



## Sale of Property in the Parishes of Hungerford & Shalbourne

### Berkshire.

To be sold by auction by Mr. Hanson. In two lots, on Thursday the 11th March next, between the hours of 12 and 3 in the afternoon, at the Black Bear Inn, Hungerford, by particulars and conditions of sale to be then and there produced, the following valuable freehold and leasehold estates, situated in the parishes of East Shalbourne and Hungerford in the said county.

#### LOT I.

Consisting of a freehold messuage or tenement, with barn, stabling, cart-houses and other buildings fit for carrying on the farming business; two brick-kilns with buildings and conveniences for carrying on the brick-making business, viz. plenty of clay, sand, chalk, and water, with a furze ground adjoining; together with several pieces of arable and meadow land contiguous and adjoining, amounting in the whole to 50A [acres]. 2R. [roods] 38P. [perches]

Also a leasehold estate; consisting of 190 acres of arable, pasture and coppice ground, with a right of feed of a piece of land, containing about three acres, set out for making a road from Shalbourne to Newbury, held under Lord Aylesbury for three lives, (which are all living and in good health) viz. Joseph Warton, of the city of Winchester, aged about 60; Francis Rolfe, of Bagshot, about 55, and Thomas Harwood, of Shepperton, clerk, aged about 45; subject to an annual rent charge of 45s. Also other leasehold lands, containing arable, pasture, and meadow, 27A. 2R. 26P. held by a lease under the said Lord Aylesbury, for three lives (all living and in good health) subject to an annual rent of 13s.

All the before-mentioned freehold and leasehold premises are occupied and held together by lease for 14 years, by David Jackson, at the yearly rent of £150. The timber on the freehold estate to be taken at a valuation, according to the custom of the country.

#### LOT II.

Shalbourne East Court or Bagshot Farm; consisting of a messuage or tenement, barns, stables, out-houses, &c. together with 183A. 1R. 34P. of arable, pasture, meadow and coppice land, situated in the parish of Shalbourne aforesaid, held by lease under the said Lord Aylesbury for three lives, viz. the aforesaid Francis Rolfe and Thomas Harwood, and John Rolf, brother of the said Francis Rolfe, subject to a reserved rent of £10. Per annum, and £5. for a herriot on the death of each life, dying in succession as they are named in the lease, and lett to the aforesaid David Jackson for the term of 14 years from Michaelmas last, at the yearly rent of £103.

All the lands on the aforementioned estate have been lately measured, and contain in statute acres the number set forth as above. The estate is situated about 3 miles from Hungerford, 10 from Newbury, 10 from Marlborough, 12 from Andover, 44 from Bath and 64 from London.

For further particulars, enquire of Mr. Hanson, auctioneer, Reading. Letters, post paid, will be duly answered.

**Reading Mercury, 1 February 1779**