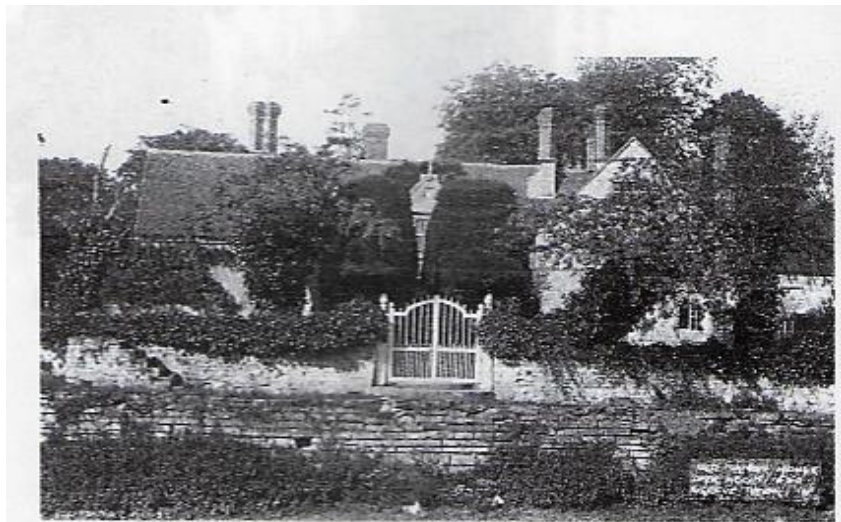




Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

At the turn of the Century the Manor & Lands belonged to the Ecclesiastical Commissioners for England. In 1832 William Fifield Holtom, who was born in Alderminster to Stephen Holtom, Farmer, & his wife, moved with the rest of the family in to Cleeve Prior where they rented the Manor House & Estates. William married Juliana Tomes [born in 1825 in Cleeve Prior] on the 3rd June 1852, one of two marriages to take place between the families. The union unusually produced only one offspring daughter Julia, who was born in 1854. In 1886 the death of William is recorded at the Manor and the Manor stayed in the possession of Juliana who died in 1906, when It passed to Julia who continued to live in the house.



At Cleeve Prior an avenue of clipped yew trees known as 'The Twelve Apostles' leads up to the manor house.

Julia married William Garfield Hiorns from Honeybourne who bought the Manor & its Lands from the Church on the 18th October 1917 & they continued in residence till his death at the Manor In 1921. The Manor was sold & Julia moved in to Mill House which became the possession of the family when they bought the Manor from the Church, along with the Mill by the river. She stayed here till her death in the house on the 28th January 1945

Julia Sold the Manor to Christopher Grey.

The sale documents are seen below



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

CLEEVE PRIOR,

About 3 miles from Evesham, 1½ from Bidford-on-Avon, 1½ from Salford Priors Station, M.R., and near the River Avon.

Particulars, Plan & Conditions of Sale

IMPORTANT

Freehold Properties

SMALL HOLDINGS, COTTAGES,

Several Fields of Valuable MARKET GARDEN,
ALLOTMENT & MEADOW LAND,

15½ ACRES,

E. G. RIGHTON & SON

Are charged with instructions from Mrs. ANNE ELLY SMITH,

TO SELL BY AUCTION (in 12 Lots)

At the KING'S HEAD HOTEL, EVESHAM,

On Monday, June 30th, 1919.

Full particulars may be obtained from the Auctioneers, Evesham; or from Messrs. FORRE & Co., Solicitors, 13, Beckett's Hill, Birmingham.



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

PARTICULARS.

LOT 1.—Coloured Green on Plan.

The Freehold Small Holding
known as "The Island Farm."

together with the Stone and Timber-built and Galvanised Iron Barn and Stable for 7 Horses, and Loft over, also Yard with Stone-built and Galvanised Iron Open Sheds, 2 Loose Boxes, Stone-built and Thatched Barn and Premises, and about **60 Acres** of very productive Land, let to Messrs. Giles Moore & Sons, C. & F. Cook, G. Harris, W. Hering and others as yearly Michaelmas tenants at £85 15s. 6d. per annum Rent.

*30
Giles
Moore
1-400-50*

SCHEDULE.

NO. ON CHARGED MAP.	DESCRIPTION.	ACRES.		
		A.	R.	P.
85	Upper Eight Acres	8	3	15
86	Lower do.	8	0	26
86	Pool	0	0	10
87	Stable's Moss	0	0	22
87	Stable's Moss	7	0	30
87	Peat Tree Moss	0	2	13
89	Green Moss	0	2	12
89	Drain	14	2	05
89	Swallow or Swisshill	1	1	0
89	Orchard	0	3	25
89	Buildings and Yard	0	0	11
89	Orchard	0	0	11
	Total	39	3	19

There is a Land Tax of 7s. 6d.

LOT 2.—Coloured Brown on Plan.

THE FIELD OF
Market Garden or Allotment Land
known as "The Quarry Ground."

containing **12a. 1r. 10p.** or thereabouts, situate adjoining Lot 1 and the Road from Evesham to Cleeve Prior, let to Messrs. Hering, H. Cook and others, as yearly Michaelmas tenants, at a total rent of £35 5s. 6d. per annum.

600.50

LOT 3.—Coloured Pink on Plan.

THE FIELD OF
Market Garden or Allotment Land
known as "The House Ground."

containing **10a. 3r. 11p.** or thereabouts, situate adjoining Lots 1 and 2, and let to Messrs. G. Harris, A. Torrie and others, as yearly Michaelmas tenants, at a total annual Rent of £19 2s. 6d.

600



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

LOT 4.—Coloured Brown on Plan.
 THE FIELD OF
Market Garden or Allotment Land *1100 45*
 known as "**Rocks Ground.**"
 containing **27a. 3r. 26p.** or thereabouts, situate adjoining Lot 1 and the Road from
 Evesham to Cleeve Prior, let to Messrs Adams, Arkers, Careless, Stead, H. Hubbard,
 J. Vigners and others as yearly Michaelmas tenants, at a total annual rent of **£28 6s. 7d.**

LOT 5.—Coloured Pink on Plan.
 THE FIELD OF
Market Garden or Allotment Land *160*
 known as "**The Little Eye.**"
 containing **2a. 3r. 10p.** or thereabouts, situate adjoining Lot 4, and let to Messrs
 D. & W. Cook as yearly Michaelmas tenants, at **£9** per annum Rent.

LOT 6.—Coloured Green on Plan.
 THE
Valuable Small Holding
 situate in the Village of Cleeve Prior, and containing **10a. 1r. 12p.** or thereabouts, let to Mr. Fred W. White,
 as yearly Michaelmas tenant, at **£12** per annum Rent; also **2** Stone-built Tile and Thatch
Cottages with Gardens and Outbuildings, let to Messrs Winkers and C. Pitt at **£7** per
 annum Rent.

SCHEDULE

No. in Description	Description	Amount
85	The Close, Arkers	5 1 28
91	Do do Pasture	3 1 10
102	Do do Dairy Ground, Pasture	3 0 28
120	Tooby's Close, Orchard	1 2 8
131	Do do	0 1 16
132	Do do	0 1 21
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Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day



On 26th March 1945 Christopher Grey sold the Manor & cottages known as Manor Farm to Mr A.E Wiley from Sutton Coldfield, the Chairman of Ansell's Brewery, for £40,000. This comprised of seven parcels of land and property



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day



1. The purchase covered the Manor and all lands in the Parish of Cleeve Prior and the Parish of Salford Priors [area Pink]

Cleeve Prior

County	No	Description	Area in Acres	Cultivation	Conveyance Dec 1961 to Lloyds £40k	Mortgaged by Lloyds in 1966 for £12k	Mortgaged by Lloyds in 1969 for £10k
Worcs	22	Second Allotment	11.65	Arable			
Worcs	23	The Breach	12.44	Arable			
Worcs	41	Thoughter Ground	31.499	Arable	1	1	1
Worcs	98	The Low Hill	26.574	Pasture	1	1	1
Worcs	100	Far Dead Furlong	13.13	Arable	1	1	1
Worcs	144	Green Dead Furlong	14.93	Pasture	1	1	1
Worcs	146	Farm Buildings road etc.	.85	Farm Buildings	1	1	1
Worcs	147	Farm Buildings Yard etc.	.733	Farm Yard etc.	1	1	1
Worcs	Part 148	Crow Close	11.90	Pasture	1	1	1



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

Worcs	150	Stack Yard	.39	Rick Yard	1	1	1
Worcs	151	Barn & Stack yard	.457	Rick Yard	1	1	1
Worcs	152	Pond	.155	pond	1	1	1
Worcs	153	Manor House & Buildings	1.054	Manor Hse & Blds	1	1	1
Worcs	154	Garden	.275	Garden	1	1	1
Worcs	155	Orchard	1.374	Orchard	1	1	1
Worcs	157	Well Close	5.364	Pasture	1	1	1
Worcs	Part 161	4 cottages & Gardens	.660	cottages & Gardens	1	1	1
Worcs	Part 195 a	Mill Coppice	2.031	scrub			
Worcs	Part 198	Hill Ground & Boathouse Site	6.743	scrub			
Worcs	219	Fox Hill	11.513	Pasture			
Worcs	221 a	Lock Island	.132	Scrub			
Worcs	222	Horse Pleck	4.144	Pasture			
Worcs	224	Part of Millams	25.364	Pasture			
Worcs	226	Fourth Allotment	7.458	Pasture			
Worcs	236	Fox Hill Meadow	11.095	Pasture			
Worcs	Part 246	Part of Pasture	0.31	Pond			
Worcs	247	Osier Bed	.310	Island			
Worcs	197	Mill & cottages	.247	Mill			
	Part 135	Two Cottages & Gardens	.382	Cottages			
Warwick's Salford Priors	23	Whitley Bed Osiers	.125	Island			

2. All the building equipment pasture & arable land described as Kemises Farm [coloured blue]

County	No	Description	Area in Acres	Cultivation	Conveyance Dec 1961 to Lloyds £40k	Mortgaged by Lloyds in 1966 for £12k	Mortgaged by Lloyds in 1969 for £10k
Worcs	213	Lime Kiln	5.69	Arable	1	1	1
Worcs	149	Ran Close	3.579	Pasture	1	1	1
Worcs	103	The Dicken	11..142	Arable	1	1	1
Worcs	214	Seed Ground	8.618	Arable	1	1	1
Worcs	105	Temple Ground	13.121	Arable	1	1	1
Worcs	106	Bidford Ground	13.392	Arable	1		
Worcs	250	Meadow	8.910	Pasture			
Worcs	230	Meadow	.615	Pasture			
Worcs	232	Hurst Leys	.587	Pasture			
Worcs	233	Meadow	.619	Pasture			
Worcs	235	Meadow	1.795	Pasture			
Worcs	220	Meadow Land	11.309	Pasture			
Worcs	231	Part of Hurst Leys	2.026	Pasture			
Worcs	234	The Leys	1.894	Pasture			
Worcs	259	Avon Meadow	7.869	Pasture			
Worcs	260	Lower Meadow	15.755	Pasture			
Worcs	261	Cleeve Meadow	4.239	Pasture			
	101	?	15.00			1	1

3. The cottage, garden & outbuildings belonging to the Smithy.

4. All the 11.177 acres of land & pasture in the county of Warwickshire, being vineyard



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

5. 43.128 acres of land in the Parish of Salford Priors in 6 parcels

County	No	Description	Area in Acres	Cultivation	Conveyance Dec 1961 to Lloyds £40k	Mortgaged by Lloyds in 1966 for £12k	Mortgaged by Lloyds in 1969 for £10k
Worcs	235	Meadow	1.795	Pasture			
Worcs	220	Meadow Land	11.309	Pasture			
Worcs	231	Part of Hurst Leys	2.026	Pasture			
Worcs	234	The Leys	1.894	Pasture			
Worcs	259	Avon Meadow	7.869	Pasture			
Worcs	260	Lower Meadow	15.755	Pasture			
Worcs	261	Cleeve Meadow	4.239	Pasture			

6. 6.224 acres Meadow & Pasture land situated near Salford Priors in the Parish of Cleeve Prior
 7. The cottage called Temple Croft & 69.148 acres in the Hamlet of Marcliffe in the Parish of Bidford

County	No	Description	Area in Acres	Cultivation	Conveyance Dec 1961 to Lloyds £40k	Mortgaged by Lloyds in 1966 for £12k	Mortgaged by Lloyds in 1969 for £10k
Warwick	12	Brook Furlong [Incl Quarry]	17.89	Pasture	1	1	1
Warwick	13	Brook leys	9.132	Pasture	1	1	1
Warwick	28	The Hill Ground	13.487	Pasture	1	1	1
Warwick	29	Long Furlong	22.237	Pasture	1	1	1
Warwick	Part 31	Barn Ground	5.806	Arable	1	1	1
	31 a/b	?			.833	.833	.673
Warwick	32	Barn Buildings and Fold Yard	.445	Barns	1	1	1
Warwick	33	Temple Cottage & Garden	.151	Cottage			
					234.551	236.159	235.809

[Chroniclers note where there is a "1" in the table this notes that the original area was still current, if there is any other figure this is the amount recorded in the document]

On June 1951 Arthur Wiley conveyed to Elizabeth Manning a cottage called Greystones [formerly Temple Croft] and surrounding land an area of 2100 sq. yd.

On the 11th May 1961 with Arthur Wiley retiring, the Manor lands were put up for Auction, Top Farm having already been transferred to a Shropshire brewery, part of the Ansell's group



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

By direction of A. E. Wiley, Esq.

PARTICULARS OF SALE AND PLAN

of

MANOR ESTATE

CLEEVE PRIOR, Nr. EVESHAM



With Vacant Possession on Completion on 29th September, 1961

To be Sold by Auction in Lots

At "REGENT HOUSE", ST. PHILIP'S PLACE, COLMORE ROW
BIRMINGHAM

On THURSDAY, 11th MAY, 1961 at 2.30 p.m.

(Subject to Prior Sale and Conditions)

Solicitors:

Messrs. COLIN LANGLEY & SMITH, 82, Hagley Road, Edgbaston, Birmingham. Telephone: EDGbaston 1158.

Joint Auctioneers:

EDWARDS, SON & BIGWOOD, 158, Edmund Street, Birmingham, 3. Telephone: CENTral 1376-9
SHELDON BOSLEY, F.A.I., Shipston-on-Scour, Warwickshire. Telephone: Shipston-on-Scour
113 and 216.



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

Historical Note

(Extracted from the Victoria County History, Volume 3)

Whilst the Manor House dates mainly from Elizabethan times, the History of Manor Estate can be traced back to 872, when King Ethelred granted it to the Priory at Worcester, and apart from a short interval of private ownership, the Manor remained Church property until the present century.

For two centuries the chief tenants of the Church were the Bushell family, whose crest, the winged cherub, may be seen on the top of the gable to the front entrance.

Local Legend has it that a member of this family a Thomas Bushell when forced into hiding, sought refuge at Manor House. A hiding place under the floor of the cupboard in Bedroom No. 6 was investigated in 1915 and found to be a medieval garderobe converted into a hiding place.



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

By direction of A. E. Wiley, Esq.

CLEEVE PRIOR, Nr. EVESHAM WORCESTERSHIRE

28 miles Birmingham. 9 miles Stratford-upon-Avon. 16 miles Worcester

LOT 1.

THE VALUABLE
FREEHOLD RESIDENTIAL AND AGRICULTURAL ESTATE
known as

"Manor House"

comprising:

The very attractive Elizabethan Residence, Housekeeper's Cottage, delightful Garden, Excellent range of modern Farmbuildings, Four Agricultural Cottages and first class Agricultural Land.

AREA: 244 ACRES 1 ROOD 25 PERCHES or thereabouts
With Vacant Possession on Completion on the 29th September, 1961

LOT 2.

The First Class
FREEHOLD AGRICULTURAL PROPERTY
known as

"Hoden Farm"

comprising an attractive modernised Farm House, Cottage, ample Farm Buildings and sound Agricultural Land.

AREA: 207 ACRES 3 ROODS 25 PERCHES or thereabouts
With Vacant Possession on Completion on the 29th September, 1961

LOTS 3-6

FOUR FREEHOLD SEMI-DETACHED COTTAGES
situated in

THE GREEN and MAIN STREET, CLEEVE PRIOR
(Subject to existing Agricultural Service Agreements)

To be Sold by Auction in Lots by

EDWARDS, SON & BIGWOOD

in conjunction with

SHELDON BOSLEY, F.A.I.

At "REGENT HOUSE," ST. PHILIP'S PLACE, COLMORE ROW, BIRMINGHAM

On THURSDAY, 11th MAY, 1961 at 2.30 p.m.

(Subject to Prior Sale and Conditions)

Solicitors: Messrs. COLIN LANGLEY & SMITH, 82, Hagley Road, Edgbaston, Birmingham.
Telephone: EDGbaston 1158

Joint Auctioneers:

EDWARDS, SON & BIGWOOD, 158, Edmund Street, Birmingham. Telephone: CENTral 1376-9.
SHELDON BOSLEY, F.A.I., Shipston-on-Stour, Warwickshire. Telephone: Shipston-on-Stour
113 and 216.



Cleeve Prior Chroniclers

Cleeve Prior Manor & the Village 1900 to the Present Day

LOT 1.
(Coloured Pink on Plan)
PARTICULARS OF SALE
of
THE VALUABLE

Freehold Residential
and Agricultural Property
comprising
The Expensively Appointed
ATTRACTIVE ELIZABETHAN RESIDENCE
known as

“Manor House”
CLEEVE PRIOR, Nr. EVESHAM

With Housekeeper's Cottage and Four Agricultural Cottages. Well laid out ample
Farm Buildings and sound Agricultural Land extending to

244.407 ACRES or thereabouts

With Vacant Possession on Completion on 29th September, 1961

The delightful Residence which is of the XVIth Century period is constructed of stone with stone mullioned leaded light windows and dressings and roofed with tiles.

The property is approached by a driveway which terminates in a wide sweep before the House and Farm Buildings, having a central walled lawn. There is also a back drive.

The approach to the Residence from the driveway is by a stone flagged path through a magnificent avenue of clipped yews known as the "Apostles" and "Evangelists."

The exceptionally well maintained and carefully modernised accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch with oak and glazed storm doors, stone flagged floor and continuous bench seat either side.

Side Hall having glazed door to terrace, stone flagged floor and cupboard under staircase.

Cloak Room with stone flagged floor, "Shanks" vitreous china pedestal basin (h. and c.), tap (c.), built-in cupboard fitment with glazed doors, "Shanks" stall with automatic flushing cistern, W.C. with low level cistern.

Three Well Proportioned Reception Rooms and Office

Through Lounge Hall (19ft. 5in. x 12ft. 3in.) with stone fireplace, stone flagged floor and door to terrace, two radiators.

Lounge (18ft. x 18ft. 11in.) having paneled walls, stone fireplace and door in one wall giving access to oak staircase, having turned balusters.



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General Remarks

Timber: The whole of the valuable growing Timber is included in the Sale.

Water Supplies: The agricultural supply to Lot 1 is from a bore hole in Field O.S. No. 32, the water being pumped by a 5 h.p. "Lister" petrol engine to a 5,625 gallon reservoir in field O.S. No. 98 from which the Farm Buildings and field troughs are gravity fed. Marcliff Cottages are connected for domestic purposes only with a meter to this supply, for which the owners are charged at a rate to be fixed from time to time. "Graystones" is also connected to this supply for domestic purposes only for which the Vendor is under no personal liability to maintain, but subject to the owners right to enter upon the land to maintain and repair the pipe line making good any damage occasioned to the land. The mains supply to Lot 2 is subject to an agreement dated 9th April, 1958 between Messrs. J. H. & C. Stock and the Vendor whereby the Vendor is permitted to connect, meter and extend the mains supplying the adjoining property subject to his supplying water to a trough belonging to Messrs. Stock free of charge.

Housing (Financial Provisions) Act, 1958: A discretionary improvement grant amounting to £400 was received on 9th April, 1958 in respect of work carried out to Haden Farm-house and the purchaser will be responsible for repaying this grant or any part thereof together with interest in the event of being so required by the Evesham R.D.C.

Capital Expenditure Claims: Very considerable sums of money have been expended in modernising both Lots 1 and 2, which are now in exceptional condition and form an outstanding opportunity of purchasing two first class farms in an ideal situation, in which there need be no further capital outlay for many years. Full details of Capital Expenditure Claims agreed under Section 314 of the Finance Act, 1952 may be obtained on application to the Auctioneers.

Wayleaves: The Estate is sold subject to Wayleave Agreements with the Midlands Electricity Board.

Rights of Way: Lot 1 is sold subject to a right of way over Field O.S. No. Pt. 193, shown coloured Yellow on Sale Plan.

Footpaths: The footpaths and bridle roads shown crossing Lots 1 and 2 on Sale Plan are scheduled under the National Parks and Access to the Countryside Act, 1949 on the draft map.

Sale of Furniture, Live and Dead Stock, etc.: The Vendor reserves the right to hold a Sale by Auction of Furniture, Live and Dead Stock, etc. on the property before the date fixed for completion.

The Fixtures and Fittings, Barn Machinery, etc.: The Fixtures and Fittings and Barn Machinery in and about the property are excluded from the Sale, but the Purchaser will be required to take to certain items at valuation made by the Auctioneers. A copy of the Schedule may be inspected at the Auctioneers' Office.

Valuation: The Purchasers of both Lots 1 and 2 shall take and pay for by Valuation to be made in the usual way at the date of completion, the cost of cultivations and workings on the land, labour to manure, seeds and seed corn sown for any succeeding crop, unconsumed hay and straw (whether baled or otherwise), fodder and roots at consuming value. No claim will be made for unexhausted manurial values and no allowances will be made for dilapidations, if any.

Viewing: By Appointment only to be made through the Joint Auctioneers.

Particulars, Plan and Schedules: These Sale Particulars and Plan have been carefully prepared and are believed to be correct and shall be taken as such by the Purchasers, the Auctioneers or the Vendor, however, take no responsibility for any error or misdescription contained therein and any error or mis-statement shall not annul the Sale, nor entitle the Purchasers to compensation.



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Dining Room (21ft. average x 17ft. 6in. average) with stone fireplace and built-in side cupboard, oak strip floor, exposed ceiling beams, three radiators.

Office (17ft. 5in. x 14ft. 8in.) having stone flagged floor, panel gas fire and built-in S. Withers & Co. safe, doors to terrace and **Wine Store** with stone flagged floor.

The Modernised Domestic Offices

reached by doors from Side Hall and Dining Room are compact, well arranged and comprise:

Kitchen (18ft. 4in. maximum x 16ft. 8in.) with cork tiled floor, "Triplex" range, glazed cupboard fittings, sink (h. and c.) and "Regulo" New World gas cooker.

Butler's Pantry with cork tiled floor and mat-well, sink (h. and c.), dresser fittings with china Cupboards above, Radiator.

A passage from Kitchen with built-in Store Cupboards, **Larder** with tiled floor and white glazed tiled walls, set-lass and built-in "Prestcold" refrigerator.

Off a further passage is **Staff Living Room** (11ft. 9in. x 19ft. 2in.) with stone flagged floor, exposed ceiling timbers and stone fireplace with gas fire. **Laundry** having sink (h. and c.), concrete floor and door to **Boiler Room** with coke fired "Beeston" Boiler supplying domestic hot water and an oil fired "B.J. Solar" boiler providing the central heating, "Permutit" water softener.

ON THE FIRST FLOOR:

approached by two staircases are:

The Principal Suite of Bedroom, Dressing Room & Bathrooms and

Six Well-proportioned Bedrooms, Two Bathrooms, etc.

as follows:

Suite over Dining Room

Bedroom No. 1 (21ft. 1in. x 13ft. 1in.) with marble fireplace, gas fire and door to **Dressing Room** (15ft. 8in. x 13ft. average) with built-in and fitted wardrobe and panel gas fire. **Bathroom** having tiled walls and blue fittings, including porcelain enamelled pedestal basin (h. and c.), block type bath (h. and c.) and gas heater. **Separate W.C.** with low level cistern.

Bedroom No. 2 (17ft. 10in. x 11ft. 6in.) with sealed off corner fireplace, panel gas fire, built-in cupboards and hanging cupboard.



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Off Main Landing having two Radiators, is:

Bedroom No. 3 (14ft. 4in. x 17ft. 4in.) with marble fireplace and "Radiation" gas fire, panelled walls and door to small dressing room.

Bedroom No. 4 (17ft. 9in. x 15ft. 9in.) with 7ft. 3in. high panelling to three walls, stone fireplace, gas fire, marble lavatory basin (h. and c.) and plate glass splash back.

Bathroom with cork tiled floor and green fittings is porcelain enamelled pedestal basin (h. and c.), block type bath (h. and c.), W.C. with low level cistern and gas heater.

Box Room (9ft. 2in. x 7ft. 1in.) with matchboard lined walls and recessed shelves.

Off side Landing with Radiator is

Bedroom No. 5 (15ft. 4in. x 12ft.).

Bedroom No. 6 (16ft. 9in. x 12ft. 2in.) having panelled walls, marble fireplace, gas fire and hanging cupboard.

Leading off the Secondary Landing is:

Bedroom No. 7 (15ft. 2in. x 16ft. 9in. maximum) having gas fire.

Bathroom with green fittings including "Twyfords" lavatory basin (h. and c.), low level bath (h. and c.) with vitrolite splash backs, Store Cupboard and separate W.C. with low level cistern.

Linen Room with cork tiled floor, Royal Doulton sink unit fitting (h. and c.), built-in airing cupboard with copper cylinder and blanket cupboard.

ON THE SECOND FLOOR:

approached by two staircases is useful storage space with fibre glass lined roof and hard board enclosed store (12ft. 2in. x 9ft. 10in.).

IN THE YARD AT THE SIDE

adjoining the Manor House is:

A Superior Stone and Tiled Housekeepers Cottage

containing: **On the Ground Floor:** Entrance Hall with quarry tiled floor, "Cannon" gas heater and cupboard under stairs. **Living Room** (16ft. 2in. x 17ft. 7in.) with modern tiled corner fireplace, recessed display shelves, exposed ceiling beam and "Cannon" gas heater. **Kitchen** (10ft. 1in. x 17ft. 2in.) having quarry tiled floor, built-in store and food cupboards, the latter having electric fan, sink (h. and c.), "Regulo 302" gas cooker and exposed beamed ceiling. **On the First Floor:** Landing, Two good **Double Bedrooms**, each with "Cannon" gas heater and one with built-in wardrobe, **Bathroom** with Johnson Brothers lavatory basin (h. and c.), bath (h. and c.), tiled splash backs and W.C.

SERVICES:

Main Electricity with ample power points throughout. Mains Water and Gas. Central Heating. Private drainage system.

Assessment: Evesham R.D.C.

Manor House:	R.V. £155.	Last half year's Rates	£72	6s.	8d.
Cottage	R.V. £11.	" " " "	£5	2s.	8d.

The Garden and Grounds

are a very attractive feature of the property and include spacious lawns and well stocked borders, stone paved terrace, summer house and pond with an adjoining circular stone dove cote and Dog kennel with enclosed forecourt.

There is also a walled-in Rose and Rock Garden and a productive Kitchen Garden in which is a 3,000 gallon oil storage tank.



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The Excellent Farm Buildings

are well laid out at a convenient distance from the Residence and are as follows:

Range of Eight loose boxes of timber and felt construction with glazed pipe mangers; an adjoining "Elsan" Closet and a further range of stone and tiled Buildings comprising: Saddle Room and four Bull Pens.

Capital five-span Covered Yard constructed upon most modern lines and divided into three yards by tubular rails having glazed pipe mangers with centre feeding passage, two calf creeps and three loose boxes, water troughs and two 1,000 gallon water storage tanks.

Barn with driftway to covered Yard, Pig Sty with wall forecourt, Bull Stocks, Twelve-bay Iron Dutch Barn.

Stone and tiled range of three Bull Pens, Loose Box, Egg Room having quarry tiled floor, tiled walls, tap (c.) and "Berry's" water heater, Dairy with sink (h. and c.) and Office with Granary over the whole.

'L' shaped range of Buildings comprising: Fertilizer Store, Fuel Store with two 250-gallon T.V.O. storage tanks and two 250-gallon Diesel storage tanks and Root Store with Workshop over; Four Garages and Tractor House, Boiler House with "Beezon" coke fired boiler providing central heating to three Garages and Tractor House.

Open fronted Shed and Loose Box fronting enclosed yard.

Six-bay Iron Dutch Barn with four-bay lean-to Implement Shed.

Open fronted Cattle Shed in Field O.S. 157.

In the Poultry Orchard having mains water supply is a Deep-litter House, Three Poultry Houses, Brooder House and Turkey Pen.

In Field O.S. 32 is a 'U' shaped range of Buildings known as "Temple Buildings" and comprising: Barn with driftway, Store, open fronted Shedding with manger and loft over part, water trough.

Open fronted Implement Shed and timber-built Engine House containing 5 h.p. "Lister" petrol engine pumping water from near by bore hole to reservoir in Field O.S. 98 (See General Remarks).

Four Substantial Agricultural Cottages

known as

Nos. 1-4, The Green, Cleeve Prior

at present occupied by Employees on Agricultural Service Tenancies and each containing: **On the Ground Floor:** Entrance Lobby with tiled floor. **Sitting Room** (14ft. 6in. x 13ft.) with modern tiled fireplace and door to **Pantry** with quarry tiled floor and fitted shelves. **Living Room** (9ft. x 10ft. 6in.) with "Triplex" oven range and built-in cupboard either side and quarry tiled floor. **Kitchen** having quarry tiled floor, sink (h. and c.), "Parkinson" gas cooker and a gas boiler. **Bathroom** with bath (h. and c.), lavatory basin (h. and c.) having tiled splash back W.C. and quarry tiled floor, two good Double Bedrooms with fireplaces and a single Bedroom. Outside W.C. and Fuel Store.

All Main Services

Rateable Value £19. Last half year's Rates £8 17s. 4d. (Evesham R.D.C.)

The Land

which is divided into Seventeen enclosures is well watered and includes some excellent Pastures and productive Arable Fields. This Farm has for some years carried a large Pedigree Herd of Attested Herefords and no reactors have been found in this well-known herd for eight years.



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Schedule

1905 and 1923 Editions
Parish of Cleeve Prior
Ordnance Survey No.

	Description	Acreege
213	Pasture	5.699
214	Arable	8.618
106	Arable	13.392
105	Arable	13.121
103	Arable	11.142
149 } Pt. 148 }	Pasture	15.479
Pt. 161	Four Cottages and Garden	.440
157	Pasture	5.364
150	Yard	.390
151	Farm Buildings	.457
152	Pond	.155
153	House and Gardens	1.054
154	Garden	.275
155	Orchard	1.374
146	Farm Buildings	.895
147	Farm Buildings	.733
144	Pasture	14.930
100	Pasture	13.130
31a } 31b }	Pasture	.418
	Pasture	.415
Pt. 31	Pasture	5.806
32	Buildings	.445
29	Pasture	22.237
28	Arable	13.487
12 } 13 }	Pasture	27.022
41	Pasture	31.499
98	Arable	26.574
Pt. 195a	Mill Coppice	2.031
Pt. 198	Hill Ground and Site of Bungalow	6.743
197	Site of Mill and Cottage	.247
221	Scrub	.710
<i>In the Parish of Salford Priors</i>		
23	Whitley Bed Osiers (Island)	.125
		244.407

Field O.S. No. 101 (area 15.000 acres) is held on Lease for a term of 7 years from 29th September, 1955 at a rent of £225 per annum, with an option for a further 7 years at the same rent.

The Site of the Bungalow in Field O.S. Pt. 198 is Let to Mr. Maylott on a Tenancy for a term of 8 years from 1st January, 1954 at a rent of £5 per annum. The whole of the structure, together with fittings therein are the property of Mr. Maylott.



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LOT 2.
(Coloured Blue on Plan)

The First Class

Freehold Agricultural Property

known as

"Hoden Farm"

CLEEVE PRIOR, Nr. EVESHAM

comprising

207 Acres 3 Rods 22 Perches

or thereabouts

With Vacant Possession on Completion on 29th September, 1961

The attractive modernised Farmhouse is mainly of stone construction with tiled roof, having first floor overhang along the front elevation supported by oak posts and tile clad.

It is approached by a lane leading from the Village of Cleeve Prior which terminates at the Farm.

The Accommodation comprises:

On the Ground Floor: Entrance Hall. Dining Room (14ft. 9in. x 17ft. into bay) with brick fireplace and board floor. Lounge (14ft. 3in. x 16ft. 3in. into bay) having briquette fireplace with canopy set into inglenook and concrete floor. Kitchen (11ft. 6in. x 13ft.) with "Rayburn" cooker providing domestic hot water, sink (h. and c.), airing cupboard with copper cylinder, built-in cupboard and Revo "Fearless Major" electric cooker. Bathroom with bath (h. and c.), pedestal basin (h. and c.), Separate W.C. with low level cistern. Larder with fitted shelves. **Ample Cellarage.**

On the First Floor approached from an easy staircase and well lighted Landing is: **Bedroom No. 1** (14ft. 9in. x 16ft. 3in. into bay) with modern tiled fireplace, **Bedroom No. 2** (14ft. 3in. x 16ft. 6in. into bay) with modern tiled fireplace. **Bedroom No. 3** (14ft. x 12ft. 9in. maximum) and **Bedroom No. 4** (14ft. x 13ft. 3in.) with dormer window and enclosed cold water tank.

On the Second Floor: Two attic Storerooms each measuring 15ft. x 13ft. 9in.

The Outbuildings are of brick and tile construction and comprise washhouse with sink (h. and c.) and concrete floor, and two stores. There is also a brick and asbestos dog kennel.

Main Electricity. Main Water. Private Drainage System.

The pleasant Garden with lawn and herbaceous beds is easily maintained.

Assessment: Evesham R.D.C.

The House: R.V. £30. Last half year's Rates £14 0s. 0d.



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The Excellent Farm Buildings

comprise

Capital Fold Yard enclosed with long ranges of steel-framed and asbestos roofed open fronted Shedding with water connected and a timber and asbestos Barn with driftway partitioned to form Meal House, and adjoining is an open fronted Implement Shed.

Brick and asbestos Implement Shed with Granary over.

Four-bay Dutch Barn.

In Field O.S. 14, approached from the farm yard, by a hardcore road, is a further range of Buildings known as "Upper Hoden" and comprising: Two excellent concreted fold yards with long ranges of open fronted Shedding with centre feeding passage, glazed pipe mangers, water troughs and an adjoining food store. A short distance away is another stone and asbestos food store.

In the village of Cleeve Prior and fronting on to Main Street is a brick and tiled Cottage known as

"Blacksmith's Cottage"

comprising:

On the Ground Floor: **Sitting Room** (12ft. 3in. x 7ft. 6in.) with cupboard under stairs, gas fire and concrete floor. **Living Room** (12ft. 3in. x 13ft. 3in.) with quarry tiled floor, "Triplex" oven range and built-in cupboard. **Kitchen** having quarry tiled floor, sink (h. and c.) with tiled splash back "The Dean" gas boiler and Parkinson "Flag" gas cooker, built-in corner cupboard and airing cupboard. **Bathroom** with bath (h. and c.), lavatory basin (h. and c.) and W.C. **Pantry** with quarry tiled floor and fitted shelves.

On the First Floor: **Bedroom No. 1** (7ft. 6in. x 13ft.) with built-in hanging cupboard. **Bedroom No. 2** (13ft. 3in. x 13ft.) with gas fire.

Brick and tiled Fuel Store in garden.

All Main Services.

Adjoining is the original Blacksmith's Premises containing Four Rooms measuring 13ft. x 13ft., 9ft. 6in. x 12ft. 9in., 20ft. 3in. x 13ft. and 16ft. x 7ft. 3in. respectively, with Loft over part.

These premises are ideally suited for conversion into a further Cottage.

Assessment: Evesham R.D.C.:

Cottage	R.V. £11.	Last half year's Rates	£5 2s. 8d.
Blacksmith's Shop	R.V. £10.	£4 13s. 4d.
Water Rate on Cottage	£1 5s. 0d.



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LOT 5.
(Coloured Blue on Plan)

The Conveniently Situated

Freehold Country Cottage

known as

No. 1, School Cottage, Cleeve Prior

The Semi-detached Freehold Cottage, at present in the occupation of Mr. Cairns on an Agricultural Service tenancy, is of brick and tile construction and comprises the following accommodation

Entrance Lobby. **Sitting Room** (9ft. 3in. x 15ft. 3in.) with modern tiled fireplace and built-in cupboard. **Living Room** (11ft. 6in. x 16ft.) with "Triplex" oven range, built-in cupboard and quarry tiled floor. **Kitchen** with sink (h. and c.), Parkinson "Flag" gas cooker, gas boiler and quarry tiled floor. **Pantry** with fitted shelves. **Bathroom** having concrete floor, bath (h. and c.), Lavatory basin (h. and c.) and W.C. Two good **Double Bedrooms**, each with fireplace and hanging cupboard and a **Single Bedroom**. Outside W.C. and Fuel Store.

All Main Services. Good Garden.

Area .128 ACRE or thereabouts

(Being Pt. O.S. No. 135)

Rateable Value £19. Last half year's Rates £8 17s. 4d. (Evesham R.D.C.).

LOT 6.

(Coloured Pink on Plan)

The adjoining Semi-detached Freehold Cottage known as **No. 2, School Cottage, Cleeve Prior**, contains similar accommodation and is at present occupied by Mr. Edwards on an Agricultural Service tenancy.

Area .234 ACRE or thereabouts

(Being Pt. O.S. No. 135)

Rateable Value £19. Last half year's Rates £8 17s. 4d. (Evesham R.D.C.).

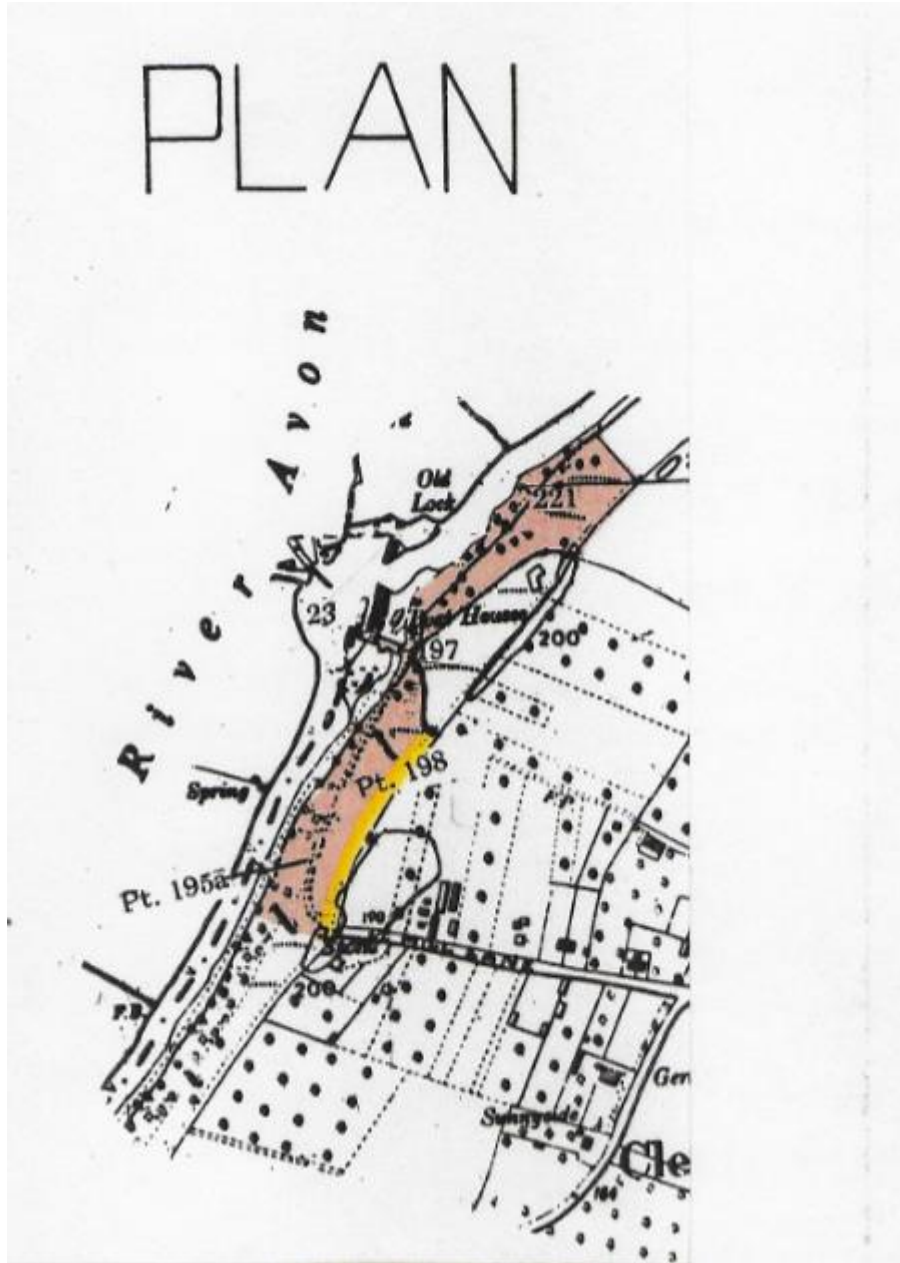
SPECIAL AND GENERAL CONDITIONS OF SALE

Each Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendors' Solicitors. These Conditions may be inspected during usual office hours at either the Offices of the Auctioneers or the Vendors' Solicitors mentioned in these Particulars during the five days (exclusive of Sunday) immediately before and exclusive of the day of Sale. The Conditions may also be inspected in the Sale Room at the time of Sale, but they will NOT then be read. The Purchaser shall be deemed to have notice of such Conditions, and of all the terms thereof, and shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.



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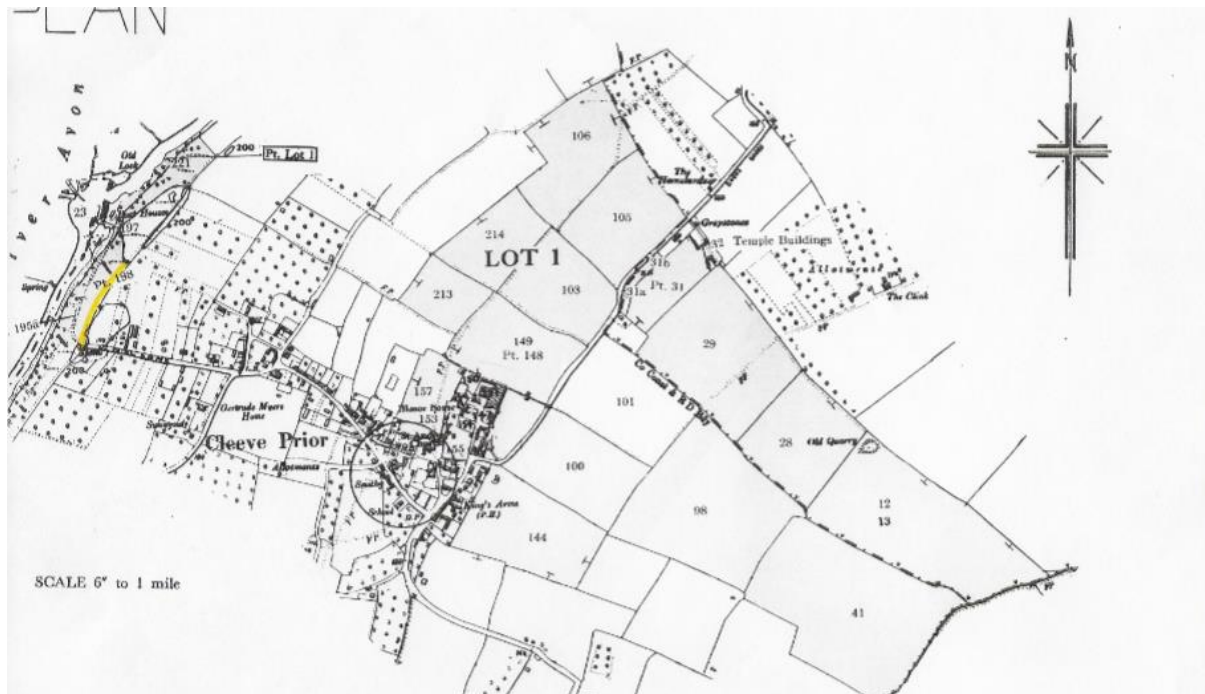
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In November lands on the Avon were conveyed to Bomford's & Birmingham anglers



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Purchaser under the said agreement and that the Vendor shall join herein in manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of Two thousand Pounds paid by the Sub-Purchasers to the Vendor by the direction of the Purchaser (the receipt and payment whereof the Vendor and the Purchaser hereby respectively acknowledge) the Vendor as Beneficial Owner hereby conveys and the Purchaser as Trustee hereby conveys and confirms unto the Sub-Purchasers ALL THAT the property described in the First Schedule hereto TO HOLD the same unto the Sub-Purchasers in fee simple SUBJECT to the covenant by the Vendor (so far as the same is still subsisting and capable of taking effect) contained in a Conveyance dated the Twelfth day of July One thousand nine hundred and forty-eight and made between the Vendor of the one part and the River Severn Catchment Board of the other part And Subject Also to all rights of way water light and other easements (if any) affecting the same and subject to the existing tenancy of the site of the bungalow on Ordnance Survey Part 198 occupied by Mr. Maylott and the landlord's obligations in respect thereof and subject to the right of way for all purposes over Ordnance Survey Part 198 coloured yellow on the plan annexed hereto but TOGETHER with the benefit of the covenants by one William Heaton and the conditions contained in a Conveyance dated the Eighteenth day of



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October One thousand nine hundred and seventeen and made between the Ecclesiastical Commissioners for England of the one part and the said William Heaton of the other part (being a Conveyance to the said William Heaton of part containing Two acres One rood Twenty-nine perches of the Enclosure Numbered 198 referred to in the Second Part of the First Schedule hereto) and the right of enforcing the same ²⁰ AND TOGETHER with all rights to which the Vendor might be entitled as Lord of the Manor of Cleeve Prior aforesaid in the fishery of the River Avon adjacent to the land hereby conveyed

2. THE Sub-Purchasers hereby jointly and severally covenant with the Vendor (by way of indemnity only) to observe and perform the said covenant contained in the said Conveyance dated the Twelfth day of July One thousand nine hundred and forty-eight (so far as aforesaid) and to keep the Vendor and his estate and effects effectually indemnified from and against any breach non-observance or non-performance thereof

3. THE Sub-Purchasers hereby declare that they shall hold the said property upon trust to sell the same with power to postpone the sale thereof and to hold the net proceeds of sale and other moneys applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants

4. IT IS HEREBY DECLARED that the Trustees for the time being of this deed shall have full power until the expiration



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of twenty-one years from the death of the survivor of the Sub-Purchasers to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner

5. THE Vendor hereby acknowledges the right of the Sub-Purchasers to production and delivery of copies of the documents specified in the Second Schedule hereto and hereby undertakes for the safe custody thereof

6. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Three thousand Five hundred Pounds
IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

THE FIRST SCHEDULE before referred to:

FIRST PART

ALL THOSE pieces or parcels of land situate in the Parish of Cleeve Prior in the County of Worcester and in the Parish of Salford Priors in the County of Warwick and more particularly set forth in the Second Part of this Schedule and for the purpose of identification only and not of warranty delineated and edged red on the plan annexed hereto including the land adjoining the River Avon formerly covered by water before the alteration in the course of the said River in recent years and now physicall



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forming part of Enclosures Part 195A 197 221 and 23 referred to in the said Second Part of this Schedule AND ALSO (if and so far only as the Vendor can convey the same) one-half in width in the part of the said River co-extensive with the said Enclosures ^{*}SUBJECT to the exception and reservation (so far as the same is still subsisting and affects the land hereby conveyed) unto the Ecclesiastical Commissioners for England and their successors and assigns of all mines quarries and minerals whatsoever whether open or unopened within and under the said pieces of land or any of them and lying below a depth of Two hundred feet from the surface thereof Together with full powers for the said Commissioners their successors and assigns and their lessees and agents and all persons authorised by them or any of them with workmen and others from time to time and at all times hereafter by means of underground workings or operations only to win work get and carry away such mines quarries and minerals and any mines quarries and minerals in upon or under any adjacent or other lands with full powers for those purposes to withdraw vertical and lateral support from the surface of the said pieces of land and from any buildings and works erected or hereafter to be erected thereon notwithstanding any subsidence or other injury or damage that might be occasioned to the said pieces of land or other buildings as aforesaid or any other injury or damage or loss whatsoever arising whether directly or



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indirectly from any such workings or operations as aforesaid which might be sustained by the Sub-Purchasers or their assigns so nevertheless that any person actually working under or by virtue of any of the powers aforesaid should pay to the Sub-Purchasers or their assigns or other the owner or occupier of the said pieces of land reasonable compensation for or in respect of any injury or damage that may be occasioned to the said pieces of land or any buildings or workings erected thereon on the Twentieth day of January One thousand nine hundred and twenty one such compensation to be fixed if the parties cannot agree by an arbitrator to be agreed upon between them or in the case of their not being able to agree upon such arbitrator then by two persons as arbitrators one to be chosen by each party or their umpire and any such arbitration should as far as applicable be governed by the provisions of the Arbitration Act 1889 or any statutory modification thereof * *

SECOND PART

Parish of Cleeve Prior

<u>O.S.No.</u>	<u>Description</u>	<u>Acreage</u>
Pt. 195 (a)	Mill Coppice	2.031
Pt. 198	Hill Ground and Site of Bungalow.	6.743
197	Site of Mill and Cottage.	.247
221	Scrub	.710
		<u>9.731</u>

Parish of Salford Priors

25	Whitley Bad Osiers (Island).	.125
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The Lloyd Brothers bought the Manor & lands on the 15th December 1961.

As part of the deal on the same day they sold off a property, which was, 1 The Green to Robert & Elaine Milward



We can see from the picture below the layout of the Manor & farm at this time





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Bert Lloyd, the surviving member of the Lloyd family, subsequently sold further properties & lands as follows:

1. 29th April 1983 plot 3 Manor Court to Brian Richard Grubb
2. 20th December 1983 plots 1& 2 Manor Court to Brian Richard Grubb
3. 31st May 1985 plots 4,5 & 6 Manor Court to Brian Richard Grubb
4. 24th June 1987, a plot of land as an extension to the church yard of St Andrews Churchyard Cleeve Prior
5. 30th October 1987 165.77 acres of land to the Bowen family
6. On the 28th of April 1989 the executors of the Lloyd estate sold the Manor and surrounding lands,36.68 acres in total to Barrie & Anita Homer, who then developed the site as we see it today