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Particulars  
OF  
*Park-Hatch Estate,*  
IN THE COUNTY OF SURREY,

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To be Sold by Auction,  
JUNE 29th 1814.

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PRINTED BY RUSSELLS, GUILDFORD.

85/2/1 1796.90

# Particulars

AND CONDITIONS OF SALE,

OF THAT TRULY VALUABLE AND IMPORTANT

## **FREEHOLD ESTATE,**

*CALLED PARK-HATCH,*

THE PROPERTY AND RESIDENCE OF J. H. BUTCHER, ESQ.

COMPRISING

A Commodious Mansion,

In complete Repair,

WITH DETACHED OFFICES, WALLED-IN GARDENS, PLEASURE GROUNDS, ORCHARDS, FISH PONDS,  
COACH HOUSE, DOG KENNEL, AND STABLING;

TOGETHER WITH

## **TWO FREEHOLD FARMS,**

*Called Lowlands and Upfolds,*

AND COMPLETE AGRICULTURAL BUILDINGS,

Consisting of several Laborers' TENEMENTS, 5 BARNs, Stabling for 12 Horses, Granary, 4 Gate-rooms, Cattle Lewis,  
Fattening Stalls, Piggery, and Waggon and Cart Sheds,

AND THE SURROUNDING ENCLOSURES OF

*Rich Arable, Meadow, Pasture, & Wood Land,*

FULL OF THRIVING TIMBER, CONTAINING TOGETHER MORE THAN

# **300 ACRES,**

Upwards of 40 Acres of which are EXCELLENT MEADOW, — Nearly within a Ring Fence,

In the Parishes of HASCOMB and DUNSFOLD,

in the County of Surrey,

About a Mile and a half from the intended Wey and Arun Junction Canal, and within one Mile of the Turnpike Road leading to Brighton,  
through Horsham, 28 Miles from London and Portsmouth, 5 from Godalming, and 8 from Guildford.

WHICH WILL BE SOLD BY AUCTION,

BY

## **Messrs. Peacock and Son,**

*On Wednesday the 29th day of June, 1814.*

AT THE KING'S ARMS INN GODALMING, SURREY,

**IN ONE LOT.**

*The Premises are in the hands of the Proprietor, and possession may be had at the time of completing the Purchase, or  
sooner if an arrangement can be effected.*

To be Viewed within 21 days of the Sale, between the hours of 11 and 4, by leave of the Proprietor or Mr. MELLERIN,  
his Solicitor; and printed descriptive Particulars may be had at the principal Inns at Guildford, Farnham, Petersfield,  
Petersfield, Horsham, and Dorking; at the AUCTION MART, London; of GEORGE PALMER, Esq. 6, Doughty Street,  
London; and of the Auctioneers and Mr. MELLERIN, Godalming, at whose Office may be seen a plan of the Estate.



TOTAL.	A.	R.	P.
Lowlands.....	165	1	30
Upfolds .....	136	0	17
	301	2	7

QUALITY.	A.	R.	P.
Meadow and Pasture....	45	1	31
Arable, Buildings, &c..	217	2	1
Wood, &c.....	38	2	15
	301	2	7

SIX OR EIGHT THOUSAND POUNDS, PART OF THE PURCHASE MONEY, MAY AT THE OPTION OF THE PURCHASER REMAIN ON MORTGAGE.

The Estate is subject to £10. 8d. per annum for Land Tax, to 5s. 10d. for Quit Rents, and to 2 Herlots on Death.

The MANSION is an EXCELLENT MODERN STRUCTURE, most delightfully situate on an eminence, commanding beautiful and picturesque Views over the Wilds of SURREY, SUSSEX, and KENT;—the Estate is peculiarly congenial for the growth of TIMBER, and altogether forms a singularly eligible situation for a Gentleman fond of field sports, for the present proprietor having spared no expense in preserving the Game, has rendered it in that respect almost without its rival.

The neighbourhood is pleasant and healthy and abounds with Game; several Packs of Harriers are kept at a convenient distance.

The Purchaser will have the option of taking the best adapted HOUSEHOLD FURNITURE, growing CROPS, and FARMING STOCK at a fair valuation.

## CONDITIONS OF SALE.

1. The highest bidder shall be the purchaser; and if any dispute arise between two or more bidders, the estate shall be put up again at a former bidding.

2. No person to advance less than £10. at each bidding, or retract his or her bidding.

3. The purchaser to pay into the hands of the vendor's solicitor, a deposit of £15. per cent. on the amount of the purchase-money, in part thereof, and sign an agreement for payment of the remainder, on, or before the twenty-first day of DECEMBER next; when a proper conveyance to him, to be prepared at his own expense, shall be executed, and such purchaser put into the possession of the premises; and to which time all out-goings shall be paid by the vendor.

4. The vendor shall make a good title and deliver an abstract thereof, at his own expense, within one month from the day of sale.

5. The purchaser to take the timber, timber like trees, tallows, and pollards, down to six-pence per stick inclusive, and likewise all the dung, manure, dressings, half dressings, seeds, fallows, and other things usually valued between an out-going and an in-coming tenant; according to a fair valuation to be made by two indifferent persons, one to be chosen by the vendor and the other by the purchaser or their umpire—and to pay for the same when the purchase is completed, exclusive of the purchase-money.

6. That the vendor shall be at liberty to retain the use of the barns, and part of the stabling, and gate-rooms, till the first of MAY next.

7. That in case any delay shall take place in completing the purchase, on the 21st of DECEMBER next, the purchaser shall pay interest at five pounds per centum per annum, on the purchase money and valuation, to be made according to the fifth condition, from the 21st of DECEMBER to the time such purchase shall be completed.

8. The purchaser to pay one moiety of the duty on sale of estates by auction, exclusive of what the estate shall sell for.

9. That if any mistake shall be made in the description of the premises, or if any other error shall appear in these particulars, such mistake or error shall not annul the sale, but a compensation shall be given or taken as the case may require; such compensation to be settled by referees or their umpire, in manner mentioned in the 5th condition.

LASTLY. If the Purchaser shall neglect or refuse to comply with the above conditions, the deposit money shall be forfeited to the vendor, who shall be at liberty to re-sell the estate, and the deficiency (if any) by such second sale, shall be made good by the defaulter at this present sale; and in case of non-payment thereof the whole shall be recoverable by the vendors, without the necessity of previously tendering the conveyance to such purchaser.