

By direction of Edward Huth, Esq.

SUSSEX

About 6 miles from Hayward's Heath Station, and 13 miles from Brighton, from whence there is an excellent Bus service.

Illustrated Particulars, with Plan and Conditions of Sale
of the

REMAINING PORTIONS

of the

Wykehurst Park Estate

BOLNEY

Extending in all to

about 380 acres

To be offered for Sale by Auction as a Whole, in Lots or Blocks, by Messrs.

KNIGHT, FRANK & RUTLEY

(Sir Howard Frank, Bart., G.B.E., K.C.B., John F. Knight, F.A.I., Alfred J. Burrows, F.S.I., Arthur H. Knight, F.A.I.)

At the "Goldings Hotel," Hayward's Heath Station,
On WEDNESDAY, the 4th day of NOVEMBER, 1925.

At 2.30 p.m. precisely

(unless previously disposed of privately as a Whole or in Blocks).

Solicitors: Messrs. SUTTON, OMMANNEY & OLIVER,
3 & 4, Great Winchester Street, London, E.C.2.

Land Agents: Messrs. R. H. & R. W. CLUTTON,
Hartwood, Reigate, Surrey.

Auctioneers: Messrs. KNIGHT, FRANK & RUTLEY,
20, Hanover Square, London, W.1; 90, Princes Street,
Edinburgh; 78, St. Vincent Street, Glasgow; 41, Bank
Street, Ashford, Kent.

GENERAL NOTES

SITUATION.—The Wykehurst Park Estate occupies a convenient position about six miles from Hayward's Heath, 13 miles from Brighton, and 37 miles from London.

TENURE AND AREA.—The Estate is Freehold and extends to about **379 acres 2 roods 4 perches**.

THE MANSION (which is fitted with every modern convenience and luxury) is seated on a southern slope about 300 feet above sea level, with magnificent and extensive views to the South Downs.

THE ACCOMMODATION affords: Entrance Hall, four Lofty and Well-lighted Reception Rooms, Billiard Room, 15 Principal and Guests' Bed and Dressing Rooms, five Bath Rooms, nine Servants' Bed Rooms, Complete Staff Quarters.

Telephone and Electric Light installed. Modern Drainage. Central Heating.

Stabling for eleven Horses. Garages for six Cars. Men's Rooms.

Three Entrance Lodges. Gardener's and Keeper's Cottages. A Private Residence known as "Hazeldean" and six Cottages.

SPORTING FACILITIES.—*Golf* at Hayward's Heath and Handcross. *Hunting* with the Crawley and Horsham Foxhounds.

BUILDING SITES.—There are several beautifully situated and Well-timbered Park-like Building Sites of varying acreage ripe for immediate development.

TRANSPORT.—Regular Services of Motor Omnibuses pass the Estate, connecting Hayward's Heath, Handcross Brighton and London.

NOMINAL OUTGOINGS.—The Tithe has been redeemed. Land Tax believed to be £1 14s. 8d. per annum.

POSSESSION.—Vacant Possession will be given of the Mansion, Park, Grounds and Lands In Hand, subject to the service occupations of the Cottages.

TIMBER.—There is a considerable quantity of matured Oak, Ash and Larch upon the Lots.

SUMMARY OF ESTATE AS OCCUPIED

LOT.	DESCRIPTION.	TENANT.	QUANTITY DECIMAL ACREAGE.	RENT. £ s. d.
Pts. 27, 28, 29, 30 & 36 and 31 to 34 (inc.).	Arable and Pasture Land.	In Hand	26.486	—
38 to 43 (inc.) and Pts. 36 & 37.	Pasture Land and Buildings, Chates- grove.	In Hand	22.429	—
44 & 45	"Hazeldean" House and Two Cottages.	E. L. Short, Esq.	10.698	235 10 0 (apportioned)
5	Wykehurst Corner Cottages.	Mr. James Newman Mr. E. Kinch Mr. Wm. Lewis Mr. L. Pratt	.837	{ 5 4 0 10 8 0 10 8 0 10 8 0
Pt. 1	West Lodge	Mr. F. T. Awcock	—	10 8 0
Pt. 8	Garage	Mrs. Ross	—	6 10 0
Pt. 18	Cottage and Garden	Mr. L. Sherlock	—	10 8 0
2, 3, 4, 6, 7, 9-17, 19- 26, 35, and Pts. 1, 8, 18, 27, 28, 29, 30, 36 & 37.	Mansion, Park, Wood- lands, Lodges, etc.	In Hand	319.075	—
TOTAL A.			379.525	£299 4 0

Landlord's Outgoings:

Land Tax (approximately)	£ s. d.
	1 14 8

SUMMARY OF ESTATE AS LOTTED

LOT.	DESCRIPTION.	TENANT.	QUANTITY DECIMAL ACREAGE.
1	Wykehurst, 2 Lodges, Grounds, etc.	In Hand & Another	29.868
2	Market Gardening Holding & Cottage	Do.	5.030
3	Building Site in Park	Do.	8.806
4	Building Site opposite Park ..	Do.	1.050
5	Wykehurst Corner Cottages ..	Mr. J. Newman & Others.	.837
6-8 (inc.)	Three Building Sites opposite Park	In Hand, etc.	2.837
9	Residential Site in Park	Do.	46.778
10 & 11	Two Building Sites in Park ..	Do.	3.660
12	Grazing, Holding or Building Site in Park.	Do.	13.540
13	Residential Site in Park	Do.	17.830
14-17 (inc.)	Building Sites in Park	Do.	8.045
18	Cottage Holding at Furzefield ..	Mr. L. Sherlock & In Hand.	2.480
19	Wood and Park Land	In Hand	30.176
20-23 (inc.)	Building Sites at Furzefield	Do.	7.900
24	Residential Site in Park	Do.	21.160
25	Do. Do.	Do.	9.794
26	Residential Holding in Park with Lodge	Do.	17.173
27-34 (inc.)	Building Sites near Warninglid ..	Do.	37.490
35	Area of Woodland	Do.	13.289
36	Do.	Do.	56.803
37	Do. and Pasture	In Hand	27.611
38-43 (inc.)	Building Sites	Do.	6.670
44	Hazeldean, Bolney	E. L. Short, Esq.	10.452
45	Pair of Cottages, Cuckfield Lane ..	Do.	.246
TOTAL A.			379.525

STIPULATIONS

(To be deemed part of the Conditions of Sale.)

1. TIMBER.—All growing Timber, which is of considerable value, Timberlike Trees, Tellers, Plantations and Underwood belonging to the Vendor will be included in the Sale. All felled and some standing Timber, hammer marked W.C. is excluded from the Sale with the right of access for the purpose of clearing same.

2. FIXTURES AND BUILDINGS.—All Fixtures the property of the Vendor will be included in the Sale. All Buildings belonging to the Tenants, whether mentioned in these Particulars or not, are expressly excluded.

3. TENANCIES, RIGHTS OF WAY, EASEMENTS AND OUTGOINGS.—The Sale is subject to existing Tenancies, Rent Restrictions and Agricultural Acts; Rights of Way, Rights of any Public Authorities, Telephone Wayleaves, Water, Drainage, Easements and Outgoings affecting the Property, whether mentioned in these Particulars or not. The apportionments of Outgoings, where necessary, have been made for the convenience of intending Purchasers; their accuracy is not guaranteed, and no claim can be admitted for any error, misstatement or omission. The Vendor shall not be called upon to give legal effect to such apportionments.

4. LANDS IN HAND (other than Woods).—The Purchaser of any Lands in hand shall take and pay for, in addition to the Purchase Money, the valuation of tenant-right, according to the custom of the country, on a market price basis to which an outgoing tenant would be entitled on quitting, except that the Vendor shall not be liable for dilapidations or crops sold off. A Purchaser shall repay to the Vendor any tenant-right for which he, the Vendor, is liable, with his costs therein as certified by the Valuers.

5. PLAN, QUANTITIES, ETC.—The Plan and Quantities are taken from the 1911 edition of the Ordnance Survey and with the Particulars are believed to be correct, but their accuracy is not guaranteed and no claims can be admitted for errors or discrepancies.

6. WATER SUPPLY.—The existing water supply (which will continue until Ladyday, 1926) to Lots 1, 2 and 5 is derived partly from a spring at Beggarsbush, whence it is pumped by a $3\frac{1}{2}$ h.p. oil engine and carried by pipes to an open reservoir on Lot 4, and partly from a well at Distillery Buildings, into a closed reservoir also on Lot 4.

The Purchaser of Lot 1 shall enter into a covenant to pump water and supply Lots 2 and 5 until Ladyday, 1926, subject to it being available, at the respective rates of £4 and £3 per annum. Should the cottages comprised in Lot 5 be sold separately the rate for each cottage shall be at 15/- per annum.

The Purchaser of Lot 1 shall also covenant to continue the supply to certain other properties until Ladyday, 1926, from which rents at the rate of £12 per annum are received.

Lot 2 is sold subject to a wayleave for pipes to pass through the Lot with the right for the Purchaser of Lot 1 to enter upon the Lot for the purposes of inspection, repairing and renewing same until Ladyday, 1926.

Lot 4 is sold subject to the Purchaser of Lot 1 having the use of the two reservoirs until Ladyday, 1926, with full right of access for the purposes of inspection, maintaining and repairing same.

7. The Purchaser or Purchasers of any Lot or Lots which form a part or parts of a Holding shall, if required by the Vendor, join with him in giving to the tenant of such Holding Notice to Quit, and shall indemnify the Vendor against all claims, as certified by the Valuers or the Umpire, arising out of the said Notice, in so far as the claims are attributable or apportionable to the Lot, or Lots, bought by the Purchaser, or Purchasers; and none of such Purchasers shall, after the service of the Notice, do any act or thing which shall invalidate it.

8. FENCES.—The "T" mark on the plan indicates the ownership of the proposed fences, and the purchaser whose ownership is so indicated shall covenant to erect an approved fence to the satisfaction of the Auctioneers or Land Agents, and for ever thereafter to maintain the same. The Vendor shall be under no obligation to fence unsold Lots.

9. GENERAL.—Any Valuations on behalf of the Vendor will be carried out by the Auctioneers or Land Agents or their nominee, who will also fairly apportion the Rents and decide any question arising out of the Particulars, Plan and Stipulations, as to party walls or fences, boundaries, rights of way and all other matters, and their decision shall be final and binding upon all parties.

10. ORDER OF SALE.—The Vendor reserves the right to sell the whole Estate or any Lot or part of a Lot privately, to alter the order of Sale, to amalgamate Lots or to withdraw the whole or any Lot or Lots without declaring the reserve price.

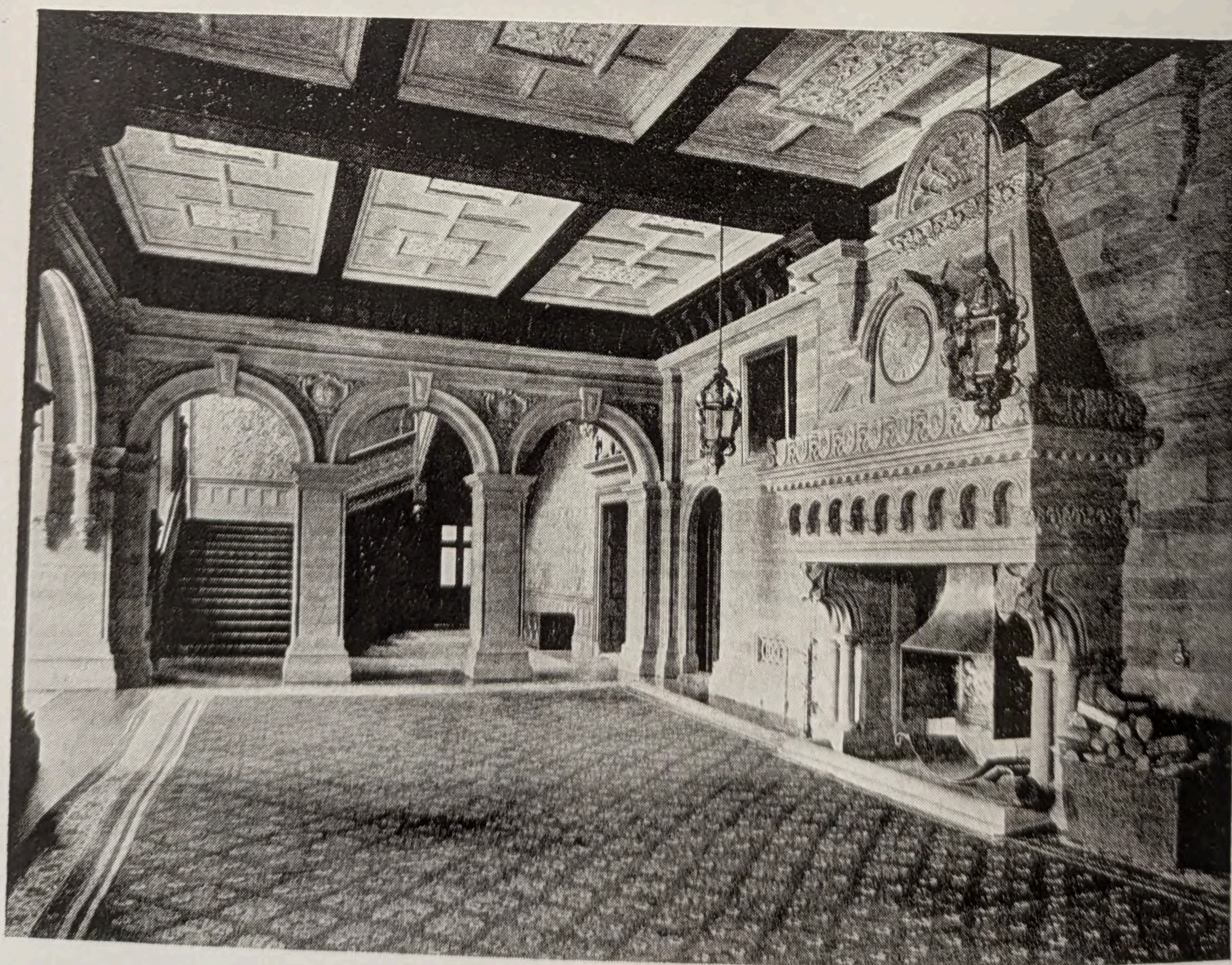
11. RIGHT TO HOLD SALES.—The Vendor reserves the right to hold a Sale or Sales of Furniture, etc., on the premises at any time prior to the date of the completion of the purchase.

12. CONTRACTS.—Contracts will be made upon these Particulars, Conditions, Stipulations and Revision Notes (if any), which may be issued before the Sale and subject to any alterations announced at the Sale.

13. In case of any inconsistency between these Stipulations and the Conditions of Sale, the latter shall prevail.



WYKEHURST. Lot 1.—THE DINING ROOM.



WYKEHURST. Lot 1.—THE INNER HALL.

Sold with Lot 2
@ £6100.

PARTICULARS

LOT 1

(Coloured Brown on Plan)

WYKEHURST PARK

is situated North of the Village of Bolney, about six miles from Hayward's Heath on the Main London, Brighton and Eastbourne Line, thirteen miles from Brighton, and 37 miles from London and extends to about

29a. 3r. 19p.

The Stately Mansion

designed by the late Edward Barry, R.A., and built by Cubitts, of local stone, with tiled roof, is fitted with every modern convenience, and occupies a beautiful position about 300 ft. above sea level on a gentle Southern slope with magnificent and extensive views to the South Downs. It is approached from the West by a Drive running from Warninglid Road by the

WEST LODGE

(containing four rooms) let to Mr. F. T. Awcock on a Four Weeks' Tenancy, and through Woodland terminating at the North Front.

The North Drive is also guarded by a

LODGE

(containing five rooms) and also terminates at the North forecourt.

THE HOUSE

is entered through a massive oak door, opening into the ENTRANCE LOBBY giving access by glass-panelled swing doors to the

Magnificent Hall

about 70 ft. in length and 30 ft. in width, relieved by Stone Arches, and planned with massive stone fireplace with Dog Grate, the walls are partly stone and partly decorated in old Spanish leather, and the flooring is of polished oak. At the East End is the

WIDE OAK STAIRCASE

broken by half landings and terminating at a wide Gallery on the First Floor.

The Lofty Suite of Reception Rooms

are on the South and West sides of the Ground Floor, and are planned with deep bay windows opening on the South Terrace, from which charming views are obtained.

LIBRARY

(about 40 ft. by 31 ft.) is panelled in oak, fitted with bookcase and frieze of fine old Spanish leather, otherwise panelled throughout.

DRAWING ROOM

(about 40 ft. by 20 ft.) panelled in brocaded silk and fitted with white marble mantel, having carved plaster ceiling, supported by four marble pillars. French windows open on to a stone Loggia leading to the terrace.

DINING ROOM

(about 33 ft. by 31 ft.), richly panelled in old carved walnut, with finely carved mantel and sideboard, moulded ceiling raftered in walnut and handsome fireplace. Stately windows open on to the Terrace.

MORNING ROOM

(about 18 ft. 6 in. by 20 ft.), fitted with handsome fireplace.

BOUDOIR OR TEA ROOM

(about 20 ft. by 15 ft.), fitted with polished steel fireplace.

BILLIARD ROOM

(about 30 ft. by 28 ft.), fitted with marble mantel, fireplace, raised platform and window seats, and oak parquet floor.

BUSINESS ROOM, SERVING ROOM and GUN ROOM with Telephone. Cloak Lobby, Ladies' Cloakroom and W.C., and Gentlemen's Lavatory.

ON THE FIRST FLOOR are planned

The Principal Bed Rooms

including a private suite with separate corridor, bath room and W.C., and having a South aspect.

The Suite comprises: A HANDSOME BED ROOM (about 35 ft. by 17 ft 9 in.), with open fireplace, tall windows opening to Balcony Balustrade. Adjoining is a large BED OR DRESSING ROOM (about 20 ft. 6 in. by 20 ft.), having carved mantel, open fireplace, and finely moulded plaster ceiling. This leads to the

BOUDOIR

(about 28 ft. by 19 ft. 6 in.), decorated in fine old Spanish leather, and having richly carved mantel, open fireplace and deep bay with stately French windows opening to Balcony under stone Portico. A door leads to the Main Corridor, at the end of which is the WEST BED ROOM (about 21 ft. 6 in. by 20 ft. 6 in.), with finely-carved walnut mantel and having tiled open fireplace. A communicating door leads to a large BED ROOM OR DRESSING ROOM measuring about 19 ft. by 16 ft., with richly carved walnut mantel, tiled fireplace and small Lobby adjoining.

MAID'S ROOM measuring about 19 ft. by 15 ft. 6 in., with open fireplace.

THE NORTH BED ROOM (about 23 ft. 6 in. by 18 ft. 6 in.), with carved mantel and open fireplace; adjoining is a large Dressing Room.

To the South of the Galleried Landing is THE SOUTH BED ROOM (about 23 ft. 6 in. by 19 ft. 6 in.), with richly carved mantel, open fireplace, and completely panelled in walnut and fine old needlework tapestry, and having deep bay. Adjoining is a large BED ROOM OR DRESSING ROOM (about 15 ft. 3 in. by 15 ft. 3 in.), similarly panelled in walnut and tapestry, and having carved mantel. Conveniently placed are BATH ROOM with tiled fireplace, also W.C., and Housemaid's Closet with sink. An oak Staircase leads to the *SECOND FLOOR*, on which are SEVEN GUESTS' BED ROOMS measuring respectively about 30 ft. by 16 ft. 9 in., 21 ft. by 12 ft. 9 in., 20 ft. 6 in. by 15 ft. 6 in., 14 ft. by 11 ft., 14 ft. by 13 ft., 19 ft. by 17 ft. 9 in., and 25 ft. 6 in. by 16 ft. 6 in., mostly with South aspect, and all fitted with fireplaces.

FIVE MAIDS' BED ROOMS conveniently situated, and Box Room, Two Bath Rooms, Three W.C.s, and Maid's Store Room on Half Landing, and Housemaid's Closet.

Stairs lead from the Ground Floor down to

THE STAFF QUARTERS

which include: Electric Service Lift, Lofty and Well-lighted Kitchen, fitted with "Benham" range, gas-heated Hot-plate Dresser and Hot Cupboards, Scullery fitted with range, copper, sinks, and dresser; Four Larders with slate shelving and white-tiled walls, Game Larder, Servants' Hall with deep bay, fireplace, and bench with drawers; Four Men's Bed Rooms and comfortably appointed Housekeeper's Room; Two large Store Cupboards; Still Room with gas and open ranges, sink and dresser; Maid's Sewing Room, China and Box Room, Men's Service Bath Room and W.C., Two Store Rooms, Boothole with Cupboards, Store Room with Dressers and Cupboards, Stokehole with "Boyd's" boilers for House radiators, Lobby with Staircase to upper floors, Butler's Bed Room, capital Butler's Pantry, fitted complete with

cupboards, sinks and benches ; another Stokehole with " Saville " Boiler to supply Bath Rooms ; Coal Store. Outside : Petrol Gas Plant for cooking, and gas rings, etc., Wood Shed, Coal House, Larder and W.C.

THE PLEASURE GROUNDS

are simple and natural, with Terrace Gardens protected by stone Balustrade walls with stone steps connecting the lower gardens, water garden, wide stretching lawns, magnificent groups of Azaleas, Rhododendrons and Camellias, and relieved by stately grown timber of fine variety.

The Stabling

is of stone and tile construction, being situated at a convenient distance from the House around a courtyard, comprising : GARAGE for Four Cars, with Four Men's Rooms over. A Second GARAGE for Two Cars, Loose Box, 5-stall Stable and Five Loose Boxes, with tiled and stone walls ; Heated Harness and Cleaning Room ; Coal Store ; Furnace Room with stove for heating Stables. Clock Tower with Clock.

The Suction Gas Plant

is stored in a detached brick-built Shed, and includes a 20 h.p. Suction Gas Engine, Two Cooling Tanks, Dynamo, Switchboard, 54 Cells (renewed 1922). A most excellent system of Electric Lighting is installed throughout the House.

The whole is In Hand and, subject to the service occupations of the Two Lodges,

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

SCHEDULE

NO. ON PLAN.	DESCRIPTION.	QUANTITY DECIMAL ACREAGE.
	PARISH OF BOLNEY.	
Pt. 51	Mansion, Grounds, two Lodges, Stabling, etc.	20.690
Pt. 52	Park	6.760
Pt. 210	Do.	2.260
247	Pond	.158
	TOTAL .. A.	29.868

NOTE.—See Stipulation No. 6 as to Water Supply.

Landlord's Outgoings :

Land Tax—as assessed.