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PARTICULARS  
OF  
VALUABLE AND VERY ELIGIBLE  
Freehold & Copyhold Estates

SITUATE AT  
HAMPTON WICK and TEDDINGTON

IN THE  
*County of Middlesex.*

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For Sale the 12th of July, 1810.

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Hampton Wick and Teddington.

THE  
**PARTICULARS**  
OF  
Valuable and very Eligible  
**FREEHOLD & COPYHOLD**  
**ESTATES,**

SITUATE ON AND NEAR THE BANK OF THE THAMES AT  
HAMPTON WICK and TEDDINGTON,  
IN THE COUNTY OF MIDDLESEX,

IN THE VICINITY OF BUSHEY PARK, HAMPTON COURT, AND KINGSTON,

NOW IN THE POSSESSION OF

ANTHONY HART, Esq. T. W. STRETTON, Esq. and Mr. WILLIAMS,

On Leases for short Terms, at very low Rents amounting to only

*One Hundred and Fifty-one Pounds Four Shillings per Annum,*

Capable of considerable Increase as the Leases fall in :

CONSISTING OF

**A HANDSOME VILLA ON A SMALL SCALE,**

With Offices, Coach House, and Stabling,

**A BEAUTIFUL LAWN, GARDENS, AND PADDOCKS,**

Containing about Twenty-seven Acres,  
with sundry Farming Buildings,

IN THE OCCUPATION OF ANTHONY HART, ESQ.

A large Malting, let to Mr. TOSELEY ;

**A GENTEEL COTTAGE WITH OFFICES AND GARDEN,**

Occupied by T. W. STRETTON, Esq.

ABOUT

**SEVENTEEN ACRES of LAND, a GARDEN, and sundry BUILDINGS,**

Let to Mr. WILLIAMS ;

AND

**TWO COTTAGES with GARDENS, and a FIELD at TEDDINGTON, let to**  
Mrs. CARPENTER and Mr. HERSEY, at Will.

**WHICH WILL BE SOLD BY AUCTION,**

BY

**Messrs. SKINNER, TUCHIN, & FORREST,**

On THURSDAY the 12th of JULY, 1810,

At Twelve o'Clock,

**At Garraway's Coffee-house,**

'Change Alley, Cornhill,

IN SIX LOTS.

To be viewed Ten Days previous to the Sale, by Tickets only, which, with printed Particulars,  
may be had of Messrs. Skinner, Tuchin, & Forrest, Aldersgate Street.

Particulars also of Messrs. Dyneleys & Hicks, Solicitors, Gray's Inn ; Sun, Kingston ; Talbot,  
Richmond ; George, Twickenham ; and at the Place of Sale.

Particulars, &c.

*Lowest Value*  
1500

LOT I.

*Highest Value*  
21440

A VERY DESIRABLE COPYHOLD ESTATE OF INHERITANCE,

Delightfully situate on the Bank of the Thames, at Hampton Wick, in the County of Middlesex, in the Vicinity of Bushy Park, Hampton Court, and Kingston;

CONSISTING OF

A GENTEEL VILLA,

(On a small Scale,)

With Domestic Offices, Court Yard, Coach House, Stabling for Four Horses, Farm Yard, Barn, Cow House, and other Farming Buildings;

A beautiful LAWN or PLEASURE GROUND extending to the River,

GARDENS and Paddock adjoining;

Containing altogether about Eight Acres Two Roods and Fifteen Perches, be the same more or less;

Now in the Possession of Anthony Hart, Esq. on Lease with other Lands in Lots II. and III. for an unexpired Term of 10 Years from Michaelmas 1810, at a very low nett Rent of 90*l.* per Annum.

The apportioned Part of Rent for this Lot during the Lease, to be only

*Fifty Pounds per Annum.*

On this Lot is also a large Milling of Two Floors, in the Occupation of Mr. Robert Toseley, but included in the Lease to Anthony Hart, Esq.

The Villa is handsomely fitted up, the greatest Part has been erected by the present Tenant within a few Years, and since the granting of his Lease.

THE PREMISES CONTAIN

A handsome Drawing Room and Eating Room, communicating by folding Doors, Three principal Bed Chambers, Two Dressing Rooms, and Three other Chambers, exclusive of the Garrets.

The OFFICES consist of—Two Kitchens, Laundry, Dairy, Brewhouse, and Cellaring, and Two Men Servants Rooms over the Stables.

QUANTITIES.

	A.	R.	P.	
Scite of Buildings, Yard, Gardens, &c.	—	2	0	0
Cold Harbour Close	—	6	2	15

Acres 8 2 15

THE ESTATE IS COPYHOLD OF INHERITANCE, HELD OF THE MANOR OF HAMPTON COURT, SUBJECT TO A TRIFLING QUIT RENT, AND A FINE ON DEATH OR ALIENATION.

## L O T II.

## A MOST DESIRABLE COPYHOLD ESTATE OF INHERITANCE,

Situate at Hampton Wick, divided only by the Road from the preceding Lot;

CONSISTING OF

A GENTEEL COTTAGE, with Offices, Garden, Pleasure Ground,

AND

The adjoining FOUR INCLOSURES of ARABLE LAND,

Containing altogether Twenty-six Acres Two Roods and Thirty-nine Perches, be the same more or less.

Now in the Possession of Anthony Hart, Esq. T. W. Stretton, Esq. and Mr. Ryley Williams.

The Cottage is of handsome Elevation, very neatly fitted up, convenient Domestic Offices, Coach House, Stabling for Five Horses, Garden, Green House, and Pleasure Ground, and is now in the Possession of T. W. Stretton, Esq.

## THE COTTAGE CONTAINS

Five Bed Chambers, an Entrance Hall, Drawing Room and Dining Parlour, Kitchen, Scullery, and Cellars:

A detached Larder, Wash House, &c.

TWO INCLOSURES OF ARABLE LAND adjoining,

Containing Thirteen Acres Two Roods and Thirty-two Perches,

A large Barn, Cart House and Cow House, in the Occupation of Mr. Ryley Williams.

The above described Cottage, Garden, Buildings and Land, are on Lease to Mr. Ryley Williams, for an unexpired Term of 3 Years from Michaelmas 1810, with other Lands in Lots III. and IV. at a low nett Rent of 45*l.* per Annum.

The apportioned Part of Rent for this Lot for the Remainder of his Lease to be only

Forty Pounds per Annum.

QUANTITIES.		A. R. P.	£. s. d.
Nine Acres	— — —	8 0 32	40 0 0
Five Acres	— — —	5 2 0	
Scite of Buildings, Yard, Gardens, &c.	{ 0 0 22 } { 0 1 38 }	0 2 20	
		Acres 14 1 12	

## TWO INCLOSURES OF ARABLE LAND

Adjoining,

Containing Twelve Acres One Rood and Twenty-seven Perches,

In the Occupation of Anthony Hart, Esq. on Lease with other Lands in Lots I. and III. for an unexpired Term of 10 Years from Michaelmas 1810, at a low nett Rent of 90*l.* per Annum.—The apportioned Part of Rent during the Remainder of the Lease for these Fields

Twenty-five Pounds per Annum.

QUANTITIES.		A. R. P.	£. s. d.
Upper Six Acres	— — —	6 1 35	25 0 0
Lower Six Acres, including Pleasure Ground, in the Possession of T. W. Stretton, Esq.	— — —	5 3 32	
		Acres 12 1 27	

Present Rents only £. 65 0 0

N. B. The greatest Part of the Pleasure Ground in Front of Mr. Stretton's House is on Lease to Anthony Hart, Esq. and was formerly Part of the Lower Six Acres.

THE ESTATE IS COPYHOLD OF INHERITANCE, HELD OF THE MANOR OF HAMPTON COURT, SUBJECT TO A TRIPPLING QUIT RENT, AND A FINE ON DEATH ON ALIENATION.

*L 300*

*L 500*

LOT III.

AN ELIGIBLE COPYHOLD ESTATE OF INHERITANCE,

Situate at Hampton Wick, and adjoining the preceding Lot;

CONSISTING OF

A CLOSE OF PASTURE LAND,

CALLED

SEAMER'S CLOSE,

Now divided into Four Parts by Posts and Rails,

Containing altogether Five Acres Three Roods and Twenty-three Perches,  
be the same more or less;

On Lease to Anthony Hart, Esq, for an unexpired Term of 10 Years from Michaelmas 1810,  
with other Lands in Lots I. and II. at 90*l.* per Annum.

The apportioned Part of Rent for this Close during the Lease, to be

*Fifteen Pounds per Annum.*

£. 15 0 0

A Garden and a Yard, with Bark Barns, Drying Shed, and a Chaise House, on Lease  
to Mr. Ryley Williams, with other Lands in Lot II. for an unexpired Term of 3  
Years from Michaelmas 1810, at a nett Rent of 45*l.* per Annum.—The apportioned  
Part of Rent for this Lot during the Lease, to be

*Three Pounds per Annum.*

3 0 0

QUANTITIES

A. R. P.

Garden, Yard, and Scite of Buildings — 0 1 21

£. 18 0 0

THIS ESTATE IS COPYHOLD OF INHERITANCE, HELD OF THE MANOR OF HAMPTON WICK, SUBJECT TO  
A TRIFLING QUIT RENT, AND A FINE ON DEATH OR ALIENATION.

*L 204*

*L 204*

LOT IV.

A FREEHOLD AND COPYHOLD ESTATE,

Situate in the Parish of Teddington, and adjoining Lot II.;

CONSISTING OF ABOUT

THREE ACRES AND THREE ROOD OF ARABLE LAND,

Be the same more or less,

Formerly Part of Teddington Field;

Now in the Possession of Mr. Ryley Williams, on Lease for an unexpired Term of 10 Years from  
Michaelmas 1810, with other Lands in Lots II. and III. at a low nett Rent of 45*l.* per Ann.

The apportioned Part of Rent for this Lot during the Remainder of the Lease  
is to be only

*Two Pounds per Annum.*

THREE ACRES ARE FREEHOLD; THE REMAINING THREE ROODS ARE COPYHOLD OF INHERITANCE,  
HELD OF THE MANOR OF TEDDINGTON, SUBJECT TO A TRIFLING QUIT RENT,  
AND A FINE ON DEATH OR ALIENATION.

LOT V.

*L 180*

*L 180*

A COPYHOLD ESTATE OF INHERITANCE,

Situate in the Parish of Teddington, near the Clarence Arms;

CONSISTING OF

A BRICK COTTAGE,

With a good Garden;

In the Occupation of Mr. Joseph Hirsey, Tenant at Will, at a very low old Rent of

*Seven Pounds per Annum.*

QUANTITIES.  
Cottage and Garden — —

A. R. P.  
0 0 37

THIS ESTATE IS HELD OF THE MANOR OF TEDDINGTON, SUBJECT TO A TRIFLING QUIT RENT,  
AND A FINE ON DEATH OR ALIENATION.

150  
LOT VI  
400

**A** FREEHOLD ESTATE.

Situate at Sharklegate, in the Parish of Tebbington, in Front of the Road leading from Tebbington to Twickenham Common.

consisting of

A COTTAGE and OUT-BUILDINGS, with a GARDEN, and CLOSE of rich LAND,

Containing altogether about Three Acres One Road and Seventeen Perches,  
of the same value as 1811.

Now in the Possession of Miss Mary Carpenter, at a very low old lease of only

Nine Pounds Four Shillings per Annum.

QUANTITIES.		A. R. P.	
Cottage, Yard, &c.	—	—	0 0 22
Close, &c.	—	—	3 0 35
			<hr/>
		Acres	3 1 17

**FINIS.**

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