

6/11/1820  
4/1/1820  
1822.10.3

# PARTICULARS

OF A  
VALUABLE AND HIGHLY IMPROVEABLE

*Freehold, and part Copyhold,*

## ESTATE,

FREE OF LAND-TAX,

Situated in the pleasant Village of Bexhill,

IN THE COUNTY OF SUSSEX,

Within Five Miles of the Town of Hastings;

PART OF WHICH IS PECULIARLY ADAPTED FOR THE ERECTION OF DETACHED COTTAGES,

*Having the advantage of a fine View of the Sea,*

FROM WHICH IT IS DISTANT ABOUT HALF A MILE,

BOUNDED ON THE SOUTH AND EAST SIDES BY THE PUBLIC ROADS LEADING TO

**EASTBOURN AND BATTLE,**

WITH EXTENSIVE PROSPECTS OF THE SURROUNDING COUNTRY, &c.

IN A HIGHLY RESPECTABLE NEIGHBOURHOOD.

The Land is divided into small Parcels, part of which will be Sold with the Buildings now standing thereon; which Buildings may be converted into small detached Cottages at a small expense,

AND THE WHOLE

**WILL BE SOLD WITHOUT RESERVE,**

By Authority of the Comptroller of the Land Revenue Department,

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**BY MR. WOODHAMS,**

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On SATURDAY, the ELEVENTH day of MAY, 1822.

Enskipp, Printer, Battle.



# PARTICULARS, &c.

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## LOT I.

CONSISTS of a Piece or Parcel of FREEHOLD GROUND, containing 2A. 2R. 16P. more or less, situate at the North-west corner of the Barrack Ground, bounded on the North and West by ground in the occupation of *Messrs. Brook and Larkins*; on the East by Lot 2; and on the South by the Road leading through the Barrack Ground.

## LOT II.

A Piece or Parcel of FREEHOLD GROUND, containing Two Acres, more or less, situate on the East side of Lot 1. bounded on the North by Land in the occupation of *Mr. Brook*—on the East by Lot 3—on the South by the Road through the Barrack Ground.

## LOT III.

A Piece or Parcel of FREEHOLD GROUND, containing 2A. 1R. 0P. more or less, situate on the East side of Lot 2. bounded on the North by Ground in the occupation of *Messrs. Brook*—on the East by the Public Road to *BATTLE*—and on the South by the Road through the Barrack Ground.

*N. B.—The Burial-ground inclosed with a Brick-wall is not included in this Lot; nor is the Wall to be the property of the Purchaser.*

## LOT IV.

A Piece or Parcel of FREEHOLD GROUND, containing Three Rods and Thirty-four Perches, more or less, situate on the South-west Corner of Lot 1, from which it is divided by a Road leading to Land in the occupation of *Mr. Brook*; bounded on the West by Ground in the occupation of *Messrs. Brook*—on the South-west by Lot 9—and on the East by the Road leading through the Barrack Ground.

## LOT V.

A Piece or Parcel of FREEHOLD GROUND, containing 1A. 2R. 0P. more or less, on the South and West sides of the Road leading through the Barrack Ground, by which it is divided from Lots 1, 2, and 4; bounded on the East by Lot 6, and on the South by Lot 7.

## LOT VI.

A Piece or Parcel of FREEHOLD GROUND, containing 2A. 3R. 14P. more or less, situate on the East side of Lot 5; bounded on the North by the Road leading through the Barrack Ground—on the East by the Public Road to *BATTLE*—and on the South by Lot 10.

## LOT VII.

A Piece or Parcel of FREEHOLD GROUND, containing Three Acres, more or less, situate at the South of Lot 5, by which it is bounded on the North—on the West by the Road leading through the Barrack Ground—on the East by Lot 10—and on the South by Lot 11.

## LOT VIII.

A Piece or Parcel of FREEHOLD ARABLE LAND, containing 5 Acres, more or less, situate at the West corner of the Barrack Ground; bounded on the North and West by Ground in the occupation of Mr. JAMES BRETT—on the East by the Road leading to Land in the occupation of the said Mr. JAMES BRETT—and on the South-West by the Public Footpath.

*This Lot is subject to a Fee-Farm Rent of 8s. a year; and is let on Lease to Mr. Thomas Cruttenden for the Term of 21 years, from the 29th September, 1816, at the yearly Rent of £13. clear of all taxes, and the Lessor has power to determine the Lease at any time on paying to the Lessee a compensation for the growing Crop, or for the expense incurred by the Lessee in preparing the Land for a Crop, if there shall not be any growing Crop when the Lease shall be determined.*

## LOT IX.

A Piece or Parcel of FREEHOLD GROUND, containing 1A. 1R. 0P. more or less, situate between Lots 8, 7, and 11, from which it is divided on the West by the Road leading to Land in the occupation of Mr. JAMES BRETT—on the East by the Road leading through the Barrack Ground—and on the North by Lot 4.

## LOT X.

A Piece or Parcel of GROUND, containing 3A. 2R. 0P. more or less, 2 Acres whereof, more or less, are Copyhold, and the remainder Freehold; bounded on the West by Lot 7—on the North by Lot 6—on the East by the Public Road leading to BATTLE, and Property belonging to Mr. RUSSELL—and on the South by Lot 12; together with the Brick-Building at the North-West corner of the Ground—the Privy, Pump, and the Wall dividing it from Mr. RUSSELL'S Property. A right of way, 25 feet in width, will be reserved from the Public Road to the South-East corner of this Lot as an entrance to Lot 10, as marked on the Plan.

*N. B.---The Buildings stand on the Copyhold part of this Lot, which is in the Manor of Bexhill, and is subject to the Yearly Rent of 3d.*

## LOT XI.

A Piece or Parcel of COPYHOLD GROUND, containing 2 Acres, more or less, in front of the Public Road leading to EASTBOURN; bounded on the West by Land belonging to Mr. FUGGLE—on the North by Lot 7—and on the East by Lot 12; together with the Buildings thereon erected, and the Boundary Wall next the Public Road.

*This Lot is also held of the Manor of Bexhill, and is subject to a Yearly Rent of 2d.*

## LOT XII.

A valuable Piece or Parcel of FREEHOLD GROUND, containing 2A. 1R. 0P. more or less, in front of the Public Road from BEXHILL to EASTBOURN, from which it is partly divided by a Brick Wall; bounded on the West by Lot 11, and on the North by Lot 10.

## LOT XIII.

A Piece or Parcel of FREEHOLD GROUND, containing 5A. 3R. 9P. more or less, situate about half-a-Mile North-West of the Barrack Ground at the junction of the Roads leading to Broad Oak Farm and Woodgates Farm in the occupation of Messrs. BROOKS, LANSDELL, and HOLLAND. Also a Piece or Parcel of GROUND on the South-East side thereof, containing about 1 Acre, and bounded by the road leading from Collington to Woodgates Farm.

*This Piece of Land containing 5A. 3R. 9P. more or less, part of this Lot is let on Lease to Messrs. Stephen Brooks, William Lansdell, and Samuel Holland, for 7 years, from 25th December, 1817, at the Rent of £5 : 5s. per Annum, clear of all Taxes; and the Lessor has power to determine the Lease at any time on paying to the Lessees a compensation for the growing Crop, or for the expense incurred by them in preparing the Land for a Crop, if there shall not be any growing Crop when the Lease shall be determined.*

*N. B.---The Vendor reserves the right of taking down and removing the Buildings on the Land, except in those instances in which it is specifically stated that they are intended to be sold, and the Purchasers must take the Land in the state in which it may actually be after the Buildings shall have been taken down and removed therefrom.*

# Conditions of Sale.

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- I.—THE highest bidder shall be the purchaser, and if any dispute arise between two or more bidders, the lot or lots to be put up again and resold.
- II.—No person to advance less than £5. at each bidding.
- III.—The purchaser of each lot to pay down immediately a deposit of £25. per cent. in part of the purchase money into the hands of the Auctioneer for the vendor, and sign an agreement for payment of the remainder on or before the 29th day of September 1822.
- IV.—The purchaser of each lot shall have a conveyance at his own expense on payment of the remainder of the Purchase-money, agreeable to the third condition, and be entitled to the possession from the 29th day of September, to which time all outgoing will be cleared; but if the purchases shall not be completed on the said 29th of September, 1822, the purchasers shall pay interest on the remainder of the purchase-money from that day, at the rate of £5. per cent. per annum, to the time of completing the purchase.
- V.—The auction duty of 7d. in the pound, shall be paid by the Purchaser.
- VI.—Lots, 1, 2, 3, 4, 5, 6, 7, and part of Lot 13, containing about 1 acre were purchased of the Guardian of the late DUKE OF DORSET, having formed part of a large estate in the neighbourhood. which has been many years in the DORSET Family, and on that occasion the present vendor received an Abstract of the Title, but no Title-Deeds were delivered up, nor any covenant for the production of them given: the vendor shall not therefore be required to produce any further or other evidence of Title to these Lots than a Copy of the Abstract which he received and his own purchase deeds, which documents shall remain in his possession till the sale of the said Lots shall have been completed, and shall then be delivered over to the purchaser of Lot 7, who shall covenant for the production of them to the purchasers of the other Lots.
- VII.—The Title to Lot 9. relates also to a very small part of Lot 7. The purchaser of the former Lot shall have the Title Deeds in the possession of the Vendor, and shall covenant to produce them to the purchaser of Lot 7.
- VIII.—The Title Deeds in the possession of the Vendor relating to Lot 12 commence in the year 1788, and he shall not be required to produce any earlier Title.
- IX.—When the Vendor purchased part of Lot 13 he did not receive any copy of certain indentures of lease and release, dated 6th and 7th February 1798, which form part of the Title, nor a covenant to produce them; he shall not therefore be required to produce those Deeds or to procure a covenant for the production of them. In other respects a sufficient Title will be produced to this Lot.
- X.—All Deeds of covenant for the production of Title Deeds and all attested office and other copies and extracts of Deeds and Documents of Title, and also all Copies of Court-Roll which may be required by the Purchasers to be produced, shall be prepared, made, and obtained at the expense of the parties requiring the same.
- XI.—If either of the Purchasers shall neglect or refuse to comply with the above conditions, the deposit-money shall be forfeited---the Vendor shall be at full liberty to resell the said Lot or Lots---and the deficiency, if any, by such second sale, together with all charges attending the same, shall be made good by the defaulter at this present Sale.
- XII.—If any mistake be made in the description of any part of the premises, or any other error whatever shall appear in the particulars, of the estate, such error shall not vitiate the Sale, but a compensation shall be given or taken as the case may require.

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Plan showing lots for sale