

W. H. Knight

1948

SOUTH DEVON COAST
BETWEEN PLYMOUTH AND SALCOMBE



Lower Manor Farm
RINGMORE, BIGBURY BAY

WITH VACANT POSSESSION

Solicitors:
Messrs. PENNINGTON & SON

Auctioneers:
Messrs. KNIGHT, FRANK & RUTLEY
Messrs. RIPON, BOSWELL & CO.



LOWER MANOR FARM



THE FARM BUILDINGS

SOUTH DEVON—ADJOINING BIGBURY BAY

9 miles from Kingsbridge. 10 miles from Ivybridge.
16 miles from Plymouth.

Illustrated Particulars, Plan and Conditions of Sale
of the

Freehold Agricultural and Coastal Property

Lower Manor Farm

RINGMORE

A COMFORTABLE FARMHOUSE

A COMPACT RANGE OF FARMBUILDINGS

TWO COTTAGES

in all about

175 acres

WITH VACANT POSSESSION ON COMPLETION

together with a

LARGE AREA OF COASTAL FRONTAGE

including

AYRMER COVE AND SANDS

To be offered for Sale by Auction by Messrs.

KNIGHT, FRANK & RUTLEY

(W. Gibson, D.S.O., F.R.I.C.S., F.A.I.; M. Mackenzie (U.S.A.); E. Fisher;
P. C. Oldfield, O.B.E., M.A. (Agric. Oxon), F.A.I.; A. C. Sizer; W. Cunningham;
G. C. E. Coleridge, M.C.; E. S. Osborne, F.R.I.C.S., F.A.I.)

in conjunction with Messrs.

RIPPON, BOSWELL & CO.

(W. Pressell, F.A.I.)

At THE ROUGEMONT HOTEL, EXETER

On FRIDAY, the 9th day of JULY, 1948,

at 3.0 p.m. (unless previously sold)

Solicitors: MESSRS. PENNINGTON & SON, 64 LINCOLN'S INN FIELDS, LONDON,
(Tel.: HOLborn 8750) W.C.2.

Auctioneers: MESSRS. RIPPON, BOSWELL & CO., 8 QUEEN STREET, EXETER
(Tel.: Exeter 3204 and 3592)

MESSRS. KNIGHT, FRANK & RUTLEY, 20 HANOVER SQUARE,
(Tel.: MAYfair 3771) LONDON, W.1

Particulars and Plan—1/- per copy.

GENERAL REMARKS

SITUATION.

The Farmhouse, Cottages and Buildings are on the outskirts of the Village of Ringmore, and the land lies to the west, extending as far as the coast at Ayrmer Cove.

Kingsbridge with its branch line Station is about 9 miles to the east whilst **Ivybridge** with station on the main **Plymouth** line of the Great Western Railway is about 10 miles to the north.

Salcombe is about 13 miles to the south-east and **Plymouth** is about 16 miles to the north-west.

SUMMARY.

The total area of the farm is about 175 acres of which about 6 acres are Woodland, 100 acres are Grass and the remainder Arable. The House contains Two Reception Rooms, Kitchen, Larder, Five Bedrooms and a Bathroom. There are Two good Cottages each containing Two Living Rooms, Two Bedrooms and a Bathroom.

The Farm Buildings are compact and situated convenient to the Farmhouse.

SPORTING AMENITIES.

THE PROPERTY has quite a long frontage to Bigbury Bay and includes the secluded Ayrmer Cove and Sands.

The well-known Yachting resort of **Salcombe** is within easy reach as also are the well-known **Thurlestone Golf Links**.

SERVICES.

Main Electricity and Water are connected.

Piped Drainage with inspection chamber.

OUTGOINGS.

Title Redemption Annuity amounts to approximately £31 7s. 0d. per annum.

No Land Tax is paid.

General Rates last year—18s. 6d. in the £.

ASSESSMENTS.

Schedule "A" Net—Farmhouse Buildings and Land	£64 15s. 0d.
Garage	£ 4 10s. 0d.
Cottages (pair)	£12 0s. 0d.
Rateable Values —Farmhouse	£12 0s. 0d.
Garage	£ 4 0s. 0d.
Cottages (pair)	£ 8 0s. 0d.

STIPULATIONS

(forming part of the Conditions of Sale).

1. SALE PARTICULARS AND PLAN.

The plan and quantities are based on the latest available edition of the Ordnance Survey as revised by the Auctioneers. They and these Particulars are believed to be correct, but any error or omission or misstatement shall not annul the Sale nor entitle either party to compensation, nor in any circumstances give grounds for an action at law.

2. RIGHTS, EASEMENTS, RESTRICTIVE COVENANTS AND OUTGOINGS.

The property is sold subject to and with the benefit of all rights of way, water, light, support, drainage, fishing and other rights, restrictive covenants and easements, and all wayleaves for poles, stays, cables, drains and water and other pipes. The property is also sold subject to all outgoing or charges connected with or chargeable on the property, whether mentioned in these Particulars or not.

3. FIXTURES.

All Fixtures usually denominated Landlord's fixtures which are the property of the Vendor will be included in the Sale. All Fixtures, Fittings and erections belonging to occupiers are expressly excluded from the Sale. Care has been taken in compiling these Particulars to omit any items which do not belong to the Vendor, but Purchasers shall be responsible for making their own enquiries and no claims will be admitted. Fixtures and Fittings belonging to the Vendor usually denominated Tenant's Fixtures and Fittings (if any) shall be taken by the Purchaser according to an inventory to be prepared by the Auctioneers, and paid for in addition to the purchase money at the sum specified in the inventory, which may be inspected at the offices of the Auctioneers by appointment, and will be produced at the time of Sale.

4. TIMBER AND GROWING TREES.

The standing timber and growing trees will be included in the Sale without additional payment.

5. CULTIVATIONS.

The Schedule records as accurately as possible the cultivations of the various fields, but no guarantee is given as to their correctness and Purchasers shall satisfy themselves as to the accuracy thereof.

6. TENANT RIGHT.

The Purchaser shall be required to take off by Valuation in the usual way and to pay for in addition to the purchase price:—

- (a) The Hay and Corn on the Farm at market price.
- (b) The Roots and Green Crops as matured and Farmyard Manure at consuming price.
- (c) The Apples in the Orchards.
- (d) Labour performed, seeds sown, the benefit of which will accrue to the Purchaser.

No claim will be made for the residual values of Artificial Manures or Purchased Feeding Stuffs, and no claims shall be made against the Vendor for dilapidations or any other matter.

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

HISTORICAL NOTES

Ayrmer Cove, which overlooks the wide expanse of Bigbury Bay, today presents a variety of picturesque views, the coast line consisting of lofty cliffs, beset with rocks. This Cove, and in fact, the whole parish of Ringmore, have many interesting historical associations.

It was here in 1588 that the "San Pedro," one of the surviving ships of the Spanish Armada, met disaster. On her flight for home, having escaped the perils of the dreadful voyage through the stormy waters of Cape Wrath and the coasts of Ireland, lost her way in a storm in the mouth of the Channel and met her end against the rocks in the bay.

In the days of the civil war, between Charles and his Parliament, few counties saw more fighting than Devon. Ringmore Village was specially mentioned, the Rector of the Parish distinguishing himself by taking the field against the Parliamentarians and deploying his artillery on the glebe land. In fact, so obstinate was his defence, that the Parliamentarians from Plymouth, embarked a small force which landed in Ayrmer Cove. This early combined operation made the Rector's position untenable; but nothing daunted, he hid himself for three months in the church tower, and with devoted help from the villagers, escaped capture.



THE FARM RESIDENCE



PART OF THE COASTAL FRONTAGE

PARTICULARS

Lower Manor Farm

RINGMORE

extending to about

175a. 3r. 3p.

(Coloured Pink on the Sale Plan).

The Farm is situated within the Parish of Ringmore, on the western outskirts of the Village. The surrounding countryside and the little Village itself are very picturesque, and the property, besides being a compact agricultural unit, is well situated for the enjoyment of many forms of sport and recreation.

The long frontage to Bigbury Bay with the 200 feet high cliffs falling gently down from either side to Ayrmer Cove and sands in the centre form a unique attraction to this agricultural property.

THE FARMHOUSE

is situated at the termination of a public road. It stands about 100 feet above sea level, faces south-east, and is built of stone, stuccoed and with a slated roof. The entrance is through a glass Porch and the accommodation comprises :—

AN ATTRACTIVE LIVING ROOM

which has a south-east aspect and measures about 18 ft. 9 ins. by 17 ft. 6 ins. into bay. There is an open brick fireplace, a timbered ceiling and a door opens to

THE DRAWING ROOM

also with a south-east aspect and measuring about 14 ft. 0 ins. by 11 ft. 9 ins.

SCHEDULE

No. on Plan.	Description.	Area.
PARISH OF RINGMORE.		
25	Grass	7.317
26	Grass	8.881
29	Arable	6.420
30	Arable	3.545
31	Arable and Grass	6.281
34	Grass	8.733
35	Grass	2.989
36	Grass	5.107
37	Arable	7.463
38	Arable	4.481
Pt. 39	Lane ... ..	.645
70	Orchard	1.699
74	Grass	2.056
75	Grass	1.492
Pt. 76	Lane ... ..	.740
77	Grass	2.958
78	Lane ... ..	.735
79	Grass	4.491
80	Grass	4.649
81	Grass	1.607
82	Grass	4.225
83	Arable	3.823
84	Arable	10.805
85	Arable	12.128
87	Grass	2.716
Pt. 88	Grass	3.055
89	Grass	1.271
Pt. 90	Farmhouse and Buildings	1.247
Pt. 91	Garage ... ..	.016
Pt. 94	Two Cottages ... ..	.320
111	Grass ... ..	.802
112	Wood	2.398
113	Grass	7.618
114	Arable	7.545
120	Grass	3.754
132	Lane ... ..	.142
133	Wood	2.687
133a	Wood ... ..	.918
134	Rough ... ..	.830
135	Rough ... ..	.454
136	Arable	3.845
137	Arable	4.051
142	Arable	3.027
143	Grass	3.385
144	Grass	3.659
145	Rough	2.393
146	Grass	2.827
147	Grass ... ..	.650
148	Grass	3.092
TOTAL A.		175.772

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the Law Society's Conditions of Sale (1934 Edition) so far as they are not varied by or inconsistent with these conditions or the Particulars and Conditions of Sale or the stipulations therein.
2. The Vendors Solicitors are Messrs. Pennington & Son whose office is at 64 Lincoln's Inn Fields, London, W.C.2.
3. The date fixed for completion is the 29th day of September, 1948, and the balance of the purchase money (credit being given for the deposit of 10% payable on the sale) is to be paid on that day.
4. The Vendor is selling as Beneficial Owner.
5. The title shall commence as to part with a Conveyance on Sale dated the 11th day of November 1909 and made between George Coyte of the first part Frank Coyte of the second part Arthur Crawley Pode of the third part and Charles Peile Tanner of the fourth part and as to another part with a Conveyance on Sale dated the 5th July 1907 and made between James Herbert Benyon and Henry Cosmo Orme Bonsor of the first part George Coyte Frank Coyte and Arthur Crawley Pode Solicitor of the second part and James Davis of the third part.
6. The property is also sold subject to all Tithe Redemption Annuity and Land Tax (if any) affecting the same.
7. The Purchaser shall be deemed to purchase with full notice of the state and condition of the property in all respects whether as to quantity boundaries state of repair easements outgoing or otherwise and the property is sold subject to all chief quit and other rents and all rights of way water drainage light or other rights or easements privileges or other matters and things including Town Planning Schemes and consents notices resolutions requisitions or requirements of any Local Authority which may affect the same whether mentioned in the particulars of sale or not.
8. The property is also sold (a) subject to and with the benefits of the right to lay a water pipe and other rights referred to in a Conveyance dated the 21st day of June 1946 made between Madge Marion Brook of the one part and Alan Paul Good of the other part and subject also to the rights of way and to the covenants conditions and restrictions referred to in the said Conveyance and to the covenants and conditions contained in a Conveyance dated the 24th June 1946 and made between Eric Croushan Clegg of the one part and Alan Paul Good of the other part and (c) to the right of way referred to in a Conveyance dated the 21st day of June 1946 and made between Harold Leslie Brook of the one part and the said Alan Paul Good of the other part. The Purchaser shall in the Conveyance to him covenant with the Vendor for himself and his Successors in title at all times thereafter to observe and perform the said covenants conditions and restrictions and to indemnify the Vendor against all actions claims and demands in respect thereof.
9. The property is also sold subject to and with the benefit of an agreement to grant a right of way on 29th September 1948 over Field O.S. No. 72 for a period of 15 years at a rental of £1 per annum.

AGREEMENT

I
of
hereby acknowledge myself to be the Purchaser of the Property as
described in the foregoing Particulars at the sum of £
and I have paid the sum of £ _____ to the Auctioneers
as a Deposit and in part payment of the Purchase money, and I agree
to pay the remainder thereof and to complete the Sale in accordance
with the annexed Particulars and Conditions of Sale.

Dated this _____ day of _____, 1948.

Purchase money	£
Deposit	£

Balance	£

As Agents for the Vendor

we ratify this Sale, and, as Stakeholders, acknowledge receipt of the
above mentioned Deposit.

Abstract of Title to be sent to :—