



## SALE OF A WILTSHIRE VILLAGE

### Mr. Nathanael Young's Winterbourne Estate

Mr. T.H.S. Ferris, auctioneer, of Devizes, met a good company at the Bear Hotel Assembly Room after market on Thursday, when he offered Mr. N.R.R. Young's freehold agricultural estate for sale.

The property comprised nearly the whole of the village of Winterbourne Monkton, including four large mixed farms, 45 cottages, small-holdings, accommodation pasture fields, etc., the whole comprising an area of about 2,040 acres, and producing a gross rental of £1,846. The estate is free of tithe and Land Tax, and comprises some of the richest land in this part of the country. The farm houses and buildings are exceptionally good, and the water supply is excellent and up-to-date.

First offering the estate as a whole, Mr. Ferris received an opening bid of £20,000 for it, but it did not reach more than £30,000, at which figure it was withdrawn and offered in lots.

All the properties sold with two exceptions. Parsonage Farm, just over 204 acres, the major portion of which is let to Mr. A.W.C. Parsons, at £175 a year, the aggregate rental being just under £200 per annum, was withdrawn at £3,750.

West Farm, a mixed freehold holding, just over 793 acres. With farm house, buildings, and numerous cottages, was purchased by Mr. H.J. Horton, of Eisey, for £11,750. It is now let to Mr. J. Peak Garland, whose proportion of the rental is £746, Mr. Douglas Young (£44), Mr. A.W.C. Parsons (£17 10s.), besides two cottages (£7 a year).

Middle Farm, nearly 566 acres, with a farm house, buildings, and eight cottages, let to Mr. H. Greader for the most part, at an annual rental of £386, the total being £397 13s 6d., was bought by Mr. F. Greader, of Horton, for £7,550.

East Farm, which has been tenanted by Mr. Young's nephew, Mr. Douglas Young (now serving as an officer in the Army) was bought by Mr. Smith, of Newport, Isle of Wight, for £8,150, after considerable competition. The farm has an area of nearly 466 acres, with farm house surrounded by ornamental grounds and a wealth of timber, the annual rental being £361, £346 of which is paid by Mr. Douglas Young. Mr. V. Spackman and Mr. H. Greader holding the remaining small portions. There are seven cottages on the farm.

The other lots were smaller, consisting of dwelling houses, cottages, and land, the whole of which were sold, with the exception of Windmill House, let a £10 a year to Mr. C. Garnett, which was withdrawn at £145.

Both Lot 2 and Lot 10 were afterwards sold privately to Mr. Smith, of Berwick Bassett. Messrs. Keary, Stokes, and White, of Chippenham, were the solicitors acting on behalf of the vendor.

**Source: Wiltshire Telegraph 28 July 1917**