

TO BE SOLD BY AUCTION,
AT THE
Royal Hotel, Kirkby Lonsdale

ON
Thursday, 20th June, 1901,

AT THREE O'CLOCK IN THE AFTERNOON.

Lot 1. The Desirable Residential Estate,

CALLED

"WRAYTON HALL,"

Situate in the Parish of Melling and Wrayton, in the County of Lancaster, comprising an excellent **Messuage** or Dwelling-house, with **Gardens, Stables, and Coach-houses and Outbuildings** held therewith, and a **Farm** with the **Farmhouse, Buildings, and Land** belonging thereto, containing, according to the Ordnance Survey, 125a. 1r. 22p. or thereabouts.

The Estate has a good Frontage to the River Greta, and is one mile from Melling Station and $2\frac{1}{2}$ miles from Wennington Junction, both on the Midland Railway.

The Residence is pleasantly situate on the banks of the Greta, and contains 3 large Entertaining Rooms, 6 good Bedrooms, Servants' Rooms, Attics, Kitchens, Bathroom, W.C., and large Cellars. It is now in hand, and early possession can be given.

The Farmhouse and Buildings are in capital repair and most extensive and complete whilst the land comprises some of the best in the district.

The Farm (except Sandsworth Meadow, numbered part 53 in the plan) and Lot 3 are occupied by Mr. John Rawlinson, whose tenancy expires in the Spring of 1902, at a yearly rent of £190 clear of rates and taxes.

The Tithe Rent Charge on Lots 1, 2, and 3 for 1901 was £11 9s. 3d., and the land tax 1s. 1d., both of which will be apportioned if necessary.

Should Lots 1 and 2 be sold separately, the Purchaser of Lot 1 must fence Sandsworth Meadow from Lot 2. The Timber to be taken at a valuation.

Lot 2.

FOUR VALUABLE CLOSES OF ACCOMMODATION LAND

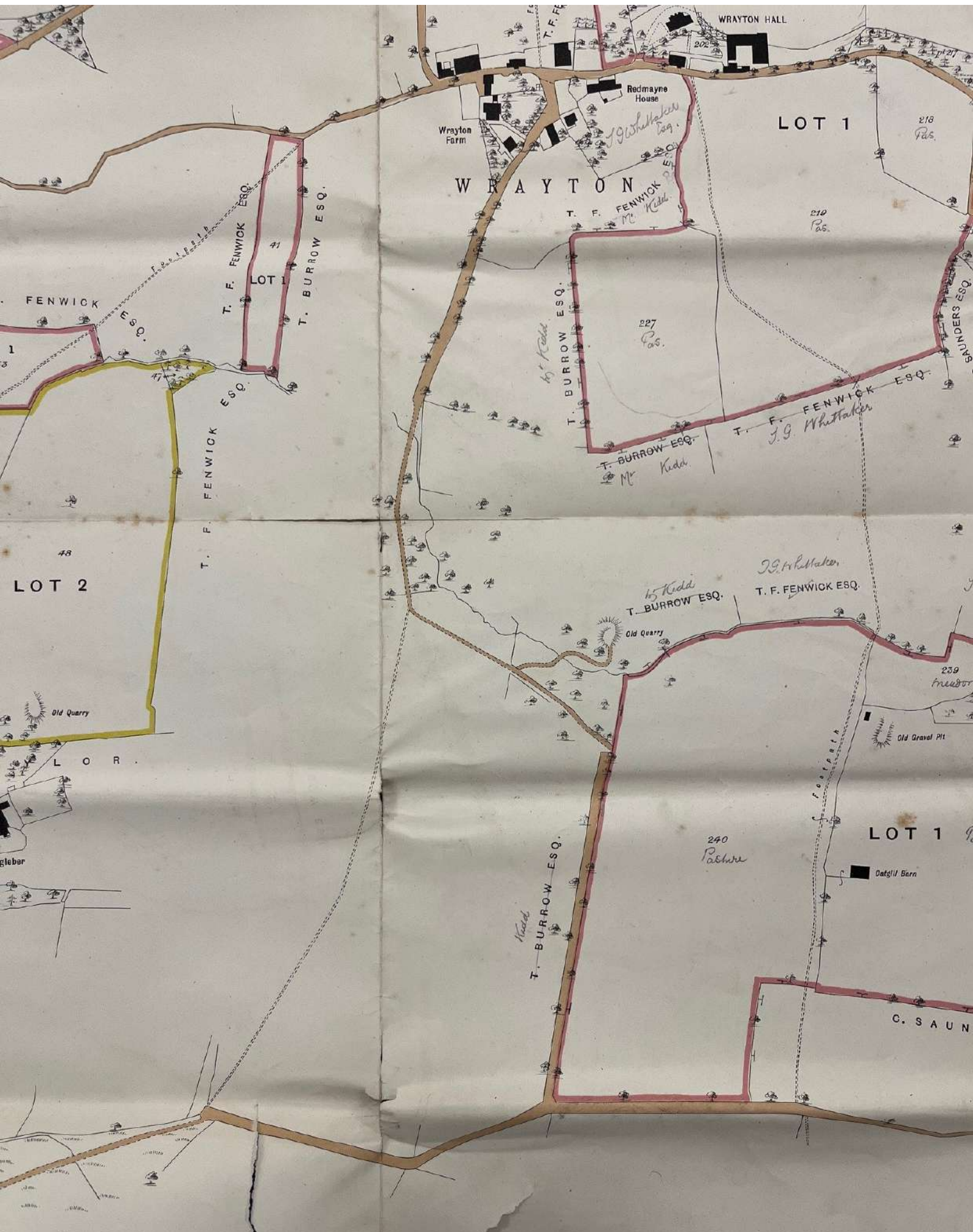
Adjoining Cringleber, Melling, containing 23a. 1r. 20p., known as "Gallowber Wain," "Great Cringleber," "Little Cringleber," and "Cringleber Field," delineated on the plan herewith edged Yellow.

This Lot and Sandsworth Meadow are occupied by Mr. John Taylor on a yearly tenancy at a yearly rental of £46, clear of rates and taxes.

Lot 3.

TWO FIELDS,

Known as Stones Meadow and Fleet, with the Open Holme, containing together 12a. 1r. 28p., situate in Melling aforesaid, on the north side of the Furness and Midland Railway, and adjoining the highway, now tenanted by Mr. John Rawlinson, as delineated in the plan herewith and therein edged blue.



NOTE:—Lot 1 edged "Pink."
 Lot 2 " "Yellow."
 Lot 3 " "Blue."

Scale of Feet



