

IN THE BEST PART OF NORTH WILTS,

Three miles from Wootton Bassett, 5 miles from Calne, and 10 miles from Chippenham and Swindon respectively.

PARTICULARS, PLAN AND CONDITIONS OF SALE,
OF THE EXTREMELY VALUABLE
Freehold Agricultural & Sporting Property,
KNOWN AS
The Lyneham Estate,

Situate in the Parish of Lyneham, about 3 miles South-West from Wootton Bassett Station and 2 miles South-East from Dauntsey Station on the Great Western Main Line of Railway respectively.

The Estate, which embraces an area of about

2,016 ACRES,

Lies in a Ring Fence and is divided up into

NINE DAIRY AND PASTORAL HOLDINGS,

All occupying extremely convenient positions in and around the Villages of Tockenham, Lyneham and Preston, and none of which have been in hand for many years,

A NUMBER OF SMALL ACCOMMODATION HOLDINGS conveniently adjacent.

An important feature is the picturesque Village of Lyneham, which is one of the most interesting villages in the County and includes several PRIVATE RESIDENCES,

A FULLY-LICENSED ROADSIDE INN,

KNOWN AS

THE "WHITE HART,"

A TIMBER YARD and DWELLING HOUSE; a SMITHY, several well-established SHOPS, and numerous picturesque and well-built COTTAGES, all with good Gardens, and mostly let at very low Rentals.

THE ESTATE IS IN THE CENTRE OF THE BADMINTON HUNT.

There are a Number of well-placed WOODLANDS, and the SHOOTING capabilities of the Property are of a high order.

The Manor or Reputed Manor of Lyneham is included in the Sale.

The total actual and estimated Rental is upwards of

£3,000 PER ANNUM.

THE ESTATE IS TITHE FREE.

Messrs. WALTON & LEE

Will offer the above for SALE BY AUCTION,

AT THE LANSDOWNE ARMS HOTEL, CALNE,

On THURSDAY, the 5th day of OCTOBER, 1905,

AT TWO O'CLOCK PRECISELY,

First as a whole, and if not sold in that manner, then in a number of convenient Lots (unless an acceptable offer, or offers, be made meanwhile by Private Treaty).

Copies of these Particulars, together with Plan and Conditions of Sale, may be obtained of Messrs. FEW & Co., Solicitors, 19, Surrey Street, Strand, London, W.C.; of Messrs. WESTBURY & SON, Land Agents, Andover; or of the AUCTIONEERS, at their Offices,

10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.