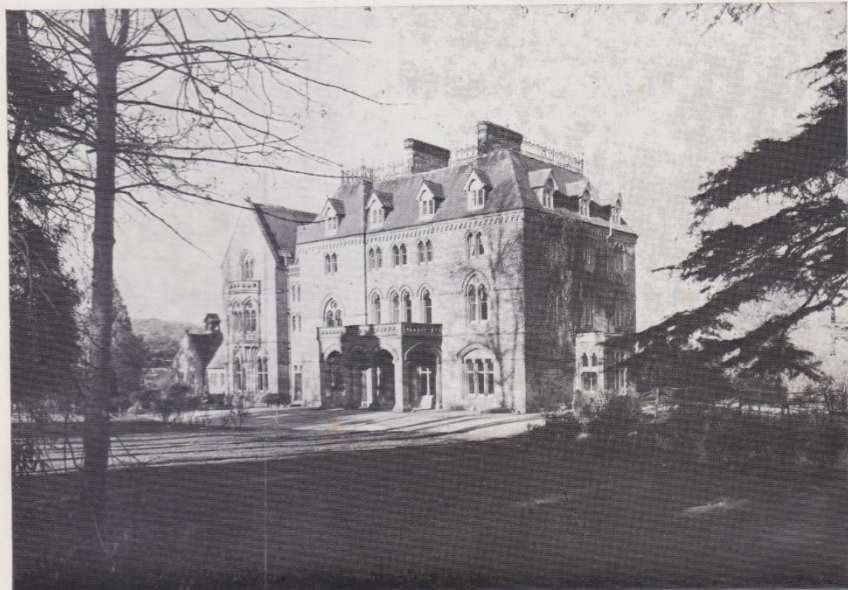


BELMONT ESTATE CATALOGUE, 1979

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ILLUSTRATED CATALOGUE
of
The Contents of the Mansion
BELMONT HOUSE
Hereford



TO BE SOLD BY PUBLIC AUCTION ON THE PREMISES
THURSDAY AND FRIDAY, MAY 17th, 18th 1979
VIEW DAYS : Monday and Tuesday, May 14th and 15th.

Joint Auctioneers :

BRENDONS, 7 The Marsh, Hythe, Nr. Southampton. Tel. : (0703) 844131	PETER GEORGE, A.R.I.C.S., 14/16 Church Street, Monmouth. NP5 3BU. Tel. :(0600) 2410
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Historical Note

BELMONT, raised on a prominence above a beautiful stretch of the River Wye with views to the hills of Radnorshire in the far distance, has been in Prosser and Wegg-Prosser hands since 1826 when the Clehonger Manor Estate of nearly 900 acres—of which Belmont formed a part—was purchased by the Venerable Dr. Prosser, Archdeacon of Durham, from the then owner, Colonel John Matthews for a sum of £42,500, at a public auction held at The Green Dragon, Hereford.

Colonel Matthews had himself purchased the Estate at the latter end of the eighteenth century and in 1788 erected the mansion at Belmont to replace the older house which had been burned down in 1785.

The new purchaser, Dr. Prosser, on his death bequeathed Belmont to his nephew—Francis Richard Haggitt—conditionally upon him changing his name to Wegg-Prosser. He acquired the Estate by inheritance in 1847.

The mansion as built by Colonel Matthews to the designs of Wyatt, was altered in appearance and enlarged in the mid-1850's, becoming known as one of the finest examples of Tudor Gothic revival in the Midlands, the handsome parti-coloured stone of local quarrying rendering it—as reported in the 'Hereford Mercury' of September 1st, 1875—'a sweet moss-rose looking out from its sheltered retreat.'

In 1852, Francis Richard Wegg-Prosser was converted to Rome, and thus began the long and much honoured association with the Roman Catholic Church, his own lasting memorial being Belmont Abbey, which he built and financed from his own resources to designs by Pugin and completed in 1859.

On his death in 1911, the Estate passed down to his son, Mr. John Francis Wegg-Prosser, whose only son, Cecil Francis, was the father in his turn of an only daughter, Sonia, who in 1940 married Lieut.-Colonel Arthur Edward Raleigh Chichester of the Worcestershire Regiment. Upon coming into the Estate, John Francis left Herefordshire for another establishment nearer London, but Colonel and Mrs. Chichester eventually re-occupied the Belmont Mansion where the late Mrs. Chichester, already widowed some years earlier, died in 1977.

The present contents are largely from the Chichester marriage, for in 1912, Mr. J. F. Wegg-Prosser leased Belmont, and a sale of the then contents was held at the house almost exactly sixty-seven years ago, when the total realised—after expenses—was £2,430 16s. 0d.

HEREFORD

close to the City with its famous Cattle Market, and in the midst of one of the most fertile Agricultural Districts.

IMPORTANT SALE

OF
VALUABLE

Freehold Agricultural Property

BEING

THE OUTLYING PORTIONS OF

The Belmont Estate

extending to an area of about

1,000 ACRES

OF

Rich Pasture, Productive Arable Land

and comprising

Four Convenient-sized Farms,

Small Holdings and Cottages and Splendid Sites

For SALE by PUBLIC AUCTION in 10 LOTS by MESSRS.

OSBORN & MERCER

At the HEREFORDSHIRE LAW INSTITUTION, HEREFORD,

On WEDNESDAY, the 12th day of JULY, 1910

At TWO O'CLOCK precisely (unless previously disposed of privately).

Particulars and Conditions of Sale may be obtained of Messrs. Lawrence, Graham & Co., Solicitors, 6, Lincoln's Inn, London, W.C.; and of the Auctioneers,

Offices: "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, LONDON, W.1.
PICCADILLY, LONDON, W.1.

Telegrams: "Overbid, London."
Telephone No.: Gerrard 1938.

General Remarks and Stipulations.

1.—The Plan has been prepared and the quantities taken, where practicable, from Ordnance Survey of Great Britain, but their accuracy is not guaranteed.

2.—Unless otherwise stated, the whole of the Growing Timber will be included in respective Sales.

3.—Should any dispute arise between the Vendor and any purchaser, or between purchasers, as to boundaries, the matter in dispute shall be referred to the Arbitration of the Auctioneers, whose decision shall be conclusive and binding on all parties, and who shall also decide how the costs of such reference shall be borne.

4.—The sporting over the whole of the lands to be Sold is let until 13th April, to Dr. J. B. Readman, and the Sale of each lot is subject to the reservation of sporting rights until that date.

Summary of Particulars.

LOT.	DESCRIPTION.	AREA.		
		A.	R.	P.
1	GRAFTON COURT FARM, with superior Residence and Buildings, mostly in Grafton Parish, in the occupation of Mrs. Powell	183	0	25
2	KNOCKERHILL FARM, with good Farm House and Buildings, on the main Ross and Monmouth Road, in the occupation of Mrs. Andrews	232	0	29
3	CALLOW PLANTATION, in the Parishes of Haywood and Callow, in hand	8	3	13
4	COLDNOSE FARM, with House and Buildings, close to Callow Village, in the occupation of Mr. J. Price and the Rector of Callow	51	1	24
5	HAYWOOD FARM, with good Farm House and Homestead, mostly in the Parish of Haywood, in the occupation of Mr. T. Farr	448	1	12/1000
6	A PAIR OF COTTAGES, with Gardens, close to Callow Church, in the occupation of Mr. T. Farr	0	1	19
7	BIRCH HILL COTTAGE, with Garden and Paddock, in the Parish of Clehonger, let to Mr. Reuben Taylor	2	1	19
8	CHOICE BUILDING SITE, in the Parish of Clehonger, in the occupation of Mr. R. H. Ridler, Mr. T. Jones, and in hand	61	0	22
9	CLEHONGER SMITHY, with Cottage and Garden, close to Clehonger Church, in the occupation of Mr. J. D. G. Harris	0	2	7
10	TUCK MILL, with House, Mill and Buildings, in the Parishes of Clehonger and Eaton Bishop, in the occupation of Mr. T. Jones	9	2	15

£6100 not sold

7000 not sold

passed no bill

1400 not

12500 not sold

with drawing

with drawing

330 Bidler

400 Callow

LOT 1

(Coloured Yellow on Plan).

"GRAFTON COURT FARM"

A USEFUL AND VALUABLE HOLDING,

situate in the PARISHES OF GRAFTON, HAYWOOD and ST. MARTIN'S, HEREFORD,
and about 1½ miles from Hereford.

It consists of about

183 a.

0 r.

25 p.

of

Productive Arable and Sound Pasture Land

having good road accommodation, divided into convenient sized enclosures, and well watered.



THE SUPERIOR RESIDENCE

(No. 6 on Plan), stands well back from the road, is built of red brick with tiled roof, and contains: Porch, Flagged Hall, Two Sitting Rooms, Kitchen, Back Kitchen, Dairy, Nine Bed Rooms, &c. Large Cellar. Pretty Pleasure Grounds, Lawns, Flower Beds, &c.

THE CONVENIENT BUILDINGS

(No. 6 on Plan) enclose a large Yard, and comprise:—BARN, COW-HOUSE to tie Fourteen, CHAFF-HOUSE, THREE PIGGERIES, CALF and CATTLE-HOUSES, CART STABLE for Six, TWO-STALL NAG STABLE with Loft over, POTATO HOUSE, SIX-BAY DUTCH BARN, OPEN CATTLE SHED, CART SHED and LAMBING SHED, CIDER HOUSE, and Hen-house with GRANARY over.

In No. 17 on Plan is

A PAIR OF MODERN COTTAGES

built of red brick with tiled roofs, each containing Living Room, Kitchen, Pantry, and Three Bed Rooms. The following is a Schedule of this Lot :

NO. ON PLAN.	DESCRIPTION.	AREA.				
		A.	R.	P.		
PARISH OF GRAFTON.						
1	Arable	13	1	14		
2	Pasture Orchard	1	3	37		
3	Ditto .	2	0	24		
4	Ditto .	2	2	26		
5	Pasture	1	3	3		
6	Farm House, Buildings, &c.	1	1	14		
9	Pasture	5	2	14		
10	Ditto .	4	3	6		
13	Ditto .	3	2	7		
14	Ditto .	2	0	12		
15	Ditto .	11	2	29		
16	Arable	9	3	20		
17	Two Cottages and Gardens	0	1	8		
28	Pasture	6	1	22		
29	Ditto .	8	1	22		
31	Arable	13	1	18		
32	Ditto .	9	0	0		
33	Ditto .	13	2	20		
34	Wood	2	1	14		
35	Arable	10	0	26		
36	Wood	7	3	3		
37	Arable	13	2	36		
40	Pasture	4	2	10		
69	Wood	5	0	18		
70	Pasture	14	2	23		
PARISH OF HAYWOOD.						
79	Pasture	1	1	14		
PARISH OF ST. MARTIN.						
235	Pasture	11	2	25		
Total A.		183	0	25		

The Woodlands Nos. 34, 36 and 69 are in hand and the remainder is let to Mrs. Powell, on a Tenancy expiring February 2nd, 1912, at a Rental of £250 PER ANNUM.

OUTGOINGS :	£ s. d.
Tithes (apportioned) value for 1911	27 12 3
	£27 12 3

LOT 2

(Coloured *Pink* on Plan).

“KNOCKERHILL FARM”

A VERY DESIRABLE AND COMPACT HOLDING,

situate in the PARISHES OF HAYWOOD, CALLOW, and GRAFTON, about $3\frac{1}{2}$ miles from Hereford and adjoining the main road to Ross and Monmouth.

It comprises about

232 a.

O r

29 p.

of

Excellent Pasture and Fertile Arable Land

served by good roads and divided into convenient-sized enclosures.



THE PICTURESQUE FARM HOUSE

(No. 143 on Plan) is built of brick, relieved by rough-cast with slated roof and contains: Three Sitting Rooms, Kitchen, Back Kitchen, Dairy, Pantries and Wash-house, Seven Bed Rooms, &c.

THE FARM BUILDINGS

(No. 135 on Plan) mostly built of brick with tiled roofs, comprise: DUTCH BARN, COW HOUSES for about twenty, BARN, CART STABLE for six, large Yards with CATTLE SHEDS, PIGGERIES, CHAFF-HOUSE, HOP KILN, CART-SHED, STORE-HOUSE, THREE CALF PENS, CIDER MILL, NAG STABLE and TRAP HOUSE, IMPLEMENT SHED, TWO LOOSE BOXES, etc.

In enclosure No. 140 on Plan is

AN EXCELLENT MODERN COTTAGE

and there is

ANOTHER COTTAGE

in enclosure No. 67 on Plan.

The following is a Schedule of this Lot:

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HAYWOOD.				
110	Pasture	8	3	29
118	Ditto	9	1	15
119	Ditto	10	0	11
120	Ditto	7	1	19
121	Arable	10	2	34
122	Ditto	14	0	23
131	Pasture	14	1	20
132	Ditto	6	3	14
133	Arable	8	0	24
134	Pasture	7	3	0
135	Buildings, &c.	1	0	7
136	Pasture	9	0	0
137	Ditto	0	0	36
138	Ditto	0	1	11
139	Ditto	5	3	37
140	Cottage and Garden	0	0	33
142	Pasture	17	2	24
143	Farmhouse, Garden, &c.	0	3	6
145	Pasture Orchard	2	1	13
146	Ditto	3	1	27
147	Pasture	9	0	27
148	Ditto	10	2	29
Carried forward		A.	158	1 39

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF CALLOW.				
	Brought forward	158	1	39
99	Pasture	5	3	33
100	Ditto	3	2	7
101	Ditto	5	0	22
103	Pasture Orchard	5	0	7
PARISH OF GRAFTON.				
67	Cottage and Garden	0	1	5
68	Arable	11	1	8
71	Pasture	1	0	10
72	Ditto	0	0	14
73	Arable	2	1	8
74	Ditto	14	2	26
78	Pasture	11	0	29
79	Ditto	9	3	37
80	Ditto	3	0	24
	Total A.	232	0	29

Let to Mrs. Andrews, on a Tenancy expiring February 2nd, 1912, at a Rental of £317 10s.
PER ANNUM

OUTGOINGS :

Land Tax	£ s. d.
Tithes (value for 1911)	0 12 7
	8 12 2
	£9 4 9

LOT 3

(Coloured *Brown* on Plan).

CALLOW PLANTATION,

situate in the PARISHES of HAYWOOD and CALLOW, and comprising about

8 a. 3 r. 13 p.

of well-timbered woodlands, including oaks of large size, beech, Scotch and other firs, larch, &c.

The land, which rises to a height of about 460 FEET ABOVE SEA LEVEL, has

A CAPITAL SITE

for the erection of a SUPERIOR RESIDENCE, which would command extensive views.

The following is a Schedule of this Lot :

NO. ON PLAN.	DESCRIPTION.	AREA		
		A.	R.	P.
	PARISH OF HAYWOOD.			
184	Wood	7	1	26
	PARISH OF CALLOW.			
102	Wood	1	1	27
	Total A.	8	3	13

The timber, timber-like trees, tellers, pollards and saplings down to the value of 1/- per stick, and underwood down to the stem, shall be taken by the Purchaser by valuation in the usual way and paid for in addition to the purchase-money.

LOT 4

(Coloured Blue on Plan).

"COLDNOSE FARM."

AN ATTRACTIVE LITTLE HOLDING,

situate in the PARISHES of HAYWOOD and DEWSALL, close to Callow Village and about 4 miles from Hereford.

This Holding is remarkable by reason of the UNIQUE VIEWS to be obtained from many points, and certainly NO FINER POSITION could be selected in the County for the erection of a high-class residence, which would have sufficient land to ensure privacy, and for pleasure farming, and possess all the advantages attaching to proximity to Hereford.

The Holding comprises about

51 a. 1 r. 24 p.

of

Capital Pasture and Arable Land,

lying compactly together and served with good roads.

There is a

Cottage

(No. 202 on Plan) containing Kitchen, Larder, Two Bed Rooms, etc. Small Garden and Orchard.

THE BUILDINGS

(No. 202 on Plan) are mostly built of wood with tiled roofs and comprise: STABLE for two, COW-HOUSES for eight or nine, TWO PIGGERIES, BARN, etc.

In enclosure No. 187 on Plan are red brick and tiled COW-HOUSE and BARN, TWO PIGGERIES and wood and slate CATTLE SHED.

The following is a Schedule of this Lot :

NO. ON PLAN.	DESCRIPTION.	AREA.				
		A.	R.	P.		
PARISH OF HAYWOOD.						
180	Pasture Orchard					
185	Wood	1	0	24		
186	Pasture	1	0	38		
187	Ditto	13	1	39		
193	Garden	1	1	22		
194	Arable	0	2	3		
195	Pasture	2	3	4		
196	Ditto	2	0	21		
197	Arable	0	3	32		
198	Pasture	1	3	5		
199	Ditto	1	3	18		
200	Ditto	0	1	12		
201	Pasture Orchard	0	1	30		
202	Farmhouse, Buildings, &c.	0	2	31		
		0	1	22		
PARISH OF DEWSALL.						
33	Pasture	4	1	37		
34	Ditto	2	1	2		
35	Ditto	3	0	9		
36	Arable	2	3	35		
37	Ditto	2	2	29		
43	Pasture	5	0	26		
46	Wood	1	2	25		
	Total A.	51	1	24		

The Farm (with the exception of Nos. 185, 193 and 46) is let to Mr. J. Price, on a Tenancy expiring February 2nd, 1912, at a Rental of £48 10s. 0d. per annum. Nos. 185 and 46 are in hand, and No. 193 is let to the Rector of Dewsall at a Rental of £1 a year, making a total for this Lot of £49 10s. 0d. PER ANNUM.

OUTGOINGS :		£ s. d.
Tithes (apportioned) value for 1911		2 3 9
Land Tax		1 0 7
		£3 4 4

LOT 5

(Coloured *Green* on Plan).

"HAYWOOD FARM"

A COMPACT AND WELL-FARMED HOLDING,

situate in the PARISHES of HAYWOOD, DEWSALL, and MUCH DEWCHURCH,
about 4 miles from Hereford.

It comprises about

448 ACRES

of

Sound Pasture and Fertile Arable Land,

with about

20 Acres of Thriving Orchards.

The land is well watered, is provided with good road accommodation, and is divided
into convenient sized enclosures.



THE PICTURESQUE FARM HOUSE

(No. 160 on Plan) is built of stone with slated roof, and contains: Dining, Drawing and Smoking Rooms, Six Bed Rooms, Bath Room (hot and cold) with lavatory basin, Box Room, Kitchen, Back Kitchen, Pantries, Dairy, Cellar, etc. Small Pleasure Garden.

THE FARM BUILDINGS

(No. 160 on Plan) surround a large Yard, are built of stone or brick, with tiled or slated roofs, and comprise: COW HOUSES to tie eighteen, CART-HORSE STABLES for five, three and two, TWO CALF HOUSES, BULLOCK HOUSES, ROOT HOUSE, CART-SHED, two large OPEN SHEDS, BARN, open Shed and Yard, HOP KILN and CIDER MILL.

In enclosure No. 159 on Plan is a timber and thatched shed.

In enclosure No. 161a on Plan is

A PAIR OF MODERN RED BRICK COTTAGES

with slated roofs, each containing: Kitchen, Back Kitchen, Pantry and Three Bed Rooms. Outside: Bakehouse and W.C. to each. Good Gardens.

In Enclosure No. 192 on Plan is a pair of Stone and Slated Cottages known as

“FOUNTAIN COTTAGES”

No. 1 containing Two Rooms and Kitchen down and Two Rooms up; and

No. 2 containing Kitchen, Back Kitchen, and One Bed Room.

Outside: E.C. and Wood Shed, Good Gardens.

The following is a Schedule of this Lot—

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HAYWOOD.				
25	Pasture	21	1	18
26	Ditto .	23	0	21
27	Ditto .	10	1	18
33	Ditto .	11	2	36
34	Ditto .	19	2	7
35	Ditto .	11	3	0
36	Arable	7	0	11
38	Pasture	14	2	15
39	Arable	10	1	24
40	Pasture	23	3	26
41	Pasture	16	1	2
127	Ditto .	20	1	24
128	Ditto .	13	0	7
156	Pasture Orchard	3	3	31
157	Pasture	7	2	14
	Carried forward A.	215	0	14

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HAYWOOD— <i>continued.</i>				
	Brought forward	215	0	14
158	Pasture	17	1	36
159	Ditto	16	0	29
160	Farm House, Buildings, Orchard, &c.	3	2	28
161	Pasture Orchard	5	2	32
161a	Two Cottages and Gardens	0	1	9
162	Roadway	0	2	0
165	Arable	17	3	21
166	Pasture	16	2	38
167	Ditto	15	3	39
168	Arable	32	3	32
169	Pasture	14	3	4
170	Ditto	12	1	12
171	Pasture Orchard	5	0	10
172	Pond	0	0	33
173	Ditto	0	0	26
174	Pasture	8	0	9
175	Ditto	9	2	11
176	Ditto	9	1	3
188	Ditto	24	0	2
189	Arable	3	2	26
190	Pasture Orchard	5	1	28
191	Pasture	8	3	10
192	Fountain Cottages, Garden, &c.	0	1	27
PARISH OF DEWSALL.				
18	Pasture	0	0	29
19	Pasture Orchard	0	1	16
PARISH OF MUCH DEWCHURCH.				
18	Pasture	0	1	10
47	Arable	3	0	38
	Total A.	448	1	12

Let to Mr. T. Farr with Lot 6, on a Tenancy expiring 2nd February, 1912, at a total Rental of £518 per annum, and the amount apportioned to this Lot for purposes of Sale is £508 PER ANNUM.

	OUTGOINGS :	£	s.	d.
Tithes.		0	8	7

The water supply to the Fountain Cottages is obtained from mains which are the property of the Governors of Guy's Hospital, and for which an Annual Rental of 10s. is paid.

LOT 6

(Coloured *Mauve* on Plan).

A Pair of Capital Cottages

(No. 116 on Plan), situate in the PARISH OF CALLOW, adjoining the church, and containing the following accommodation :—

No. 1. Kitchen, Pantry, and Two Bed Rooms.

No. 2. Kitchen, Back Kitchen, and Two Bed Rooms.

Outside : Bake-house, Wash-house, and E.C.

Good Gardens at back, covering a total area of about

0 a. 1 r. 19 p.

Let with Lot 5 to Mr. T. Farr, on a Tenancy expiring 2nd February, 1912; and the amount apportioned to this Lot for the purposes of Sale is £10 PER ANNUM.

NEAR HEREFORD

The Outlying Portions of
THE
Belmont Estate

In the Parishes of Clehonger, St. Martin,
Grafton, Haywood, Callow, Much
Dewchurch, Dewsall, and Eaton Bishop

SOLICITORS
Messrs. LAWRENCE, GRAHAM & Co
6 New Square
Lincoln's Inn
LONDON, W.C.

AUCTIONEERS—
Messrs. OSBORN & MERCER
"Albemarle House"
Albemarle Street, Piccadilly
LONDON, W.

