1918

The Milner Estates

SITUATE AT

ACTON, WEAVERHAM, STRETTON & MOORE

Solicitors:

Messrs. BLOUNT, LYNCH & PETRE, 48 Albemarle Street, Piccadilly, London, W. 1

Land Agents:

Messrs. GANDY & SON, Northwich, Cheshire.

Auctioneers:

Messrs. OSBORN & MERCER,

Albemarle House, 28b Albemarle Street, Piccadilly, London, W. 1

LOCAL STUDIES

CHESHIRE

Within easy Rail distance of

LIVERPOOL and MANCHESTER

In the Fertile Country between NORTHWICH, FRODSHAM and WARRINGTON, and situate in the Parishes of ACTON, WEAVERHAM, MOORE, STRETTON and ANTROBUS.

Particulars, Plans and Conditions of Sale of

VALUABLE

Freehold Agricultural and Residential Properties

forming the

Milner Estates

extending to an Area of about

1,100 Acres

comprising

TWELVE DAIRY & CORN FARMS

SMALL HOLDINGS, ACCOMMODATION and ORCHARD LANDS

Numerous COTTAGES, FACTORY & WHARF PREMISES

Seven convenient sized Residences, with Grounds & Gardens

FREEHOLD GROUND RENTS, LICENSED PREMISES, etc.

The whole producing a Rental of about

per £3,200 ann.

For Sale by Public Auction, in 58 Lots, by

Messrs. OSBORN & MERCER

AT THE LION HOTEL, WARRINGTON,

On WEDNESDAY, 13th day of NOVEMBER, 1918, at One o'clock.

Book Particulars, with Plans and Conditions of Sale, may be obtained of **Messrs. BLOUNT, LYNCH and PETRE**, Solicitors, 48 Albemarle Street, Piccadilly, London, W.; of **Messrs. GANDY & SON**, Land Agents, Northwich, Cheshire; and at the **Auctioneers' Offices**—

ALBEMARLE HOUSE, 28b ALBEMARLE STREET, PICCADILLY, LONDON, W. 1

PLAN Nº1

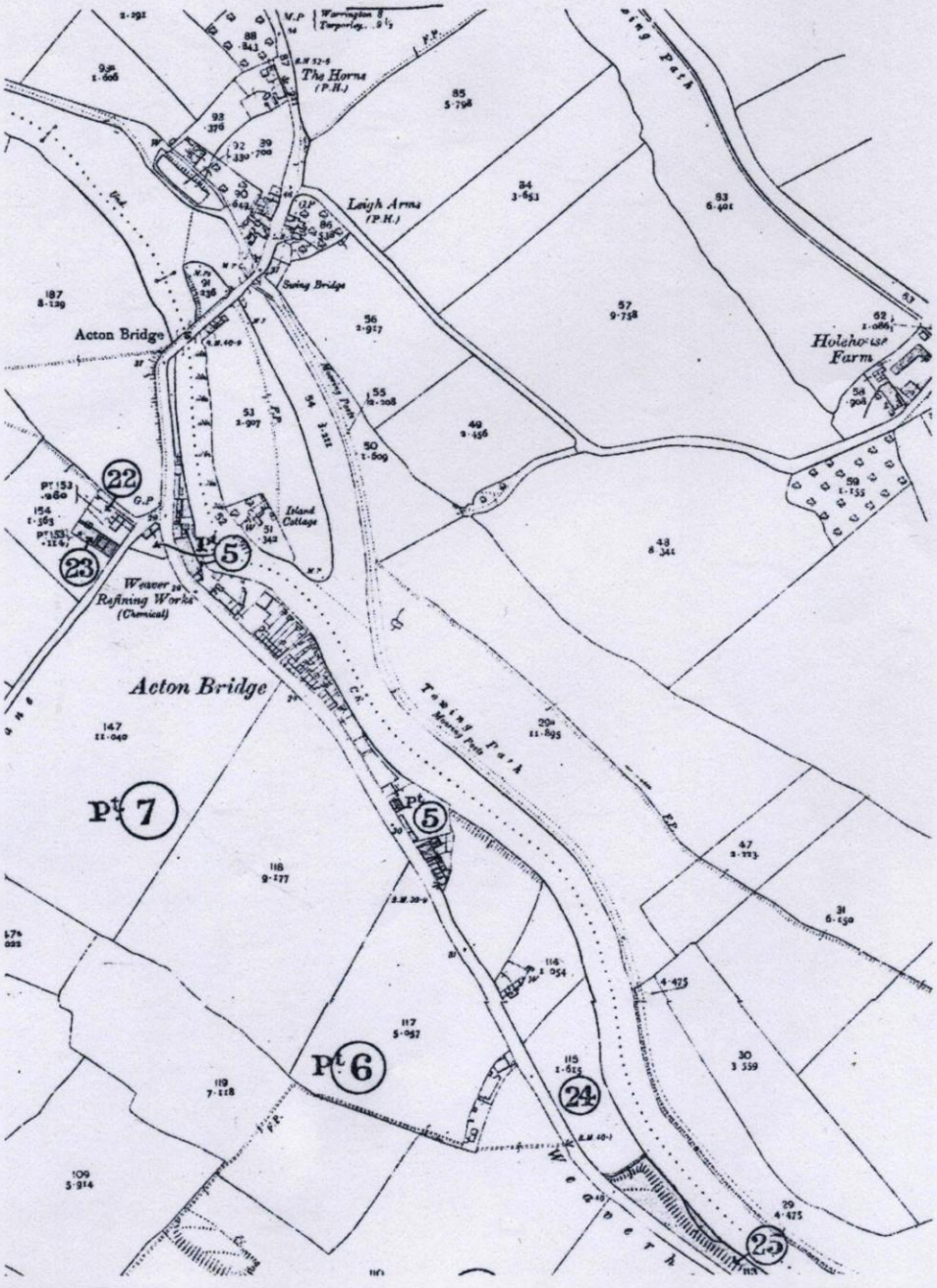
Plan of
THE MILNER ESTATE,
CHESHIRE,
ACTON PORTION.

LOTS 1 TO 26 INCLUSIVE

For Sale by Auction by

MESSRS OSBORN & MERCER

1918



THE MILNER ESTATES

SUMMARY

Lot	Description	Area	Rent		
		ACRES	£	s.	d.
1	"Milton" Dairy and Stock Farm	41·193	98	8	0
2	Freehold Arable Lands	8·080	21	8	9
3	Pasture Land	9·250	25	19	0
4	Station Farm	6·569	25	5	3
5	Ground Rents on Weaver Refining Co.'s Premises ...	2·827	135	0	0
6	Wall Hill Farm	61·699	137	5	0
7	Hall Green Farm	120·862	269	0	6
8	Hill Farm...	84·227	187	10	0
9	Yew Tree Farm	69·107	153	12	0
10	Manor Farm	110·920	210	6	6
11	Lower Green Farm	85·918	183	12	6
12	Wall Hill Cottage	3·446	34	0	0
13	The Hollies	1·406	90	0	0
14	Arable Land	4·816	12	0	0
15	Pasture Land	2·960	6	7	6
16	Accommodation Lands	13·588	27	0	0
17	Orchard and Fruit Plantation	·500	3	10	0
18	The Maypole Inn	1·118	49	18	0
19	Pair of Freehold Cottages	·346	11	0	0
20	Freehold Cottage	·863	10	0	0
21	Block of Cottages	·631	16	5	0
22	Pair of Freehold Cottages	·260	15	0	0
23	Detached Freehold Cottage	·114	7	4	0
24	Accommodation Land	1·615	5	0	0
25	Freehold Wharf Land	1·274	3	0	0
26	Ground Rent	—	4	15	0
27	New Farm	44·865	120	0	0
28	Moss Hall Farm	206·685	410	0	0
29	Freehold Small Holding	6·344	21	0	0
30	Moore House	3·880	87	10	0
31	Village Farm	72·055	150	0	0
32	Brow Farm	33·816	76	0	0
33	Rose Farm	35·753	61	12	6
34	Moss Lane Farm	4·283	13	5	0
35	"The Grove"	1·173	70	0	0
36	Two Freehold Dwelling Houses	·259	35	0	0
37	"Ivybank"	·630	33	0	0
38	"Southbank"	·352	50	0	0
39	"Bridge House"	·320	33	0	0
40	"Beech Wood"	·320	33	0	0
41	Freehold Small Holding	·726	12	19	0
42	Pair of Freehold Cottages	·397	20	14	0
43	Block of Five Do.	·989	32	10	0
44	Block of Six Do.	·450	40	19	0
45	Ground Rent	—	4	3	3
46	Do.	—	3	18	7
47	Do.	—	11	1	10
48	Do.	—	5	15	1
49	Do.	—	6	1	7
50	Do.	—	17	0	0
51	Do.	—	4	16	0
52	Do.	—	4	10	0
53	Arable Land	5·216	10	0	0
54	Accommodation Land	20·561	40	0	0
55	Arable Field	3·148	6	0	0
56	Do.	13·208	26	0	0
57	Arable Land	9·034	18	0	0
58	Arable Field	2·900	6	0	0
	A.	1101·853	£3,206	2	10

LOT 5

(Coloured Green on Plan No. 1)

THE VERY

VALUABLE & SECURE INVESTMENT

arising from

GROUND AND OTHER RENTS

of

per **£135** ann.

reducible in certain events to

A Ground Rent of £126 per annum

secured upon the

Freehold Manufacturing & Waterside Premises

in the occupation of the

WEAVER REFINING COMPANY, LTD.

and used by them as

BONE, GLUE AND CHEMICAL WORKS

Together with Cottages and Accommodation Land, all in the Parish of Acton, with long Frontages to the River Weaver and to Weaverham Lane, and embracing an Area of about

2·827 Acres

The Rent is secured by Two Leases:—

(1).—A Lease dated 9th May, 1904, for 99 years, from 29th September, 1903 (thus having about 84 years unexpired), demising an area of 2,595 square yards, with buildings thereon, at a Rent of ... ... per ann.	£45
(2).—A Lease dated 30th December, 1916, for 7 years, from 25th March, 1916 (thus having about 4½ years unexpired), demising an Area of 11,088 square yards, with Cottages and Buildings thereon, at a Rent of ... ... per ann.	£90
Giving a Rental of per ann.	**£135**

The Lessees have a right under the Lease dated 30th December, 1916, at any time prior to the expiration thereof, to take up a fresh Lease in lieu of the same for such a term as will, with the then unexpired portion of the said term of 7 years, make up a total term of 87 years, in accordance with an approved Draft Lease now prepared, at a Rent of ... ... per ann.	£81
This, together with the Rent secured by the Lease of 9th May, 1904, of per ann.	£45
Will produce a Ground Rent of per ann.	**£126**

This Lot is sold with the benefit of the determinable Right to take Water from a Spring in Field No. 147, forming part of Lot 7, with a Right of Access for cleansing and repairing the Spring and Pipes as at present enjoyed in accordance with the terms of an Agreement dated the 3rd June, 1915. An acknowledgment Rent of £5 per ann. is paid for this easement, determinable by a six months notice, by either party, to expire at Lady Day or Michaelmas.

OUTGOINGS:—Tithe commuted amount about 10s. Land Tax, £1 2s. 4d.

LOT 22

(Coloured Blue and numbered Pt. 153 on Plan No. 1)

A PAIR OF BRICK & SLATED

FREEHOLD COTTAGES

in the Parish of Acton, close to Acton Bridge, facing the Acton Lane, placed well back from road, both with Good Gardens.

	£.	s.	d.
(1) Comprises, Two Bedrooms, Living Room, Kitchen, Pantry, E.C. Let to the Weaver Refining Co., on a Monthly Tenancy at ... per ann.	7	4	0
(2) Comprises, Three Bedrooms, Living Room, Kitchen, Pantry, Wash-house, Back Kitchen, Privy and Pigsty. Let to Mr. Walter Anderson, on a Monthly Tenancy, at ... ... per ann.	7	16	0
Total Rental	**£15**	**0**	**0**

Tenants pay Rates

Area ·260 Acres

OUTGOINGS:—Tithe commuted amount about 1s. 2d. Land Tax, 6s. 4d.

150
60
70
80
90
300
10
20
230

Wellcome Refining Co

LOT 23

(Coloured Brown and numbered Pt. 153 on Plan No. 1)

A DETACHED FREEHOLD COTTAGE

Built of brick and slated roof, situated adjoining the preceding lot.

It contains, Three Bedrooms, Parlour, Kitchen, Scullery, Pantry. Good Garden with Privy and Pigsty.

Let to Mr. MacHugh, a Monthly Tenant, at

per **£7 4s.** ann.

Tenant pays rates.

Area ·114 Acres

OUTGOINGS.—Tithe commuted amount 7d. Land Tax, 2s 6d.

100
10
20
5
130

Weaver Refining Co

LOT 24

(Coloured Blue and numbered 115 on Plan No. 1)

THE VALUABLE FREEHOLD

ACCOMMODATION LAND

in the Parish of Acton, having an Area of about

1·615 Acres

A Frontage to the Weaverham Lane of about 400 ft., and a Frontage to the River Weaver of about 500 ft., affording an

EXCELLENT SITE for FACTORY PREMISES

or other Businesses requiring Waterside Facilities.

Let to Mr. A. Hind, a Yearly Tenant, subject to six months' notice to expire on 25th December in any year, at

per **£5** ann.

OUTGOINGS:—Tithe commuted amount about 5s. 9d. Land Tax, 3s. 4d.