

The Rosewarne and Portions of the Rosteague Estates  
the Property of  
Mr. L. S. L. Van Grutten.

1920

Situated in the Parishes of  
**GWINEAR, CAMBORNE, SANCREED,  
PHILLACK EAST, ST. KEVERNE,  
WENDRON, GERRANS, ST. COLUMB  
MAJOR, ST. BROCK, & ST. GLUVIAS,  
CORNWALL.**

AUCTIONEER:  
Mr. JAMES ESCOTT,  
4 Princes Street,  
TRURO.

SOLICITORS:  
Messrs. COLLYER-BRISTOW & CO.,  
4 Bedford Row,  
LONDON, W.C. 1.

AGENTS:  
Messrs. GLANVILLE & HAMILTON,  
53 Lemon Street,  
TRURO.

SURVEYORS:  
Messrs. BODY & SON,  
12 Princes Street,  
PLYMOUTH.

The Rosewarne and Portions of the Rosteague Estates of  
Mr. L. S. L. Van Grutten. CORNWALL.

Particulars and Plans  
OF  
**AGRICULTURAL**  
AND OTHER  
**PROPERTIES**

SITUATE IN THE PARISHES OF

Gwinear, Camborne, Sancreed, Phillack East, St. Keverne,  
Wendron, Gerrans, St. Columb Major, St. Breock and  
St. Gluvias.

EMBRACING ABOUT

**2294 Acres**

COMPRISING

Farms, Small Holdings, Cottage Holdings, A Grist Mill, Accommodation  
Lands, Blue Elvan Quarries, Valuable Building Land at Camborne and  
Seaside Building Sites at Porthscatho, A Bungalow and Land, Houses,  
Cottages, Reversions, and

ROSEWORTHY HOUSE AND WATER-POWER HAMMER  
MILLS AND COTTAGES

To be Offered for Sale by Auction by

**Mr. JAMES ESCOTT, Auctioneer,**

In conjunction with **Messrs. BODY & SON, Surveyors,**

AT THE

CONCERT HALL, TRURO,

ON

**TUESDAY, AUGUST 31st, 1920, at 12-30 p.m.**

There will be an Adjournment from 1.30 to 2.45 p.m.

The LOTS MAY BE VIEWED by kind permission of the Tenants.

SOLICITORS:  
Messrs. Collyer-Bristow & Co.,  
4 Bedford Row,  
LONDON, W.C. 1.

LAND AGENTS:  
Messrs. Glanville & Hamilton,  
53 Lemon Street,  
TRURO.

AUCTIONEER:  
Mr. James Escott,  
4 Princes Street,  
TRURO.

SURVEYORS:  
Messrs. Body & Son,  
12 Princess Square,  
PLYMOUTH

Summary of Lots.—Continued.

No. of Lot.	Description.	Tenant or Occupier.	Area.	Actual, Apportioned and Estimated Rents.
<b>Parish of Camborne—continued.</b>				
			Acres.	£ s. d.
84	No. 2 Rosteaue Villas	Mr. W. Odgers		18 2
85	No. 3 Rosteaue Villas	Mr. W. Carveth		18 2
86	No. 4 Rosteaue Villas	Mr. S. C. Dunstan		1 2 0
87	An Enclosure of Building Land	Mr. William Vincent	465	15 0
<b>Parish of Sancreed</b>				
<i>Delineated on Plan No. 2 facing page 38</i>				
88	Trevean Farm	Messrs. H. Rowe & Son	146-382	148 13 6
89	Trevorian Farm	Messrs. H. Rowe & Son	32-077	47 11 9
90	Accommodation Land	Messrs. H. Rowe & Son	8-866	12 3 6
<b>Parish of Phillack East</b>				
<i>Delineated on Plan No. 3 facing page 40</i>				
91	Accommodation Land	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	6-231	6 5 8
92	A Pasture Field	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	1-115	1 2 10
93	A Garden	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	.166	7 0
94	Two Pasture Fields	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	5-661	6 4 4
95	Accommodation Land	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	6-736	7 10 8
96	Accommodation Land	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	6-901	7 0 8
97	Accommodation Land	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	9-395	9 14 6
98	Accommodation Land	Messrs. Hosken, Trevithick, Polkinhorne & Co., Ltd.	11-514	8 6 4
<i>Delineated on Inset on Plan No. 3 facing page 40</i>				
99	Kayle Farm	Repres. of the late Mr. N. Berryman	137-379	56 11 5
100	A Cottage and Land	Mrs. Sarah Pooley	.854	2 11 6
<b>Parish of St. Keverne</b>				
<i>Delineated on Plan No. 4 facing page 44</i>				
101	Trelanvean Farm	Mr. Henry Mitchell	326-767	197 16 0

Summary of Lots.—Continued.

No. of Lot.	Description.	Tenant or Occupier.	Area.	Actual, Apportioned and Estimated Rents.
<b>Parish of Wendron</b>				
<i>Delineated on Inset on Plan No. 4 facing page 44</i>				
102	Tregarrick Farm	Messrs. T. & R. Eva	60-936	81 2 6
102a	Accommodation Pasture Land	Messrs. T. & R. Eva	4-859	6 0 0
103	Lower Pencoose Farm	Messrs. T. & R. Eva	74-813	97 5 0
104	Accommodation Land, Timber and Coppice	Messrs. T. & R. Eva	18-754	16 0 0
<b>Parish of Gerrans</b>				
<i>Delineated on Inset on Plan No. 5 facing page 46</i>				
105	A Small Holding	Repres. of the late Mr. Thos. Sawle & Mr. J. Cooms	15-083	31 13 3
<i>Delineated on Plan No. 5 facing page 46</i>				
106	A Building Site	Messrs. J. H. Teague & Son	1-605	3 7 0
107	A Building Site	Messrs. J. H. Teague & Son	8-871	11 16 0
108	A Building Site	Messrs. J. H. Teague & Son	7-190	10 12 0
109	A Small Holding	Messrs. J. H. Teague & Son	36-674	75 16 2
<b>Parish of St. Columb Major</b>				
<i>Delineated on Plan No. 6 facing page 50</i>				
110	Five Enclosures of Land and Moorland	Mr. Reuben Rundle and Mrs. Mary Northcott	62-789	17 0 0
111	An Enclosure of Land and Moorland	Mr. Reuben Rundle and Mrs. Mary Northcott	81-501	15 0 0
112	Tresadern Farm	Mr. Reuben Rundle and Mrs. Mary Northcott	311-642	208 0 0
<b>Parish of St. Breock</b>				
<i>Delineated on Inset on Plan No. 6 facing page 50</i>				
113	Roskear Farm	Mr. Richard Retallack	115-508	104 19 6
114	An Enclosure of Land	Mr. Richard Retallack	8-469	7 8 6
115	An Enclosure of Land	Mr. Richard Retallack	1-581	1 11 9
<b>Parish of St. Gluvias</b>				
116	Two Cottages and Gardens	Messrs. C. Davey and J. N. Davey	—	1 1 0
117	Three Cottages and Gardens	Messrs. W. J. Williams, P. Bunny and N. Dunstan	—	1 1 0

PARISH OF WENDRON.

**Lot 104**

(Coloured Grey on Inset on Plan No. 4).

**Well Watered Accommodation Land,  
Timber and Coppice**

Nos. 6024, 6024a, 6240a, 6262 and Part No. 6240 on Plan. Situate adjoining Tregarrick and Lower Pencoose Farms, comprising an area of about

**18 a. 3 r. 1 p.**

Let to Messrs. T. & R. Eva, with other land, for a term of 21 years from the 29th September, 1919, at an apportioned Rent of

**per £16 0s. 0d. annum.**

TITHE COMMUTATION, £3 4s. 4d.  
LAND TAX, Redeemed.

PARISH OF GERRANS.

About 10 miles from Truro and 11 miles from Grampond Road Station, Great Western Railway.

**Lot 105**

(Coloured Green on Inset on Plan No. 5).

**A Compact Small Holding  
known as "Parton Vrane"**

Situate adjoining a main road, about half a mile from the village of Gerrans, comprising an area of about

**15 a. 0 r. 14 p.**

Part let to the Representatives of the late Thomas Sawle, on a Yearly Michaelmas Tenancy, the amount of Rent paid in the Year 1919 being £31 7s. 3d.

A GARDEN let to the Representatives of John Cooms, on a Yearly Michaelmas Tenancy, at a Rent of 8s. 0d. per annum, and THE SITE OF AN OLD COTTAGE, now in ruins and in hand, making a total Rental of

**per £31 15s. 3d. annum.**

exclusive of the Site of the Vacant Cottage.

The HOUSE contains :—Living Room, Sitting Room, Cupboard and Two Bedrooms.

The BUILDINGS comprise :—Cattle House with Barn over, and Pigs' House.

**SCHEDULE.**

No. on Plan.	Description.	Area.
600a	Yard, Buildings and Garden ...	203
601	Arable ... ..	3'583
603	Arable ... ..	3'338
627	Orchard and Garden ... ..	1'472
628	Arable ... ..	3'221
629	Arable ... ..	3'266
Total Area		Acres 15'083

TITHE COMMUTATION, Rectorial, £2 10s. 9d.  
Impropriate, £2 12s. 11d.  
LAND TAX, Redeemed.

PARISH OF GERRANS.

**Lot 106**

(Coloured Green on Plan No. 5).

**A Building Site**

Part No. 418 on Plan.

Occupying an elevated position commanding beautiful views of Gerrans Bay, close to Porthscatho and the Bathing Beach at Porth Cornick, with a considerable frontage on a good road, comprising an area of about

**1 a. 2 r. 17 p.**

Let to Messrs. J. H. Teague & Son, with other land, on a Yearly Michaelmas Tenancy, subject to a power of re-entry for building purposes on one month's notice, the Rent paid in 1919 being apportioned at

**£3 7s. 0d.**

TITHE COMMUTATION, Rectorial, 5s. 0d.  
Impropriate, 5s. 3d.  
LAND TAX, Redeemed.

NOTE.—The Purchaser of this Lot will be required to erect forthwith, and maintain, an effective fence between the points A and B on Plan.

**Lot 107**

(Coloured Yellow on Plan No. 5).

**A Building Site**

**And a Portion of the Beach at Porth Cornick**

Near Porthscatho, commanding beautiful marine views, No. 545 and part of 542a on Plan, and the Foreshore adjoining, estimated at 2a. 2r. 18p., comprising altogether an area of about

**8 a. 3 r. 19 p.**

No. 545 being let to Messrs. J. H. Teague & Son, with other land, on a Yearly Michaelmas Tenancy, subject to the power of re-entry for building purposes on one month's notice, the Rent paid in 1919 being apportioned at £11 1s. 0d., together with the right of erecting bathing tents on the portion of the beach, on a Yearly Ladyday Tenancy at an apportioned Rent of 15s. per annum, the whole producing an aggregate Rental of

**£11 16s. 0d.**

TITHE COMMUTATION, Rectorial, 15s. 8d.  
Impropriate, 16s. 3d.  
LAND TAX, Redeemed.

PARISH OF GERRANS.

**Lot 108**

(Coloured Grey on Plan No 5).

**A Similar Building Site**

with a

**Portion of Porth Cornick Beach and the Foreshore Adjoining**

Nos. 544 and Part 542a on Plan, together with the FORESHORE adjoining, estimated at 1 a. 0 r. 22 p. the whole comprising an area of about

**7 a. 0 r. 30 p.**

No. 544 being let to Messrs. J. H. Teague & Son, with other land, on a Yearly Michaelmas Tenancy, subject to the power of re-entry for Building purposes on one month's notice, the rent paid in 1919 being apportioned at £9 16s. 0d.

Together with the right of erecting Bathing Tents on the part of Porth Cornick Beach, on a Yearly Lady-day Tenancy at the apportioned rent of 15s. per annum. The Postmaster General pays a Rent of 1s. 0d. per annum in respect of a pole in No. 544 on Plan, making an aggregate Rental of

**£10 12s. 0d.**

TITHE COMMUTATION, Rectorial, 19s. 1d.  
Improprate, 19s. 8d.  
LAND TAX, Redeemed.

**Lot 109**

(Coloured Pink on Plan No 5).

**A Desirable Small Holding**

known as

**Higher Tregassa**

Close to Gerrans and Porthscatho, with Sites commanding beautiful views over Gerrans Bay, comprising an area of about

**36 a. 2 r. 28 p.**

Let to Messrs. J. H. Teague & Son, with other land, on Yearly Michaelmas Tenancies, subject to the power of re-entry for building purposes on one month's notice, the rent paid in 1919 being apportioned at

**£75 16s. 2d.**

The HOUSE contains:—Living Room, Back Kitchen, Dairy with Four Bedrooms.

The BUILDINGS comprise:—

Manure and Tool House, Cowhouse for 8 with Barn over, Round House, Cattle House for 3, Calves' House, 2 Pigs' Houses, Yearlings' House, Potato House, 2 Stall Stable, Cart House.

**SCHEDULE**

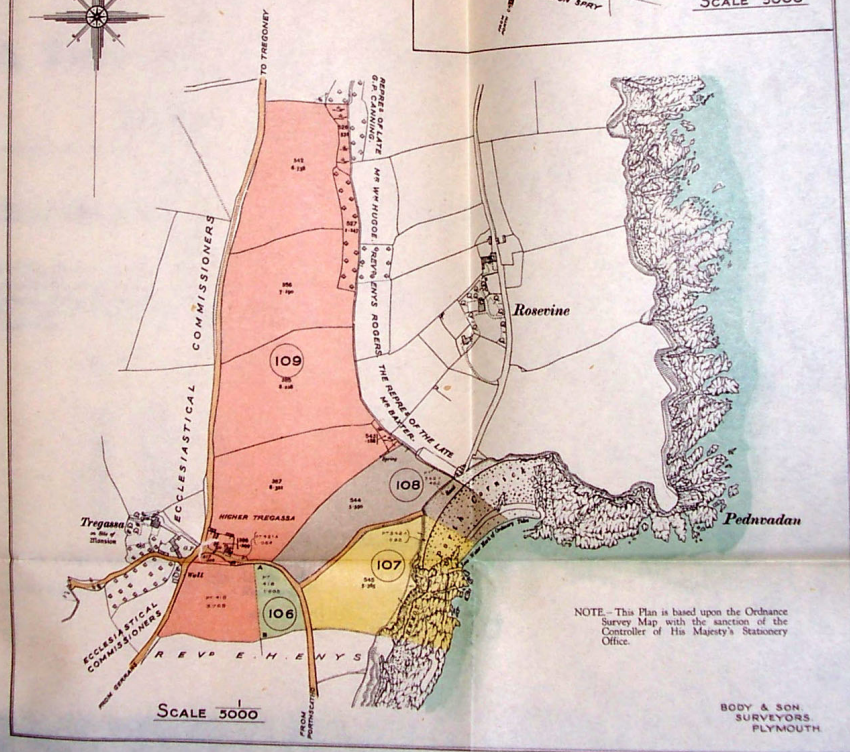
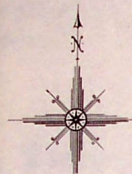
No. on Plan.	Description.	Area.
		Acres.
342	Arable	6.738
350	Arable	7.190
385	Arable	8.228
386	House and Buildings	.299
387	Pasture	8.321
417	Garden	.202
Pl. 418	Arable	3.765
Pl. 421a	Building and Waste	.064
526	Withies	.532
527	Orchard	1.147
543	Withies	.188
Total Area		Acres 36.674

TITHE COMMUTATION, Rectorial £5 14s. 1d.  
Improprate £5 19s. 3d.  
LAND TAX, Redeemed.

**PARISH OF GERRANS  
CORNWALL**

**LOTS 106 TO 109**

NOTE.—This Plan is published for the purpose of identification only, and is in no way guaranteed.



NOTE.—This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of His Majesty's Stationery Office.

BODY & SON,  
SURVEYORS,  
PLYMOUTH.

PLAN No 5

**PARISH OF GERRANS  
CORNWALL**

**LOT 105**

SCALE 1/5000