as to the standard or net rents, as to any question of control de-control registration or non-registration, or as to any notice served under the Acts.

10. The property is sold with the right so far as the same is still subsisting for the Purchaser to use the Salcott Wharf for the purpose of loading and unloading produce manure and other effects produced on or for use on the Abbots Hall Farm he paying for such accommodation to the owner and occupier of such Wharf the usual Wharfage charges.



## MEMORANDUM

IT IS HEREBY AGREED THAT

of \_\_\_\_\_ is the Purchaser of  
the Property described in the foregoing Particulars of Sale from

the Vendor, at the price of £ \_\_\_\_\_ : \_\_\_\_\_ :  
subject to the accompanying Conditions of Sale, the sum of £ \_\_\_\_\_ : \_\_\_\_\_ : having  
been paid to Messrs. Fenn, Wright and Co. as Agents for the Vendor, as a deposit and in part-  
payment of the purchase-money, and that the purchase shall be made and completed according  
to the said Conditions of Sale.

AS WITNESS our hands this 3rd day of June, 1950.

Purchase-money	...	£	:	:
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Deposit	...	£	:	:
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Balance payable	...	£	:	:
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Abstract to be sent to :

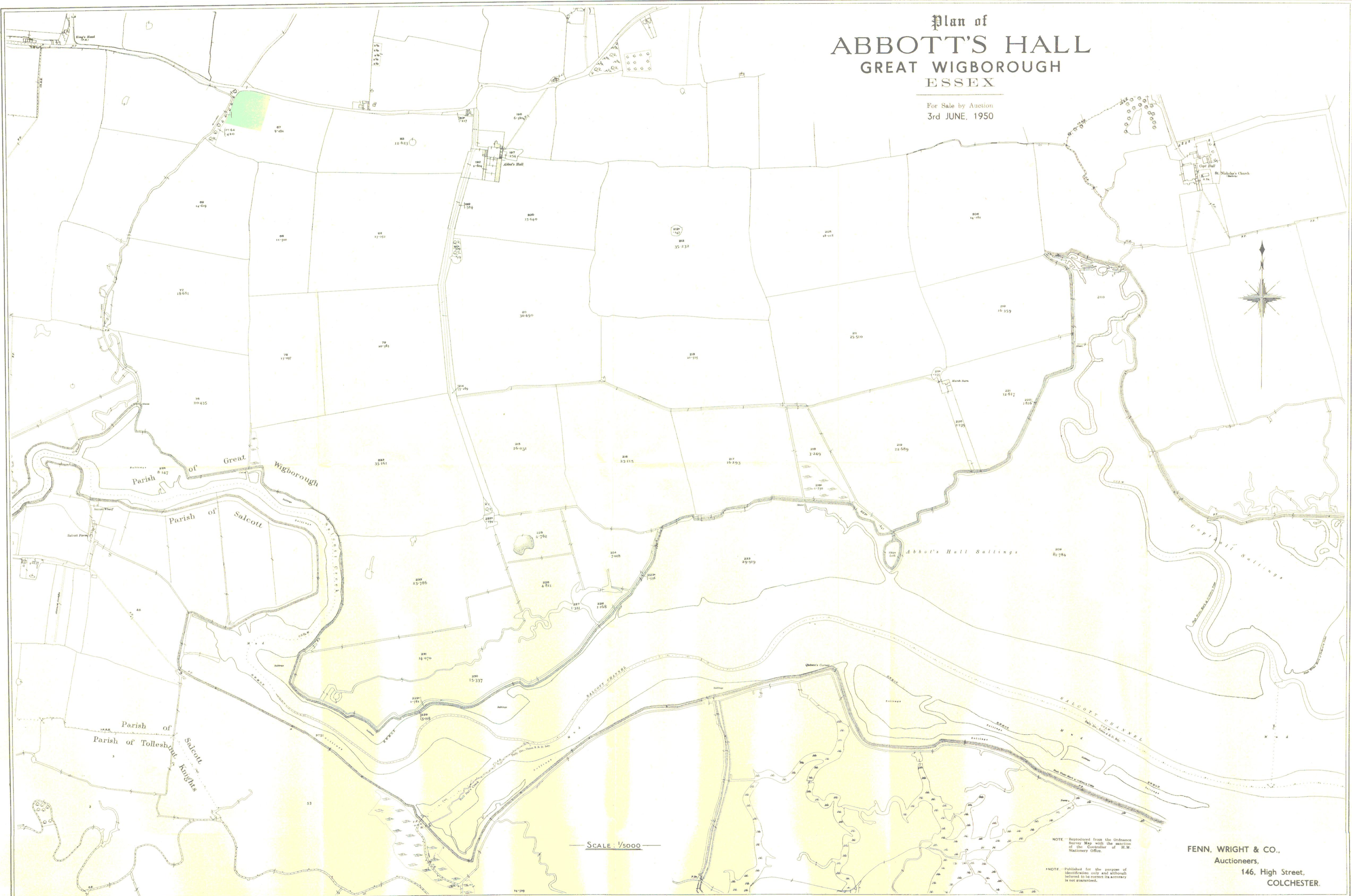
Agents for the Vendor

Purchaser



Plan of  
**ABBOTT'S HALL**  
GREAT WIGBOROUGH  
ESSEX

For Sale by Auction  
3rd JUNE, 1950



NOTE - Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

NOTE - Published for the purpose of identification only and although believed to be correct in accuracy is not guaranteed.

**FENN, WRIGHT & CO.,**  
Auctioneers,  
146, High Street,  
COLCHESTER.