

BURTON BRADSTOCK ESTATE

DORSET

3 Miles Bridport: 14 Dorchester

OUTLINE PRELIMINARY PARTICULARS

of about 1,700 ACRES Freehold  
including most of the Attractive Village of Burton Bradstock,

5 FARMS

ACCOMMODATION and BUILDING LAND

THE WEST DORSET GOLF COURSE

3 CARAVAN CAMPS (1 Vacant):                      2 LICENSED FREE HOUSES

COMMERCIAL PREMISES:                      FILLING STATION

11 RESIDENCES, (3 with VACANT POSSESSION)

57 COTTAGES

THE HIVE BEACH

and over 3 miles of Beautiful Coastline

to be SOLD by AUCTION

(mostly subject to the existing tenancies,)

on instructions from Capt. G. H. L. F. Pitt-Rivers

at

THE WOMEN'S INSTITUTE HALL, BURTON BRADSTOCK

on

WEDNESDAY and THURSDAY, 16th and 17th JULY, 1958

Auctioneers

Messrs. SENIOR & GODWIN,  
Chartered Surveyors,  
Sturminster Newton ('phone 244)  
4 lines

Dorset and Branches.

Solicitors

Messrs. PAYNE, HICKS, BEACH & Co.,  
10, New Square,  
Lincoln's Inn,  
LONDON. W.C.2.

Viewing of let Properties is by courtesy of the  
Tenants, at reasonable times, on production of  
the particulars.

IMPORTANT

For final details and Conditions of Sale reference should be made to the Illustrated Particulars, Plans and Conditions of Sale which will be issued shortly, and will be obtainable from the Auctioneers price 10/- per copy.

THE FIRST DAY'S SALE:

Lot

- 1 51 CHURCH STREET - a small well situated House and Garden, as let to Mrs. A. Brown. £750 Tenant
- 2 THE WESLEYAN CHAPEL. given
- 3 THE WHITE HOUSE - an attractive residence of character, let to Major J. M. Wratlaw on a decontrolled tenancy. £3500 Tenant
- 4 BEULAH COTTAGE - 34 Middle Street. A Semi-detached Cottage, let to Mr. H. Aves. 290 Tenant
- 5 INGRAM HOUSE - a small residence let to the Exors of the late Mr. J. D. Collins. £900.
- 6 18 SHADRACK - A Semi-detached House, let to Mr. R. Galpin. £650 Tenant
- 7 A GARDEN SITE adjoining No. 18 Shadrack. £250
- 8 NOS. 19 and 20 SHADRACK - A pair of Terraced Cottages, suitable for conversion. No. 20 is Vacant. £760
- 9 \* NO. 14 HIGH STREET - A Detached Cottage, let to Mrs. Partridge. £350 Tenant
- 10 NO. 13 HIGH STREET - A Detached Cottage, let to Mr. F. J. White. 310
- 11 VINE HOUSE - A Superior Cottage, let to Mrs. Hutchings. £1150
- 12 THE FORMER ESTATE WORKSHOPS, near the Anchor Hotel, let to Mr. C. Galpin. £200 Lenny
- 13 THE READING ROOM let to the British Legion Trustees. given back
- 14 MANOR FARM, a noted Mixed Farm of 334 acres with Farmhouse Buildings and 6 Cottages, let to Mr. J. M. Lenthall. £19000 Tenant.
- 15 AN ACCOMMODATION FIELD called "Barrow" 13 acres, on the edge of the village, with valuable frontage to Barr Road, let to Mr. J. M. Lenthall.
- 16 A VALUABLE GARDEN SITE in High Street, let to Mr. J. M. Lenthall. £480 Lenthall
- 17 AN ACCOMMODATION FIELD of 1 acre with Farm Buildings fronting Barr Road, let to Mr. J. M. Lenthall. £350 Lenthall
- 18 NO. 6 HIGH STREET - An end of terrace Cottage, let to Exors of late Mr. F. W. Marsh. £320
- 19 NO. 8 HIGH STREET - A similar Cottage, let to Miss Symes. £220 Tenant
- 20 NO. 7 HIGH STREET - The middle Cottage, let to Mrs. Webb. £220 Tenant
- 21 THE ANCHOR HOTEL - A Licensed Free House let on a quarterly tenancy to Mr. H. F. Allen, with early possession by arrangement.

Bristol, £10,500  
B. Lenthall

- 23 NO. 10 HIGH STREET - A small Cottage, let to Mr. J. Norris. £170
- 23 HILL VIEW - A Detached House, let to Mr. L. Rogers. £460
- 24 SOMERCOTES - A Modern Semi-detached House, let to Mr. A. H. T. Hutchings. 800 A Whistart.
- 25 NEW COTTAGE - The adjoining House, let to Mrs. Thorner. £750
- 26 GIRT HOUSE - A medium sized character residence, 2 Reception, 3 Principal Bedrooms, Garage, walled Garden, nearly 1/2 acre, with Vacant Possession. £4000 (Hansen)
- 27 ACCOMMODATION GARDEN SITE in High Street opposite The Retreat 1/4 acre. £450
- 28 BUILDING SITE adjoining, with Outline Planning Permission for Residential Development. 280
- 29 NO. 5 HIGH STREET - Terrace Cottage, let to Mr. E. Thorne. £180
- 30 NO. 4 HIGH STREET - The adjoining Cottage, let to Mrs. Bullock. £190
- 31, 32 NOS. 3, 1, and 2 HIGH STREET - 3 Cottages, let to Mr. J. M. Lenthall. £280, £250, £40.
- 33
- 34 THE VALUABLE GROUND RENT secured on Cheney's Garage, let on lease expiring 25th March, 1962. £1500 Tenant
- 35 GREENWICH COTTAGE opposite, let to Mr. W. Cammell. £940 Tenant
- 36 THE SMITHY and Allotment, let to Mrs. Burton, and small garden let to Mr. Ward. £150
- 37 3 CORNER ALLOTMENTS at Southover. £150 Proper
- 38 NOS. 90 and 91 THE BRIDGES - A Shop and Cottage, let to Mr. Williams and Miss Williams. £000 Tenant
- 39 SHADRACK DAIRY FARM - A Fertile Dairy and Mixed Farm of 91 acres, with Farmhouse, Buildings and 1 Cottage, let to Mr. E. J. Hawkins. 7,250 Tenant
- 40 THE CORNER SITE, opposite Old Post Office, with Outline Planning Permission for Business Development. £640
- 41 THE ADJOINING SIMILAR SITE (Greenham). £420
- 42 NOS. 79 and 80 MILL STREET - 2 Terrace Cottages as let. 280 R.D.C.
- 43 NOS. 81 and 82 MILL STREET - the adjoining 2 Terrace Cottages, as let. 300
- 44 MILL CORNER GARDEN, let to Canon A. R. Dittmer R.D. 800
- 45 THE OLD POST OFFICE - A Corner Shop and Cottage, let to Miss Swaffield. 1100
- 46 NO. 79 THE GARDENS - Cottage and large garden at rear, as let. 400
- 47 ROCK HOUSE - A well placed Cottage, let to Mrs. Wilkins. 650 Tenant
- 48 THE RED HOUSE - an attractive small residence, let to Mrs. L. R. Cheney. 1200
- 49 NO. 42 DARBY LANE - A detached Cottage with part garden of The Magnolias, as let. 400 400

- 51 THE MAGNOLIAS - A Detached House of Character, let to the Managers of Burton Bradstock School. *2150 Scarby*
- 52 THE ROOKERY - An Attractive Period Residence, with 7 acres, let on lease to Dr. J. F. Ryan. *5000 Ryan*
- 53 THE ROOKERY COTTAGE - An attractive small Cottage, similarly let. *700 Guyatt.*
- 54 MAGNOLIA COTTAGE - A Detached House with 2½ acres, let to Miss E. Buckler. *1375 Jenant*
- 55 THE ROOKERY GARDEN one acre, next the Church, let on lease to Dr. Ryan. *225 Ryan*
- 56 THE OLD FLAX MILL and PADDOCK 1¼ acres. *850 Cheney.*
- 57 OLD MILL HOUSE - A Detached Cottage, let to Mrs. Acreman. *655 Jamb*  
*3 at 500 one 700*
- 58, 59  
60 & 61 NOS. 1, 2, 3 & 4 MILL TERRACE - 4 Superior Houses, as let.
- 62 SHADRACK FARM - A Rich Dairy and Grazing Farm of 113 acres, with Farmhouse, Buildings and 2 Cottages, let to Mr. F. Bishop. *4500 Jenant.*
- 63 AN ACCOMMODATION HOLDING - Lower Townsend, 1¼ acres with Farm Buildings and all main services, let to Mr. G. Gale., and sold with Outline Planning Permission for Residential Development. *1855*
- 64 A HIGH CLASS BUILDING SITE next to Grove House with Outline Planning Permission, let to Mr. R. G. Gale. *1350 Gale Together*
- 65 NO. 35 GROVE ROAD - A Detached Cottage, let to Mr. R. G. Gale. *350 Gale*
- 66 NO. 39 GROVE ROAD - A small Modernised Cottage, let to Mrs. Elton. *500*
- 67 AN ORCHARD SITE in Grove Road, ½ acre, let to Mr. R. G. Gale. *525 Gale*  
*225 225*
- 68 & 69 NOS. 33 and 32 SUNNYSIDE - 2 Cottages as let.
- 70 TOWNSEND HOUSE, Cottage, garden and Orchard, let to Mrs. Chapman. *800*  
*900 200*
- 71 & 72 NOS. 28 and 29 SHADRACK - 2 Cottages as let. *Noviss*
- 73 A CORNER SITE with old Cottages fronting Annings Lane, sold with Outline Planning Permission for Residential Development.
- 74 THE ADJOINING BUILDING SITE with Outline Planning Permission.
- 75 NOS. 23 and 24 ANNINGS LANE - 2 Cottages as let. *7050*

DAY'S SALE

- 6 GROVE MILL MEADOWS, 2 Accommodation Fields, 6 acres. 15000.
- 77 AN ACCOMMODATION FIELD, O.S.No.206, 7½ acres, Shipton Road, let to Mr. E. J. Hawkins. 750. Edgar Hawkins
- 78 COGDEN FARM - A Compact Dairy and Mixed Farm of 257 acres, with Farmhouse, Buildings and 2 Cottages, let to Mr. A. F. Bailey.
- 79 22½ ACRES FERTILE ACCOMMODATION LAND on the Bredy Road, let to Mr. R. G. Gale. 1550. 11000 Tenant
- 80 AN ACCOMMODATION FIELD called "Wolings", 18 acres, adjoining the Bredy Road, let to Mr. A. F. Bailey.
- 81 20 ACRES OF ACCOMMODATION MEADOWS adjoining the Bredy Road, let to Mr. A. F. Bailey and Mr. R. G. Gale. 1000 Bailliey
- 82 8 ACRES ACCOMMODATION LAND on Bredy Road, O.S.Nos.126 and 128, let to Mr. F. Bishop and Mr. R. G. Gale.
- 83 BURTON BEACH AND THE HIVE, an Important Development Property, mostly with Vacant Possession, 32 acres, including over a mile of beach, Car Park and Cafe, with Valuable Accommodation Land.
- 84 THE SITE OF THE GREEN BEACH BUNGALOW at The Hive. 1,050
- 85 THE SITE OF THE BLACK BEACH BUNGALOW at The Hive. 400
- 86 THE EXCEPTIONAL BUNGALOW RESIDENCE, Grey Stones on Burton Cliff, 2 Receptions and 3 Bedrooms, with 3000  
Vacant Possession
- 87 THE IMPOSING BAY VIEW GUEST HOUSE, let to Mrs. Wheatley. 2,900
- 88 2¾ ACRES VALUABLE ACCOMMODATION LAND adjoining The Hive and Villa Cliff, with Vacant Possession.
- 89 THE UNIQUE PARCEL OF ACCOMMODATION LAND - Villa Cliff, nearly 9 acres 2000 part licensed as a Caravan Camp for 24, let to Mr. E. J. Hawkins.
- 90 CLAYHILL ALLOTMENTS, 7 acres of Accommodation Land near The Hive, let to the Burton Garden Produce Association. 2000 Tenant
- 91 NORTH LODGE, A Superior Detached Modern House at the corner of Beach Road, 2 Reception, 3 Bedrooms, Garage, Main services with Vacant Possession. 2,900 withdrawn
- 92 NO.93 A DETACHED COTTAGE, nearby, let with Cogden Farm. 400 Guyatt
- 93 4½ ACRES OF VALUABLE BUILDING LAND, adjoining the Weymouth Road, sold with Planning Permission for Residential Development. 3000
- 94 BIND BARROW, 18 Acres of Accommodation Land, let to Mr. A. F. Bailey. 1320 J
- 95 THE WEST PART OF BURTON COMMON with ½ mile of Cogden Beach, 55 acres, mostly let to Mr. A. F. Bailey. 1,600
- 96 THE EAST PART OF BURTON COMMON with Burton Mere and nearly ½ mile of Cogden Beach, 152 acres, mostly let to Mr. A. F. Bailey. 1200
- 97 THE VALUABLE SAND AND SHINGLE RIGHTS on Cogden Beach, let to Messrs. Woolaway Constructions, Ltd. 1,700 withdrawn Tenant
- 98 5 ACRES OF FERTILE AND WELL PLACED LAND in the fork between the Weymouth and Bredy Roads, let to Mr. E. J. Hawkins. Tenant
- 99 THE ADJOINING 13½ ACRES, called "Bow Meadow", let to Mr. F. Bishop. 750
- 100 THE ADJOINING 3½ ACRES, in 2 enclosures, including ex-Army Huts, with scope for development, let to Mr. E. J. Hawkins.
- 101 7½ ACRES ACCOMMODATION LAND, on the Bredy Road, with Vacant Possession. 700 Hawkins
- 102 7 ACRES OPPOSITE GRASTON FARM, O.S.Nos.112, 113 & 115. No.113 is with Vacant Possession, the remainder let to Mr. A. F. Bailliey

THE CENTRE PORTION OF SOUTHOVER ALLOTMENTS , nearly  $\frac{1}{2}$  acre.

- 121 AN ACCOMMODATION SITE at Southover, east of Lot 118, let to Mr. Hitchcock and Mr. Stevens.
- 122 A DETACHED COTTAGE, No. 98 Southover, let to Mrs. Loving. 450 Tenant
- 123 ANOTHER BUILDING SITE at Southover, between lots 116 and 122, sold with Outline Planning Permission for Residential Development. 300
- 124 THE SITE OF FIVE GARAGES at Southover. 150
- 125 A DETACHED GARDEN at Southover, let to Mrs. Loving. 200 Gale
- 126 THE RECREATION GROUND, let on lease to Burton Parish Council. 40
- 127 THE CLIFF CARAVAN CAMP, licensed for 25 sites, and over 3 acres, with a Detached Cottage, No. 94 Cliff Road, sold with Vacant Possession. 4000
- 128 A PLEASANT DETACHED COTTAGE, No. 97 Burton Bank, let to Mrs. Williams. 300 Tenant
- 129 CLIFF FIELDS, over 9 acres of exceptional accommodation land, let to Mr. R. G. Gale and adjoining Lot 127. 1300
- 130 AN ACCOMMODATION ARABLE FIELD of 14 acres, adjoining Barr Road next Burton Lodge, let to Mr. J. M. Lenthall. 1400
- 131 FRESHWATER CARAVAN CAMP with Wennet Hill and nearly a mile of beach from Freshwater to West Bay, 45 acres, let to Mr. J. M. Lenthall and others, now licensed for 200 caravans. 16,250 Bunny L
- 132 THE MAIN PART OF THE WEST DORSET GOLF COURSE, 67 acres, let to The Bridport and West Dorset Golf Club, subject to Grazing rights of Mr. J. M. Lenthall. 2600 Jefferys
- 133 THE EAST PART OF THE GOLF COURSE, 26 acres, similarly let. 1900 Jeff
- 134 10 ACRES OF VALUABLE ACCOMMODATION LAND, adjoining the main road near the Golf Club House at West Bay, let to Mr. J. M. Lenthall. 2250 Bunny L
- 135 26 ACRES ACCOMMODATION LAND, adjoining the Railway, and north of the West Bay Road, let to Mr. J. M. Lenthall. Bunny 1,075
- 136 HADDON HOUSE, West Bay - An Imposing Residential Property, let to Mrs. I. M. Stephens, on a decontrolled tenancy. 4000 Mrs Knight
- 137 VALUABLE COMMERCIAL PREMISES at West Bay, let to Messrs. Burt Boulton and Haywood, Ltd., as Warehouse and Timber Yard. 1500
- 138 A GOOD MAIN ROAD SITE at West Bay, The Croquet Lawn,  $\frac{1}{2}$  acre, with Vacant Possession. 2
- 139 A VALUABLE ACCOMMODATION FIELD, over  $2\frac{1}{2}$  acres, fronting the West Bay - Bridport Road, let to Messrs. Bradford & Sons, Ltd. withdrawn
- 140 THE ALLOTMENTS, West Bay, about 1 acre, let to various tenants. 225
- 141 NO. 1 SWAIN'S ROW, West Bay - A Modernised End-of-Terrace Cottage, with Vacant Possession. 300 Mrs Marsh
- 142 NO. 2 SWAIN'S ROW, the adjoining Cottage, as let. 350 Letts
- 143 NOS. 3 - 7, SWAIN'S ROW - 5 good Modernised Cottages, as let. 1805
- 144 AN ACCOMMODATION PADDOCK of over 1 acre, fronting George Street

- 3 17 ACRES ACCOMMODATION LAND opposite Bredy Farm, in 4 enclosures.  
let to Mr. A. F. Bailey.
- 104 9 ACRES WELL SITUATED AT ST. CATHERINE'S CROSS and let to Mr. R. M.  
Buckler. *600 Buckler*
- 105 2 USEFUL GRASS FIELDS ADJOINING nearly 4 acres, let to Mr. R. G.  
Derryman. *225 Derryman*
- 106 PITFIELD FARM, A compact mixed farm of 84 acres, with Farmhouse and  
Buildings, let to Mr. J. Barnes.
- 107 14 ACRES VERY RICH ACCOMMODATION LAND fronting Long Lane, at  
Bothenhampton, let to Mr. J. Barnes. *4100*
- 108 22½ ACRES ARABLE LAND at Bennett's Hill, let to Mr. J. Barnes. *625 Tenant*
- 109 THE REFUSE PIT at Bennett's Hill, let to Bridport R.D.C. *withdrawn*
- 110 AN ACCOMMODATION FIELD at Bennett's Hill, 7 acres, let to Mr. W. G.  
Buglar. *425 Buglar*
- 111 TWO HEALTHY ACCOMMODATION FIELDS of over 12 acres, near  
St. Catherine's Cross, let to Mr. R. G. Gale. *Wabely 550*
- 112 AN ACCOMMODATION PASTURE FIELD, 4½ acres, at Greenway, Shipton Gorge,  
let to Mr. T. H. Bartlett's Exors. *550*
- 113 AN ARABLE FIELD nearly 9 acres "Shipton Eight Acres", let to  
Mr. J. M. Lenthall. *350 Withdrawn*
- 114 AN ARABLE FIELD nearly 4 acres, "Shipton Four Acres", let to  
Mr. J. M. Lenthall. *225*
- 115 THE DOVE INN and part allotments opposite at Southover, A Fully  
Licensed Free House let on quarterly tenancy to Mr. A. B. Wylde,  
and allotment holders.
- 115a A VALUABLE SITE with double garage, let to Mr. A. B. Wylde. *4250*
- 116 A SUPERIOR DETACHED COTTAGE, No.99 Southover, let to Mr. F. H.  
Norris. *650 Tenant*
- 117 A VALUABLE BUILDING SITE next to The Dove, sold with Outline  
Planning Permission for Residential Development. *200*
- 118 A DETACHED COTTAGE, No.107 Southover, let to Mr. C. J. Hitchcock. *500*
- 119 THE WEST PORTION OF SOUTHOVER ALLOTMENTS, nearly ½ acre.