

Badsey Manor House

and other Properties

in, and on the outskirts of, the Village of

BADSEY

WORCESTERSHIRE

Salesters :

MESSRS. CORBOULD, RIGBY & CO.

1 HENRIETTA STREET

CAVENDISH SQUARE, LONDON, W.

Auctioneers :

MESSRS. KNIGHT, FRANK & RUTLEY

20 HANOVER SQUARE

LONDON, W.



FROM THE ROAD



FROM THE LAWN AT BACK
BADSEY MANOR HOUSE

WORCESTERSHIRE

Two-and-a-half miles from EVESHAM.

Particulars, Plan, Views and Conditions of Sale

Of Freehold Properties in, and on the outskirts of,
the Village of Badsey

COMPRISING

Badsey Manor House

An exceedingly interesting XIV Century Residence:

*A Piece of Fertile Meadow Land, and an Enclosure
of Productive Market Garden and Orchard Land,*

BOTH WITH BUILDING CAPABILITIES:

AND

The Stone House, Badsey

A good specimen of late XVI Century work

Messrs.

KNIGHT, FRANK & RUTLEY

will offer the above for Sale by Auction, at Badsey Manor House, on WEDNESDAY, the 21st day of JULY, 1915, at two o'clock precisely (immediately preceding the Sale of the Furniture therein), unless previously Sold privately.

[Catalogues of the Furniture may be had on application to the Auctioneers at the address below].

Solicitors:—Messrs. CORBOULD, RIGBY & Co., 1 Henrietta Street, Cavendish Sq., London, W.

Auctioneers' Offices:—20 Hanover Square, London, W.

General Notes.

BADSEY MANOR HOUSE is an unusually fine and well preserved example of Early English Domestic Architecture.

A very complete account of the Manor of Badsey appears in the "Victoria History of Worcestershire," published by Messrs. Constable & Co., in which its history is traced from the year 703 A.D., when the Manor is said to have formed part of the grant made by Offa, King of the East Angles, to Evesham Abbey.

The Manor House was apparently built by the Monks of Evesham; and although, since the middle of the XVI Century, it seems to have passed through a succession of hands, it is believed that its present appearance is but little altered from that which it must have presented in the Middle Ages.

The Vendor has recently done much in the careful restoration of the structure and in improving the premises by the introduction of modern conveniences, so that the House might fully and satisfactorily answer all present-day requirements. Among these improvements may be mentioned the Installation of Electric Light and Telephones, the laying on of Water from the District Council's Mains, the Heating of the House by a Hot Water System (nearly completed), the reconstruction of the Sanitary System, the Restoration of Roof and Ceilings, and the Erection of Modern Outbuildings, including Garage, Stabling, etc.; so that the House possesses all the charm of its mediæval characteristics and the conveniences of a well-equipped Modern Residence.

The North end of the House, however, and some lesser details are in a rather unfinished condition, but these can be completed at a comparatively small outlay.

THE STONE HOUSE, forming Lot 4, is also a charming old Residence, being a capital type of late XVI Century work. It has recently been carefully restored, is in excellent order, and appeals to people of moderate means requiring an attractive and roomy House, in first-rate condition, which may be purchased at a moderate cost: or it is admirably adapted for Institutional purposes, to which uses it has for some time past been devoted.

The work in connection with both houses has been done under the superintendence of Mr. ARNOLD CRUSH, Architect, of No. 47 Temple Row, Birmingham, and is thoroughly sound and good, no expense or care having been spared in the execution of it.

THE VILLAGE OF BADSEY is nicely situated and very pretty, and contains a number of good Houses, Post and Telegraph Office, and a highly interesting Church.

Order of Sale and Stipulations.

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Lots 1, 2 and 3, as described in the following Particulars, will first be offered as a whole and if not so sold then separately. The following is a Summary of these Lots:—

Lot.	Description.	AREA.		
		A.	R.	P.
1.	The Manor House and Premises, with Garden and Orchard	5	0	9
2.	Meadow Land	6	2	19
3.	Market Garden and Orchard Land	9	0	33
A.		20	3	21

Sold for
4.50 to Mr. Henry Jones

Lot 4 will then be offered.

All these Lots are believed to be Tithe Free.

THE PLAN attached hereto and the Areas are based on the Ordnance Survey of Great Britain. They are believed to be correct and shall be so accepted by Vendor and Purchasers, and no error or misstatement thereon or in the following Particulars shall annul the Sale or entitle either party to compensation.

THE PROPERTIES are Sold subject to all Rights of Way, Rights of Water and Easements of every description that may affect the same, to all Tenancies and Rights of Off-going Tenants, and to all Outgoings that may be subsisting or chargeable thereon.

ALL FIXTURES usually denominated Landlord's Fixtures will be included in the Sale.

X The Vendor reserves the right to alter the construction or rotation of any of the Lots or to withdraw any or all of them from Sale.

NOTE AS TO KEYS.—Badsey Manor House is at present unoccupied; but the keys may be had on application at The Stone House, Badsey, Lot 4 of this Sale.

Particulars.

LOT 1

Badsey Manor House

Is a singularly interesting Residence, situated at the Northern end of the PICTURESQUE AND WELL KEPT VILLAGE OF BADSEY, about $2\frac{1}{2}$ miles from the historic Town of Evesham, with its Station on the Great Western Railway, and about $1\frac{1}{4}$ miles from the Railway Station of Littleton and Badsey on the same service.

It stands about 116 feet above sea level, is nicely sheltered, and the Upper Rooms command pleasing views of the Vale of Evesham, extending to Bredon Hill.

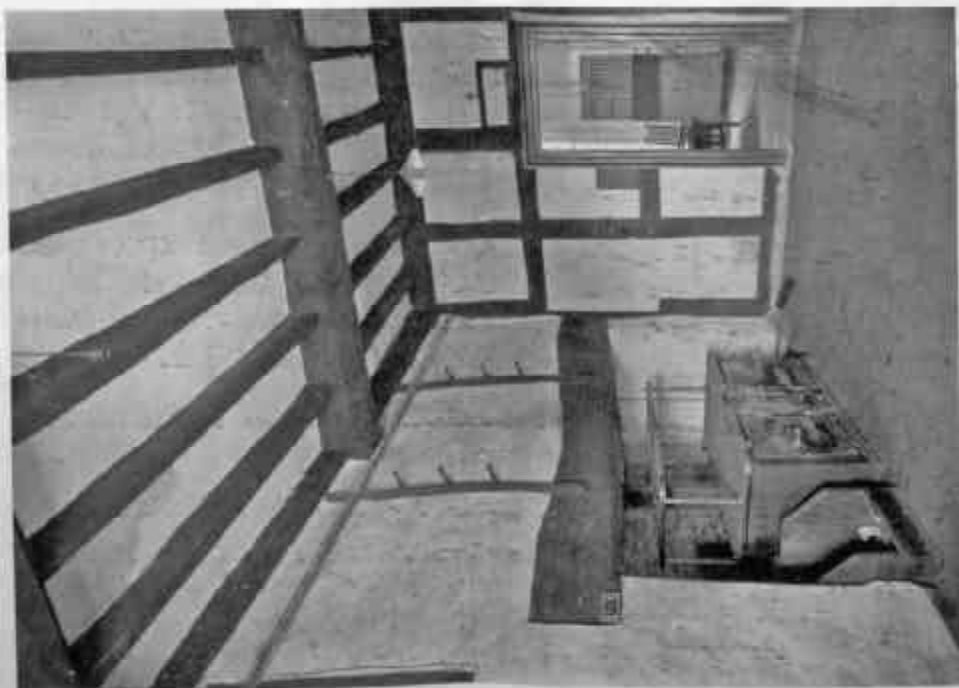
The Residence

Is a fine example of a XIV Century Manor House, and is built up to the First Floor of Lias Stone with Cotswold Oolite dressings for windows, &c.; the Upper Part is timber framed, with oak mullioned windows, and finished in black and white, while the fine clustered chimneys are constructed of old Local Brick and the roof of Cotswold Stone Slate.



ONE OF THE GABLES

RADSEY MANOR HOUSE



PART OF KITCHEN WITH HOUSEKEEPERS ROOM BEYOND

The House was used for about two-and-a-half years up till April last as a Home for Boys, but with the exception of the re-instatement of one room on the Ground Floor, adapted as a Bathroom and Dressing Room for the Boys, there is no necessity for re-conversion for the purposes of a private dwelling.

It stands about ten yards from the Village Street, from which it is separated by a dwarf wall, and is approached by a small carriage sweep leading into a square-headed gateway, inside which the House is entered by doors on the right and left respectively, the former giving access to the Domestic Offices and the latter to

THE ENTRANCE HALL

18 ft. 6 ins. by 17 ft. 6 ins., with a stone floor laid in geometrical patterns, some pieces of old oak panelling, and a stone framed fireplace.

DINING ROOM

19 ft. 6 ins. by 17 ft. 6 ins., also stone paved, with large stone fireplace, and leading to

MORNING ROOM

17 ft. 6 ins. by 17 ft., at present used as Bathroom and Dressing Room as previously referred to, but readily capable of re-instatement.

The First Floor

Is approached by Three Staircases, the principal of which, wide and of easy ascent, springs from the Entrance Hall. The Accommodation on this floor comprises

DRAWING ROOM

19 ft. 6 ins. by 19 ft. 6 ins., with four windows, and panelled throughout in oak including the ceiling. A part of the panelling is antique, and has been carefully treated to bring up the ancient surface of the wood, while missing or decayed pieces have been replaced by new on the same lines as the old.

LIBRARY

18 ft. by 14 ft., oak panelled, partly antique, and completed with fine modern work, the latter including fitted bookcases and cupboards, and an enclosed lavatory basin with hot and cold water services laid on. There is an open fireplace.

FIVE BEDROOMS

13 ft. 6 ins. by 12 ft. ; 13 ft. 6 ins. by 10 ft. ; 17 ft. 6 ins. by 10 ft. ; L-shaped room, 14 ft. by 13 ft. 6 ins. and 7 ft. by 6 ft. ; with lavatory basin (hot and cold), and another L-shaped room, 20 ft. by 10 ft. and 11 ft. by 9 ft.

BATHROOM and LAVATORY (hot and cold) and W.C.

The Rooms on the Ground and First Floors are about 10 feet high.



A CORNER IN THE LIBRARY



PART OF THE DRAWING ROOM
BADSEY MANOR HOUSE

On the Second Floor

Approached by Two Staircases there are

STUDY

22 ft. by 14 ft., with recessed fireplace, cupboards and lavatory basin (hot and cold), and

TWO LARGE DORMITORIES

One 66 ft. 6 ins. by 15 ft., and the other 31 ft. 6 ins. by 10 ft.

THE DOMESTIC OFFICES which are on the Ground Floor

are thoroughly modernized and comprise: Kitchen with "Eagle" range, Larder, Scullery with sink and hot and cold water supplies, and a Housekeeper's Room panelled and fitted with cupboards.

Summary of Interior Accommodation

ENTRANCE HALL	THREE STAIRCASES
DINING ROOM	FIVE BEDROOMS
MORNING ROOM	TWO LARGE DORMITORIES
DRAWING ROOM	BATHROOM, LAVATORY, &c.
LIBRARY	DOMESTIC OFFICES WITH
STUDY	HOUSEKEEPER'S ROOM

Outside

there are Coal House and a range of Four W.C's.

WATER

is laid on from the District Council's Mains, the annual charge being 2s. 6d. in the £ on the rateable value of the House. There is also a Well in the Orchard which may be used for watering the Garden, &c.

LIGHTING.

The Premises, including the Out Offices hereafter referred to, are lighted by electricity generated by a 4-h.p. Lister-Bruston Petrol Engine with automatic starting and stopping—27 cells, all recently installed.

HEATING.

The First and Second Floors are arranged to be heated by hot water. The installation requires to be completed by the provision of a heating chamber and the fixture of the boiler, which latter is on the Premises and will be included in the Sale.

SANITARY ARRANGEMENTS.

These have been thoroughly re-constructed by a well-known Birmingham firm, and are believed to be in perfect order. The drains discharge into the District Council Sewers.

TELEPHONES.

The House is fitted with inter-communicating telephones, and it is also on the Main National Service.

TWO RANGES OF MODERN OUTBUILDINGS AND A TIMBER-BUILT SHED

have recently been erected about fifty yards from the Residence.

The two ranges are brick built and tiled, and comprise :

No. 1.—Garage for two cars, with Inspection Pit and Work Place, Engine House for electric light generation, Trap and Drag House, Stabling for three horses and Harness Room. Above the foregoing are Loft and Two Rooms for man.

No. 2.—Cow Shed for three cows with Loft over, Store, Piggeries with boiling accommodation, and lean-to timber built Tool Shed.

THE TIMBER BUILT SHED is about 39 ft. by 14 ft., and is intended to be used as a Garden Packing Room.

Adjacent to the foregoing are

THREE CAPITAL GLASSHOUSES

each about 44 ft. by 14 ft., erected about 2½ years ago, with taps in each house; and an elevated cistern for storage of garden water.

The Garden & Pleasure Grounds

which are small and very inexpensive, consist of TWO LAWNS and a piece of KITCHEN GARDEN.

Included in this Lot is a well established and

PRODUCTIVE ORCHARD

about four acres in extent, mainly planted with Cider Fruit, but including a few Blenheims and some assorted Plums.

This Orchard is let on a Yearly Michaelmas Tenancy to Mr. W. WILKINS, at a rent of £25 per annum. Landlord paying rates. The trees belong to the Landlord and are included in the Sale.

The Area of the Lot is

5 a. 0 r. 9 p.

or thereabouts, and subject to the above-mentioned Tenancy,

POSSESSION will be given on Completion of the Purchase.

LOT 2

AN ENCLOSURE OF RICH
MEADOW LAND

CALLED

Brook Meadow or Green Synehurst

ADJACENT TO LOT 1

AND CONTAINING AN AREA OF

6 a. 2 r. 19 p.

or thereabouts

Let to Messrs. **JOHNS & SONS** on a Yearly (Michaelmas) Tenancy at a Rent of

per **£20** ann.

Tenants paying Rates.

This Lot has an extensive Frontage to the Main Road from Evesham to Bretforton and is well adapted for Building purposes. It is bounded on the South and South-West by Badsey Brook.

Water Mains are laid along the road frontage.

The Land Tax on the above is 7s. 11d.

LOT 3

A VALUABLE PIECE OF
MARKET GARDEN & ORCHARD LAND

ADJOINING LOT 2

AND KNOWN AS

Corner Ground or Synehurst

CONTAINING AN AREA OF

9 a. 0 r. 33 p.

or thereabouts.

Let to Mr. FRANK THOULD on Lease expiring 29th September, 1918, at a Rent of

per £36 10s. ann.

Tenant paying Rates.

This Lot has a Frontage of about 780 feet to the Evesham and Bretforton Road and a Frontage of about 450 feet to the Road thence to Badsey Village, along both of which Roads Water Mains are laid.

Part of this Land is planted with choice Fruit Trees, which belong to the Vendor, and are included in the Sale.

This Lot possesses considerable Building value.

The Land Tax on the above is 14s. 6d. per annum.

Remington



ENTRANCE HALL OF THE STONE HOUSE



THE STONE HOUSE

LOT 4

The Stone House

*See to Mrs a s
Jones for £600*

Is situated at the South end of the VILLAGE OF BADSEY and stands practically on the Village Street.

It is a well-preserved Elizabethan House (date about 1580), built of native freestone, said to have been from Evesham Abbey, with Cotswold slate roof.

It has been carefully restored and modernized where necessary by the Vendor, who has recently expended a considerable amount on the premises.

The House is approached through a courtyard guarded from the road by Entrance Gates for carriages and foot passengers, and contains the following Accommodation:

On the Ground Floor

ENTRANCE HALL

18 ft. 6 ins. by 16 ft. 6 ins., stone paved, with recessed stone fireplace and dog grate, lighted by three windows.

DINING ROOM

18 ft. by 18 ft., with large recessed cupboard, stone fireplace, also heated by radiator, and lighted by three windows.

MORNING ROOM

18 ft. by 16 ft., with large recessed fireplace, and also lighted by three windows.

These Rooms are about 11 feet high.

KITCHEN, 16 ft. 6 ins. by 16 ft., tile paved, with copper, sink (hot and cold), and a new "Forward" range. Doorway to Court-yard.

LARDER, 16 ft. by 5 ft., complete with shelving, including slate cooling shelves.

On the First Landing

ROOM NOW USED AS CHAPEL

21 ft. by 16 ft. 6 ins., with panelled wood ceiling, four dormer windows, and a stained glass window of three lights illustrating sacred subjects.

BATH ROOM & LAVATORY, with hot and cold water laid on, and a large Linen Cupboard with warming coil.

On the First Floor

BEDROOM, 18 ft. by 18 ft., with three windows.

Do. 18 ft. by 16 ft., do.

Do. 18 ft. by 12 ft. 6 ins.

CUBICLE, 12 ft. by 5 ft.

These Rooms are about 10 feet high.

On the Second Landing

BATH ROOM & LAVATORY, with hot and cold water laid on and W.C.

On the Second Floor

ATTIC, 18 ft. by 18 ft., with two windows.

Do. 23 ft. 6 ins. by 16 ft. 6 ins. Do.

Do. 18 ft. by 16 ft. 6 ins. Do.

Two of these Attics are divided into two Cubicles each.

GOOD LIGHT CELLARAGE underlies the house, and contains a newly-installed Boiler for heating purposes.

Outside there is a Store House, W.C., and an open lean-to Shed.

WATER is laid on from the District Council's Mains, and the Hot Water Supply to the Upper Floors is so arranged that the pipes comfortably heat the house.

There is a SMALL GARDEN attached, the entire lot being about 1,040 square yards in extent.

This Lot is in hand and
POSSESSION will be given on Completion of the Purchase.

Conditions of Sale.

1.—Subject to a right for the Vendor, by himself or his Agents, to consolidate all or any lots into one, and to bid up to a reserved price, and to withdraw the property as unsold without declaring such price, 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. The amount of the advance of each bidding shall be regulated by the Auctioneers, and no bidding shall be retracted.

2.—The Purchaser shall, immediately after the sale, pay to the Auctioneers 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 the 1st day of September next, at the Office of the Vendor's Solicitors, Messrs. CONDOULT, RICHY & Co., 1 Henrietta Street, Cavendish Square, London, W., at which time and place the purchase shall be completed.

3.—Lot 4 is sold and shall be conveyed subject to the restrictive covenants contained in the deed of conveyance thereof to the Vendor, such deed will be produced at the sale and can also be inspected at any time during business hours, for the seven days preceding the sale, at the Vendor's Solicitors' Offices aforesaid, and all the property is sold subject to all land tax, tithe, tithe rent charge, chief, quit and other rents and outgoings, and to all incidents of tenure, rights of way, water, rights, drainage and other easements (if any) affecting the same, and all rights of adjacent owners, and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters, and to all notices served or to be served before the completion of the purchase, by the County Council, Sanitary or any other local authority, and subject also to the existing tenancies, and all allowances to and claims for compensation and other rights of the tenants, and subject in particular, as to Lot 3, to a lease for 17 years from the 9th day of September, 1904, now held by Mr. Frank Thould.

4.—The counterpart lease will be produced at the sale, and can also be inspected at any time during business hours, for the seven days preceding the sale, at the Vendor's Solicitors' Offices aforesaid, and the Purchaser shall be deemed to have full notice of all the contents thereof, whether he avails himself of the opportunity of inspection or not, and such notice shall not be affected by any partial or incomplete statement in the particulars with reference to the tenancies, and no objection shall be made on account of there not being an agreement in writing with any tenant.

5.—The property is believed and shall be taken to be correctly described as to quantity and otherwise, and any error, misstatement or omission in the particulars or plan shall not annul the sale or be ground for any abatement or compensation on either side.

6.—The Vendor shall not be required to obtain the apportionment of any land tax, tithe, tithe rent charge, or payment in lieu of tithe, and any such apportionment which may be necessary shall be made at the expense of the Purchaser.

7.—The rents and profits or possession will be received or retained and the outgoings discharged by the Vendor up to the said 1st day of September next, as from which day all outgoings 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 purposes of this condition, but the Purchaser shall not be let into the actual possession or receipt of the rent and profits until the completion of the purchase, and the Purchaser shall on completion pay to the Vendor his proportion of the current rent, including any arrears of rent, less his proportion of the current outgoings. If from any cause whatever, other than the wilful default of the Vendor, the purchase shall not be completed on the said 1st day of September next, the Purchaser shall pay to the Vendor interest on the balance of the purchase-money at the rate of 5 per cent. per annum from that day until the completion of the purchase, and shall not be entitled to any compensation for the Vendor's delay or otherwise, but this stipulation is without prejudice to the Vendor's rights under any other of these conditions.

8.—The title will commence as follows:—As to Lot 1, with an indenture of re-assignment dated 9th October, 1866, and made between William Bowen Edge of the first part, Elizabeth Acton of the second part, the Rev. Samuel Garrard of the third part, and Edward Wilson of the fourth part; as to Lots 2 and 3, with an indenture of mortgage dated 6th April, 1872, and made between William Henry Ashwin of the one part, and William Henry Bagnall and Joseph Smith of the other part; and as to Lot 4, with an indenture dated 5th February, 1877, and made between Herbert New of the first part, John Pickup Lord of the second part, and Richard Barton Dodgson and Francis Parker of the third part, being a conveyance on sale to the Trustees of a settlement made by the said John Pickup Lord. Lot 1 was formerly held for a term of 1,000 years under a lease dated 14th December, 1657. This lease is not in the Vendor's possession, and the Purchaser shall not require the production of same. By a deed endorsed on the said re-assignment and dated 9th January, 1888, the said Edward Wilson enlarged the said term of 1,000 years into a fee simple. The Purchaser shall assume that the said term was duly enlarged into a fee simple, and shall not make any requisition or objection in respect of the same or the said lease.

9.—Every deed and document dated 14 years or upwards prior to the day of sale shall be conclusive evidence of everything recited, stated, noticed, assumed or implied therein. As to Lots 2 and 3, the Purchaser shall not require any other evidence than is afforded by the abstracted documents that all annuities and legacies charged upon portions of the property by a former Owner, who died in 1838, have ceased and been paid respectively.

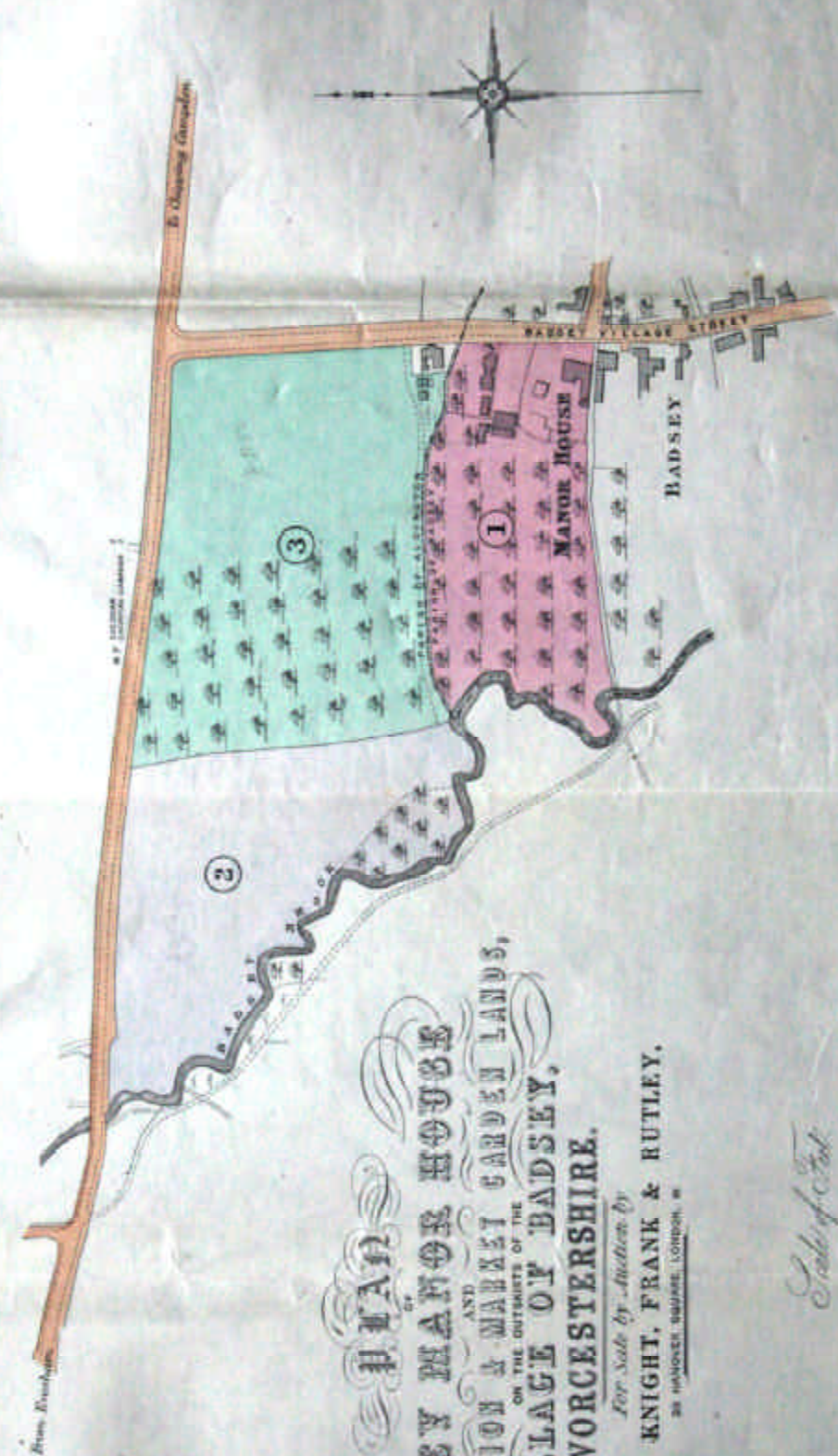
10.—The Vendor shall not be required to furnish any evidence of the identity of the present with any former description of the property, beyond what may be afforded by the monuments themselves, nor to reconcile differing descriptions.

11.—On payment of the balance of the purchase-money, the Purchaser shall have a proper assurance of the property from the Vendor and all other necessary parties (if any), such assurance to be prepared by and at the expense of the Purchaser, and the draft thereof to be left not less than 14 days, and the engrossment thereof to be left not less than seven days before the said 1st day of September next, at the Vendor's Solicitors' Offices aforesaid, for perusal and execution respectively by the Vendor and other conveying parties, if any.

12.—Documents of title relating to several lots will, after the sale of all such lots has been completed, be delivered to the Purchaser whose purchase-money is the largest, or, in the case of equality, to the Purchaser of the first lot sold, and will in the meantime be retained by the Vendor. The Vendor will, as to all documents retained by him, give to every Purchaser of property to which the same relate, a statutory acknowledgment of his right to production and to delivery of copies thereof.

13.—Any legal estate which may be outstanding shall, if required to be got in, be traced and got in by the Purchaser at his own expense.

14.—Within 10 days after the delivery of the abstract the Purchaser shall furnish to the Solicitors of the Vendor a statement in writing of his requisitions and objections arising on the abstract, particulars and conditions, and within three days after the delivery of the Vendor's replies to the Purchaser's requisitions and objections (if any) the Purchaser shall furnish to the Solicitors of the Vendor a statement in writing of his further requisitions or objections (if any) arising on such replies, and every requisition or objection not so stated shall be considered as waived, 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



PLAN
 OF
MANOR HOUSES
 AND
ACCOMMODATION & MARKET GARDEN LANDS,
 ON THE OUTRIGTS OF THE
VILLAGE OF BADSEY,
WORCESTERSHIRE.

For Sale by Auction by
MESSRS KNIGHT, FRANK & RUTLEY,
 25 ABINGDON SQUARE, LONDON, W.

Scale of Feet



This Plan is published only for the purpose of information and does not constitute any contract or agreement.

This Plan is based upon the Ordnance Survey Map with the title number of the County of WORCESTER, 1000.

MESSRS. KNIGHT, FRANK & RUTLEY,
 25 ABINGDON SQUARE, LONDON, W.

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