

GATE HOUSE FARM NEWCHAPEL

Area : 121 a. 0 r. 1 p.

Tenants : Mrs. Smeed and Mr. Edward Uwins Gillate (with Lowlands Farm).

Tenancies : Yearly, 29th September. Little Gatehouse Wood and other Woodlands are in hand.

Rents : £98 0s. 0d. (apportioned) and
£ 5 0s. 0d. (apportioned) respectively.

Tithe Rent Charge, Present Value—
Parish of Godstone (Det.) £12 5 0

A Valuable Dairy and Mixed Holding

fronting both sides of the main East Grinstead-Eastbourne Road close to Newchapel Corner about three miles from East Grinstead, one mile from Blindley Heath and $1\frac{1}{4}$ miles from Lingfield.

The Fine Old Farm Residence

stands well back from the main road and is reputed to be one of the oldest buildings on the Estate. Its original construction was of brick and half timbering and wide beamed eaves support a Horsham stone slab roof. Parts of the house have been encased with brick walls and it is entered through a brick PORCH. The Accommodation comprises : SITTING ROOM with register fireplace and cupboard ; DINING ROOM, a large apartment which is practically in its original condition with a ceiling of massive oak beams, fireplace deeply recessed and also supported by an oak beam, and containing an iron hearth-plate and back both of which bear the date 1661. At the back of the open flue are quaint cubby holes ; Office and Store Room ; Scullery with brick floor and having open fireplace, copper, sink and back staircase ; Larder, and Back Entrance. Below is a Cellar with a brick floor and Spring of Water.

On the Upper Floor are Six Bedrooms, three of which open from the Main Landing which has an old oak-turned balustrading, and several of the rooms have oak flooring while most of them display large quantities of oak beams in the walls and ceilings.

Well Water Supply (Tenants' Pump). Cesspool Drainage.
Two Outside timber and tiled Coal and Wood Sheds.

The Farm Buildings

are mainly of timber and tile construction but include a modern brick and tiled Cow House for 12 with channelled floor ; Cooling Room, fitted semi Rotary pump, and Workshop ; Barn with Two bays and cement run-way ; Open Shed and Yard ; Three-bay lean-to Cart Shed ; Four-stall Stable with Loft and Chaff Place ; Four-brick and tiled Pigsties ; Barn with Two bays and wood run-way ; lean-to Fattening Shed ; Four-bay open lean-to Shed ; large Waggon House with Granary over, and a Pony Stable.

The Land

includes six useful Pastures of about 41 acres and a further 11 acres in Nos. 28 and 43 have been sown down by the tenant. The Land on the west side of the main road is wholly arable in useful level enclosures, all of which are within easy distance from the farm buildings. Little Gate House Wood and the Shaw on the north-west boundary of the Lot contain some very useful oak timber.

This Lot is intersected by the main road for nearly half a mile and will have a future development value, Companies Water and Electricity Mains being available at Newchapel Corner.

NOTE.—This Lot will be sold subject to and with the benefit of an Agreement with the Sevenoaks & District Electricity Company Ltd., dated 8th December, 1933 in respect of electricity cables (partly underground), poles and stays which are situated on it.

The Tenant claims the five hearth plate and back.

SCHEDULE.

No. OF PLAN.	TENANT.	DESCRIPTION.	AREA.	TOTAL AREA.
	PARISH OF GODSTONE.			
10	Mrs. Amy Smeed ..	Arable	14-753	
19		ditto	9-573	
20		Orchard	-575	
20A		House and buildings ..	1-409	
20B		Pond	-108	
20C		ditto	-119	
21		Pasture	3-684	
22		Arable	3-440	
23		Pasture	6-643	
24		ditto	4-642	
25		Pond	-246	
26		Pasture	12-474	
27		ditto	7-440	
28		Arable (sown down) ..	4-701	
30		Arable	16-711	
43		ditto (sown down) ..	6-698	
44		Pasture	6-419	
16	Mr. E. Uwins Gillate ..	Arable	7-237	99-635
17		ditto	4-742	
				11-979
	IN HAND.			
Pt. 9		Shaw	1-735	
Pt. 15		Belt	-528	
Pt. 17A		ditto	-811	
18		Wood	4-709	
Pt. 34		Belt	-189	
	PARISH OF HORNE.			
Pt. 382		Shaw	1-419	
				9-391
		Total A.		121-005