

# Hall Family Papers and Sugar Plantation Records

1709 - 1892

MSS.220

1783, February 24: To be sold by Auction. Conditions  
of sale of land at Toxteth Park near Liverpool



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(if the seller so thinks fit) be void and the seller shall refund his title, and be at full liberty to put the premises up to sale again without regarding any account of the money he may have so received as earnest; And if any deficiency or loss shall be sustained by reason to the present seller by reason of such non-payment as aforesaid and of the seller being therefore under the necessity of reselling the same, because all such deficiency and loss shall on demand be made good to the seller by the person or persons so having purchased respectively.

That the seller shall at his own expense procure the Lord's Licence to  
The above premises were sold to Mr. Samuel Preston of Halewood  
on the 21<sup>st</sup> of February 1783 at the sum of Nine hundred pounds  
per annum, the same being the highest bidder present.

Liverpool 21<sup>st</sup> February 1783. It is contracted and agreed between John Pendleton  
the son of Nathaniel Pendleton and the said Samuel Preston on  
the 21<sup>st</sup> of February for sale of the aforesaid premises to him the said Samuel  
Preston on his having now paid the sum of One hundred and thirty  
100:0:0.  
135:0:0.  
765:0:0 five pounds per annum in earnest and hereby agreeing to pay the sum of Seven  
hundred and sixty five pounds per annum being the remainder  
of his said purchase money pursuant to the foregoing conditions of sale the same  
without their hands.

Witness  
John Pendleton

John Pendleton

To be sold by Auction

At the house of James Goro, the King's Arms Tavern opposite St. James's Church this present Monday the 21<sup>st</sup> day of February 1783 - at 11 o'clock in the afternoon. —

For the sale of a half married Man aged 66 more or less.

A good modern built dwelling house, fit for the summer retreat of a gentle family with about 26 large acres of rich land contiguous thereto pleasantly situated near the Cheviot in Northumberland. The house has 4 rooms on a floor with commodious dry cellars, and there belong to it a good garden, a large orchard well stocked with fruit trees, a spacious Barn, a stable for two horses a stithyon for 12 cows, and a plenty of very fine spring water; the outbuildings are built of good stone and all the buildings are thoroughly slated. —

The furniture now produces a clear rent of £70. for the remainder of a term which expires next Christmas, but they will then very reasonably be worth £20 a year more.

The conditions of sale are

That the highest bidder at the aforesaid fixtures shall be the purchaser thereof and that each bidder shall advance not less than forty shillings at a bidding.

That in case any dispute shall arise by reason of any two or more persons bidding at the same time and for the same sum the fixtures shall be put up to sale again at the sum biddeon preceding such dispute unless one of the bidders desire to waive his bid.

That the purchaser of the said fixtures on being declared so shall immediately pay down in cash the sum of fifteen pounds per cent. on his purchase money advanced and in full payment thereof and enter into contract for payment of the remainder on or before the twenty-fifth day of March next when such purchaser shall at his own expense have a good title made to him of the said fixtures by his purchaser as far as relates to a common conveyance thereof (subject only to the farming lease to Mr. William Sofield, which expires at Christmas next) and shall enter into possession and receive the rents and profits thereof from that time last calendar year.

That if the remainder of the purchase money be not paid at the time herein before limited the money deposited as earnest shall be forfeited and this contract

Sale of Auction  
1783

1783

Conditions of Sale /  
Land at York R.  
near Lincoln.