

# WOODTHORPE GRANGE

Near Nottingham.



*Solicitors :*

**Messrs. WELLS & HIND,  
Fletcher Gate,  
NOTTINGHAM**

*Auctioneers :*

**Messrs. J. H. BRADWELL & SONS,  
Thurland Street,  
NOTTINGHAM**

*Estate Agent :*

**Mr. A. W. SHELTON,  
King Street,  
NOTTINGHAM**



*Particulars and Plans*  
of an  
Important Freehold  
**Residential Estate**

containing a total area of  
**52 acres 3 roods 8 perches**  
or thereabouts, and comprising:—

**LOT 1.**—THE SUBSTANTIAL STONE-BUILT RESIDENCE, with PLEASURE GROUNDS, CONSERVATORY and GLASS HOUSES, GARAGE and STABLING, TWO COTTAGES, &c., known as

**“WOODTHORPE GRANGE,”**

situate and approached from Woodthorpe Drive and Mansfield Road by Carriage Drives, and containing an area of 32 acres 0 roods 8 perches or thereabouts.

**LOT 2.**—A VALUABLE PIECE of GARDEN GROUND or BUILDING LAND, situate fronting to the Woodthorpe Drive, and adjoining Lot 1 on the North side, containing 1 rood or thereabouts.

**LOT 3.**—A VALUABLE PIECE of ARABLE or BUILDING LAND having an extensive frontage to Woodthorpe Drive, and containing an area of 4 acres 2 roods 34 perches or thereabouts.

**LOT 4.**—A CAPITAL MARKET GARDEN HOLDING, with well-built FARM HOUSE and SET of BUILDINGS, situate and approached by the Carriage Drive leading from Mansfield Road, and containing a total area of 3 acres 2 roods 36 perches or thereabouts.

**LOT 5.**—A VERY VALUABLE FIELD of GRASS or BUILDING LAND, having considerable frontages to the Mansfield Road and Woodthorpe Drive, and containing an area of 12 acres 0 roods 10 perches or thereabouts.

THE WHOLE OF WHICH WILL BE OFFERED FOR SALE BY AUCTION, BY

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**Messrs. JNO. H. BRADWELL & SONS**

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At their MART, THURLAND STREET, NOTTINGHAM.

**On WEDNESDAY, the 22nd day of JUNE, 1921,**

At THREE o'clock in the Afternoon precisely, subject to Conditions of Sale to be then declared.

The Estate will be offered in the first instance as a whole and then, if not sold, in the Lots as described.

Further particulars and cards to view may be obtained from the Auctioneers, Thurland Street, Nottingham; from Mr. H. A. Dickman, A.R.I.B.A., Surveyor, 1 King's Walk, Nottingham; Mr. A. W. Shelton, Estate Agent, King Street, Nottingham, or

**Messrs. WELLS & HIND,**

SOLICITORS, FLETCHER GATE, NOTTINGHAM.

## PARTICULARS.

### LOT 1

Coloured Green on Plan

## *A Substantial Stone-built Mansion*

together with Carriage Drives, Pleasure Grounds, Conservatory, Glass Houses, Garage and Stabling, Gardener's and Chauffeur's Cottages, etc., known as

### **"WOODTHORPE GRANGE,"**

situate near to and approached from the Mansfield Road and Woodthorpe Drive by two Carriage Drives, recently in the occupation of J. G. Small, Esq., and containing an area of

**32 acres 0 roods 8 perches**

or thereabouts.

THE RESIDENCE, which is very substantially built at great cost, occupies a magnificent position on the North side of the City of Nottingham, has a South and West aspect, and owing to its high altitude, commands very fine views over the Country to the North of the City.

The INTERIOR ACCOMMODATION of the House includes:—On the South front—LARGE ENTRANCE LOBBY enclosed by massive pitch pine doors; SPACIOUS INNER HALL or PICTURE GALLERY, the roof being supported by Marble pillars and the floor inlaid with artistic tiles; BREAKFAST ROOM 16 ft. x 15 ft. with Marble Mantel and tiled grate. On the West front—DRAWING ROOM of fine proportions, 27 ft. x 18 ft. with French window opening on to Lawn and also fitted with costly carved white Mantelpiece; LIBRARY 20 ft. 9 ins. x 17 ft.; DINING ROOM of the same dimensions as the Drawing Room, fitted with expensive marble mantel, tiled Fireplace and Dog Grate; CLOAK ROOM fitted with Fireplace and Lavatory basin having h. and c. laid on, W.C., etc.

Three of the Reception Rooms have Oak Parquet surrounds, and the Doors, are all of the finest material and workmanship.

Ascending from the Inner Hall is a wide and handsome STAIRCASE leading to the PRINCIPAL LANDING, adjoining which are FOUR PRINCIPAL BEDROOMS and DRESSING ROOM, a fine BATHROOM with glazed tiled walls, Fireplace, and fitted with expensive Bath and Lavatory basin with nickel fittings, W.C., etc. SIDE LANDING leading to NURSERY and SERVANTS' BEDROOMS, LINEN ROOM, Lobby with Housemaid's Sink and separate Back Staircase from the Kitchens.

The DOMESTIC OFFICES, which are entirely shut off from the Reception Rooms, are approached by a tiled passage, leading to Store Closet; Large Kitchen, fitted with new "Swinton" Range and Hot Plate, ample Cupboards; Scullery with range and sink having h. and c. laid on, Force Pump, etc., Larder, with glazed tile walls; Butler's Pantry with glazed tile walls and fitted with Porcelain Sink having h. and c. laid on.

In the BASEMENT are Four Excellent Wine and Beer Cellars and 3 Store Rooms.

On the East side of the Residence is an enclosed asphalted Yard, containing W.C., Coalplace, Copper House and Steps leading to Cellar.



## 1921: The Sale in 5 Lots of the Woodthorpe Estate

The STABLING comprises Large covered-in Yard, with part glazed roof, adjoining which are Fruit Room ; Large Garage 32 ft. x 15 ft. for 4 Cars with 4 sliding doors and heating apparatus ; Harness Room, with Furnace and Pipe connections to Garage, etc. Open Washing-off shed supported on 2 iron pillars and containing Inspection Pit ; 3-stall Stable and 2 loose Boxes ; Fotherum and Manure Pit.

Adjoining the Stabling is a Range of lean-to Chicken Houses with wired Poultry Run.

On the West side of the Stabling are GARDENER'S and CHAUFFEUR'S COTTAGES, built of brick and stucco with slated roofs and each containing Sitting Room, Living Room ; Scullery and 3 Bedrooms with W.C. in Yard at rear.

THE PLEASURE GROUNDS are tastefully laid out and comprise :—On the West front—Well kept terraced Grass Lawn with large clump of Rhododendrons ; on the North side a large and picturesque Rock Garden, on the South side Two beautifully laid out Rose Gardens planted with nearly 3,000 Roses of the finest varieties, and Herbaceous borders. On the South-west—large Tennis lawn, bordered by shrubs.

The Pleasure Grounds are intersected throughout by a great length of sylvan walks bordered by well grown Plantations and shrubberies. Extending beyond the Western boundary of the Pleasure Grounds is an extensive and well timbered Park.

On the North side is a well kept Carriage Drive from Woodthorpe Drive.

The RANGE of GLASS HOUSES comprise :—Conservatory with Heating apparatus ; Lean-to Cold Plant House adjoining and lean-to 6-light Cold frame ; Double section Tomato House with Heating apparatus and lean-to 18 light Mushroom frame ; 3-light frame with heating apparatus ; Tomato House with Heating apparatus ; 6-light Cold frame and 20-light Cold frame ; Also large 4-Section VINERY and PEACH HOUSE.

A RANGE of BRICK BUILDINGS comprising Fruit Room ; Potting Shed ; Open Tool shed ; Stoke Hole with 2 Mona Boilers and one other Furnace with pipe connections to Vinery and other Glass Houses.

On the South east side of the house is a splendidly arranged Walled Garden containing Standard Apple, Plum and Pear trees of the leading varieties, Bush fruit, Wall trees, etc.

Also another Kitchen Garden adjoining on the South east boundary walled on two sides and well stocked with Wall fruit trees, Standard Apples, Pears, Plums and Bush fruit.

The whole of the Gardens are well supplied with water, and taps are laid in at convenient intervals.

The FIXTURES and Fittings on the Residence have been valued at the sum of £99 15s. 6d., and are to be taken to at such sum by the purchaser of the property, in addition, to the purchase price. A schedule of these will be produced at the time of Sale.

The Carriage Drive from Mansfield Road (extending to the Railway Tunnel) is not conveyed with this Lot but the Purchaser will enjoy a right of way over it for all purposes, subject to the existing Lease with the Nottingham Suburban Railway Company, as provided by the Sale Conditions.

### LOT 2

Coloured Yellow on Plan

## *A Piece of Garden Ground*

situate on the North side of the Stables of Lot 1, with extensive frontage to Woodthorpe Drive, and containing an area of

1 rood

or thereabouts.

This Lot is admirably suited for a Building site.

The purchaser of this Lot must erect and maintain a good and substantial fence in a line with the Stables to the Western boundary of the Garden and block up the existing Gateway.

LOT 3

Coloured Blue on Plan

*A Piece of Arable or Market Garden Ground*

suitable for conversion into a Building site, situate on the Eastern boundary of Lot 1, with an extensive frontage to Scout Lane, and containing an area of

4 acres 2 roods 34 perches  
or thereabouts.

LOT 4

Coloured Yellow on Plan

A

*Valuable Freehold Market Garden Holding*

comprising FARMHOUSE and SET of FARM BUILDINGS, ORCHARD, etc., situate fronting to the South side of the Carriage Drive leading to Lot 1 and bounded on the East side by the Railway cutting.

Also a PIECE of MARKET GARDEN and ORCHARD GROUND situate adjoining the South side of the Farm and approached from Winchester Street by a Roadway at the South-west corner, the last named premises being now in the occupation of Mr. Clower, the whole containing a total area of

3 acres 2 roods 36 perches  
or thereabouts.

The Farmhouse contains Kitchen; Living Room; Sitting Room with square bay; Entrance Hall; Scullery with copper and sink; Dairy; 5 Bedrooms, Box Room and Cellar.

The Buildings comprise—2 E.C.'s; 2 Stables, one used as Poultry House; Large lean-to Timber and wired Poultry run; Cow shed for 7 beasts; Large Barn; Lean-to Tool House; Wash-house and Coalplace.

The Orchard, is planted with about 120 Fruit trees, principally Apple, Plum and Pears, all in full profit.

LOT 5

Coloured Blue on Plan

A VERY

*Valuable Field of Grass or Building Land*

together with the Carriage Drive adjoining, situate and having considerable frontages to the Mansfield Road and Woodthorpe Drive, bounded East by the Railway Cutting, and containing an area of

12 acres 0 roods 10 perches  
or thereabouts.

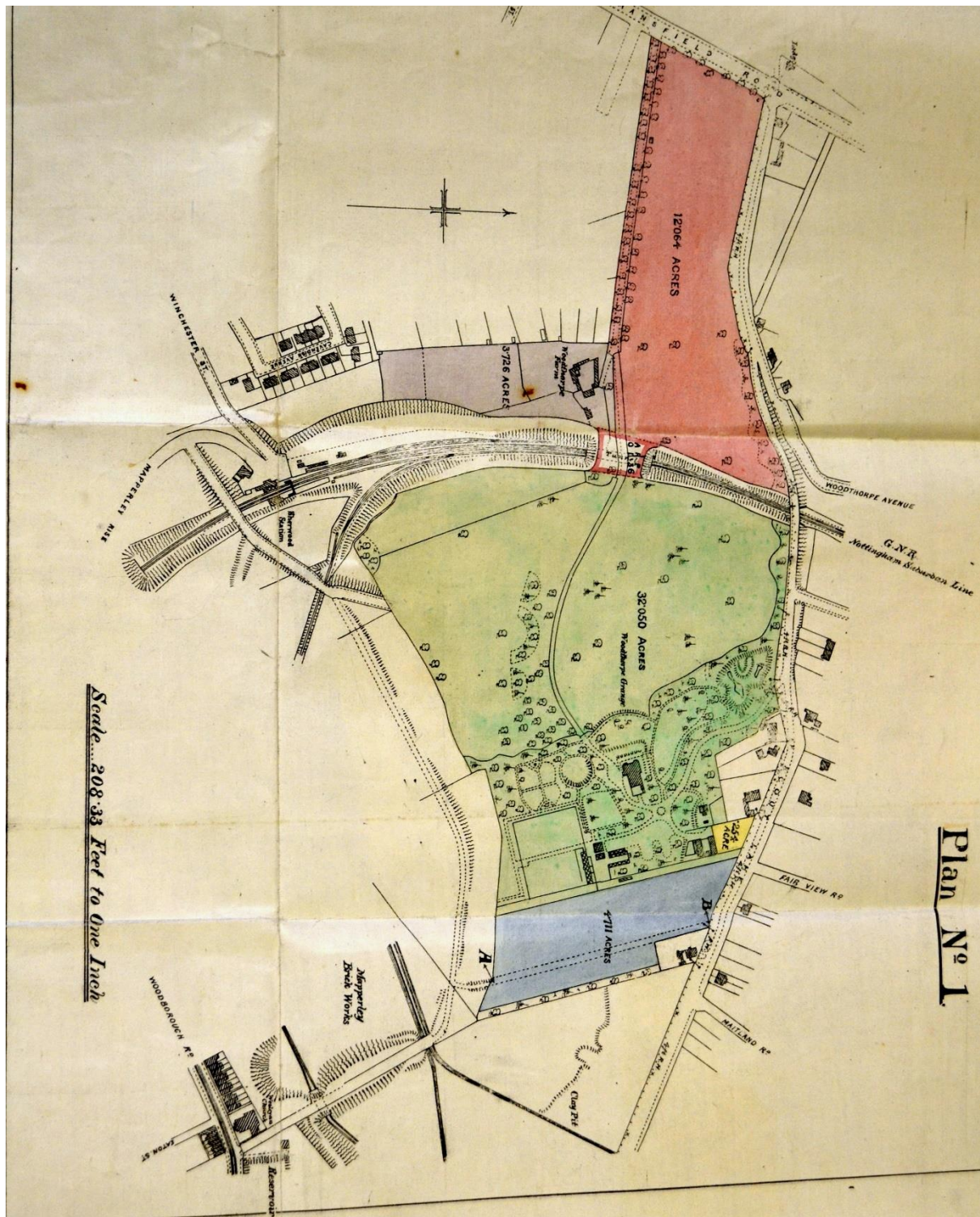
There are a large number of Timber and ornamental trees on the West and North boundaries of this Lot.

A right of way for all purposes is reserved over the Private Carriage Drive, for the benefit of the Purchasers of Lots 1 and 4.

VACANT POSSESSION will be given of the whole of the Lots, with the exception of the portion of Lot 4 occupied by Mr. Clower.

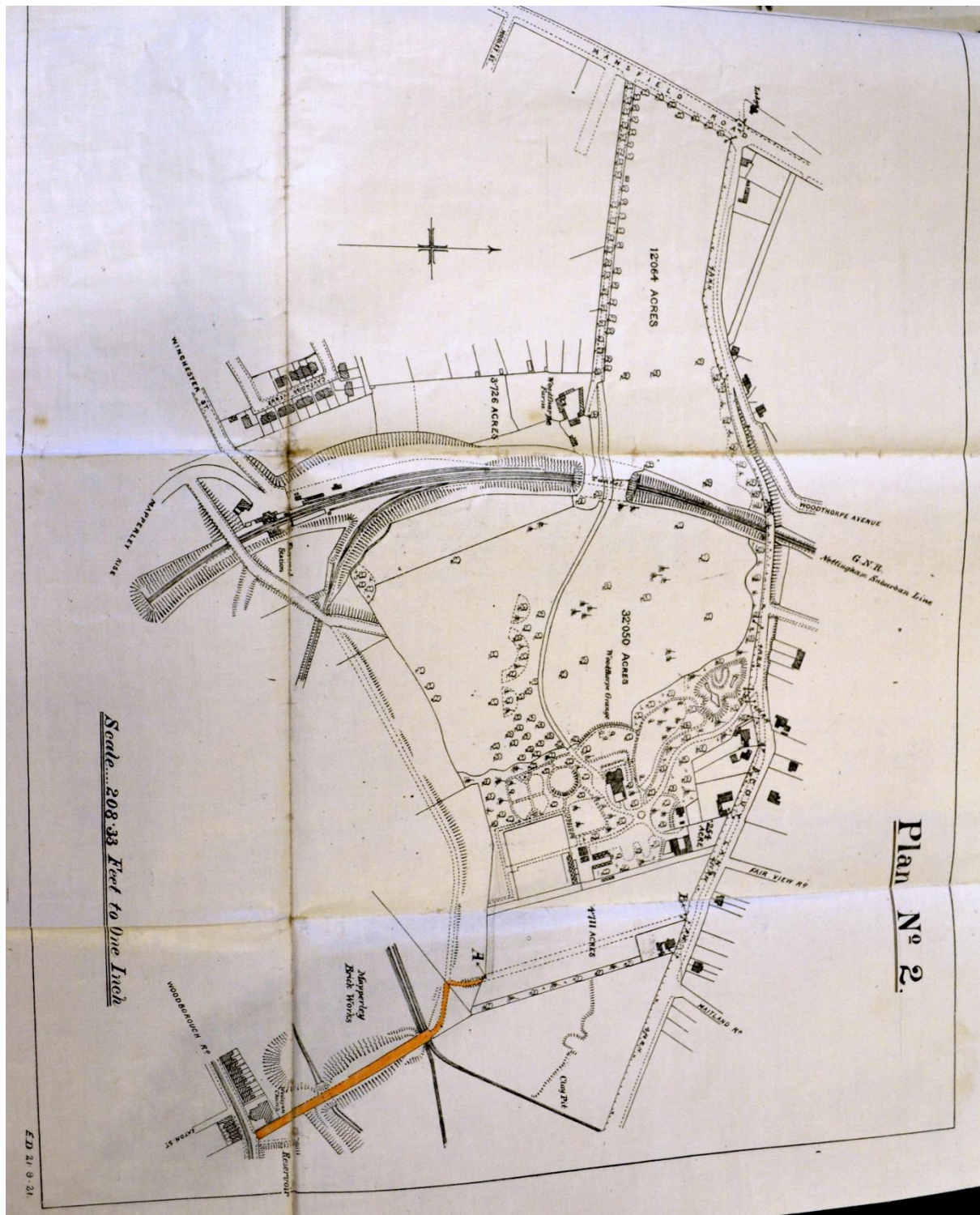


1921: The Sale in 5 Lots of the Woodthorpe Estate





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**The Abstract of title shall commence** at to each of the Lots with an indenture dated the 10<sup>th</sup> day of February 1901 and made between Annie Maria Hooley of the one part and Sir Henry Arthur White Kt of the other part being a conveyance on sale.

The small piece of land forming the surface over the Railway Tunnel show on the said plan and lying between Lots 1 and 5 was leased by the Nottingham Suburban Railway Company to Henry Ashwell a former owner of the property for a term of fifty years from the 1<sup>st</sup> day of January 1890 if the said Henry Ashwell should so long live by terminable on his death at the yearly rent of £1 subject to the convenience of the lessee and conditions of the lease contained. The said Henry Ashwell died in the year 1909 but the owners and occupiers of Woodthorpe Grange have continued to use and enjoy the said piece of land and have paid the yearly rent of £1 in respect thereof up to the present time. The vendors will assign to the Purchaser of Lot 1 and the Purchaser shall indemnify the Vendors and observance of the covenants in the said lease contained.

The purchaser of Lot 1 shall erect and maintain a sufficient fence on the eastern side of the said Lot. The purchaser of Lot 2 shall fence as provided for in the particulars of the sale. The purchaser of Lot 4 shall erect and maintain a good and substantial fence along the northern boundary of the said Lot and shall also maintain the existing entrance gate and posts dividing the Lot from Lot 6.

The purchaser of Lot 1 and the purchaser of Lot 4 shall have the right to use and enjoyment of the carriage drive shown on the plan forming part of Lot 5 as a road or way of the width of 18 feet for the purpose of providing access to and from such Lots from and to Mansfield Road. The said carriage drive shall at all times be left open and unbuilt upon for use as a private road by all persons for the time being entitled thereto. The said carriage drive and the entrance gates and posts on the Mansfield Road shall be maintained and kept in repair by the purchaser of Lot 5. The purchaser of Lot 1 shall contribute two-fifths part of the cost of the maintenance of the said carriage drive and the entrance gates and posts. The purchaser of Lot 4 shall contribute one-fifth of the expense thereof.

Lot 3 is sold together with the right of road for the purchaser his heirs and assigns and his and their servants visitors workmen and labourers of foot horseback or in carriages or in any other manner and also with carts carriages vehicles or other machines whatsoever and with cattle or horses at all times for ever hereafter of a road of the width of 30 feet to a road called Mapperley Plains Road across and over the adjoining lands of the Nottingham Patent Brick Company Limited unto and from the South East of the said road.

The Lots are sold with the full benefit of all rights and arrangements granted or reserved to the said Henry Ashwell in and by a certain indenture on the 21<sup>st</sup> day of February 1890 being a conveyance of certain portions of the estate to the Nottingham Suburban Railway Company including a right of horse carriage and foot road over and along the carriage drive leading from Mansfield Road to Woodthorpe Grange where the carriage drive crosses the railway and of the several covenants therein contained and on the part of the said Railway Company to be reserved and performed.

The purchaser of each Lot shall in the assurance to him of such Lot covenant with the vendors to observe and perform the covenants on the part of the said Henry Ashwell contained in the several indentures of conveyance to him of certain proportions of the said Lots so far as to say such covenants ought henceforth to be observed and performed and to indemnify the vendors and their estate and effects from and against all claims and demands in respect of the non-observance or non-performance of such covenants. The said Henry Ashwell purchased a portion of the estate in parcels as then laid out in building plots and these covenants mainly refer to the making and sewerage of certain proposed streets by the said Henry Ashwell having purchased the whole of the plots abandoned the streets.

Proper covenants by the purchasers for carrying into effect these special conditions shall be inserted in each conveyance and shall be approved of by the vendors solicitors.

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The rate of interest on the balance of purchase money unpaid at the date fixed for the completion shall be six per cent per annum in lieu of five per cent referred to in General Condition 4 (i).

The Lots are believed and shall be taken to be correctly described but if any error misstatement or omission be discovered in the particulars plans or conditions the same shall not annul the sale nor form the subject of compensation by either vendors or purchases.

If any Lot shall not be sold at the present sale the vendors and all persons claiming under them shall in respect of such unsold Lot have the same easements and rights over and against the sold Lots as would be required by a purchaser at the present sale and the conveyance of the sold Lots shall expressly reserve such right.

Should any dispute arise between the vendors and any purchaser or between the purchasers of any Lots as to be the boundaries rights privileges or easements or any point arising on these presents of the plans and particulars or the interpretation of any part thereof the matter in dispute shall be referred to the arbitration of the auctioneers whose decision shall be conclusive and binding to all parties.