

The Sale of the Compton Verney Estate, 1920-1933

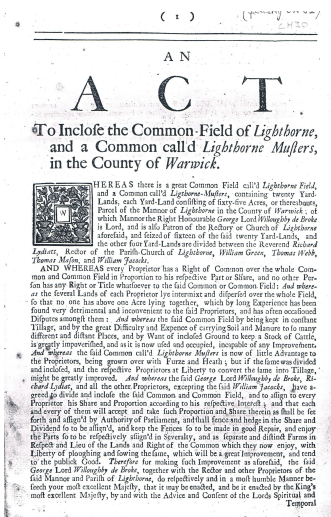
by

Colin Such (2025)



The Compton Verney mansion on a postcard, probably 1920s. [Image:author]

The Compton Verney mansion had been in the possession of the Verney family for nearly 600 years when the 19th baron, Richard Greville Verney, Lord Willoughby de Broke instructed auctioneers to sell a large part of the Compton Verney estate, in 1921. The Verneys had owned land in Lighthorne ever since the 15th century and had gradually increased their holdings.



In 1720 Lighthorne was the first village in Warwickshire to enclose its fields by Act of Parliament, which facilitated the expansion of the Compton Verney Estate and by 1829 the Verney family owned all but 8 acres of the land in Lighthorne parish. [Reference 'A Short History of Lighthorne' by Peter Hinman (2006), p. 9 [Lighthorne, a short history \(2024 revision\).doc](#)]

1720 Act to Inclose the Common-Field of *Lighthorne* and a Common call'd *Lighthorne Musters* in the County of Warwick [LHS LH30(E)]

The decade of the 1850s formed the most prosperous period for agricultural estates in Warwickshire. There was an agricultural depression in the 1870s and 1880s, caused by cheap food imports and reduced income from farms rents. Besides which there was a dramatic increase in direct taxation on country estates after the First World War. [Reference *Joe's Story, A Century of Change in the South Warwickshire Countryside* by Peter Johnson, privately published, 2022, p. 49]

The quote below from *The Passing Years* by Richard Greville Verney, 19th Lord Willoughby de Broke (1924), p. 67, explains the burden agricultural estate owners endured to survive.

In the present day an estate of 12,000 acres with a mansion, "pleasure grounds" and gardens to keep up, is nothing but a liability; even so such an estate be unencumbered by mortgages, the Death Duties, the Super Tax, the Income Tax, the rates and so forth have in many cases reduced the income to a minus quantity, to say nothing of the rents being one half or a quarter of what they were.

Compton Verney mansion and park was let out from 1887 to 1902 and there was, in total, 25 years before the 19th Lord Willoughby de Broke could afford to move back in. However his efforts to make the estate financially viable were unsuccessful and in 1920 he started the difficult task of breaking up the estate. The *Rugby Advertiser* of 24 September 1920 reported on an auction sale, at the Bath Hotel, Leamington, of 2,950 acres of outlying portions of the Compton Verney estate, including 12 good dairy farms. The auctioneers were John Wood & Co, in conjunction with John Margetts & Son. Originally a larger area of 6,000 acres had been scheduled, but over half had been sold privately to the tenants at "a very modest valuation". The *Kenilworth Advertiser* of 2 October 1920 reported that in the auction only one of the large farms reached their reserve. This was a bid of £4,700 for the 243 acre New Farm. In total 1,033 acres were sold out of the 2,950 on offer. The total realisation, according to the *Sheffield Daily Telegraph* of 24 September 1920, was £22,920.

In 1921 Lord Verney obtained the consent of the mortgagees to sell the Compton Verney mansion and parkland together with 5,079 acres of the surrounding estate, including most of the land in the parishes of Combroke, Compton Verney and Lighthorne and part of Kineton. He died in 1923, after a short illness, at the age of 55.

30 November 1921 copy of the consent by a mortgagee of the Lord Willoughby de Broke Settled Estate to sell the estate for £135,000 to Joseph Watson. Total land area 5,079 acres. [KDLHG K141]

of the Settled Lands Acts 1882-1890 to Mr. Joseph Watson of Linton Spring Wetherby in the County of York Esquire of 5079.443 acres situate in the parishes of Compton Verney Combroke Kineton and Lighthorne and forming part of such estates for the sum of £135,000 apportioned as follows:-	
Act of Parliament Trust	4912.476 acres at a price of £129,400
Settlement Trust	<u>166.967</u> " " " " " <u>5,600</u>
	<u>5,079.443</u> <u>£135,000</u>
Upon payment of the said Purchase Money to the Trustees of such respective Settlements but without prejudice to the	

Date 30th November 1921

LORD WILLOUGHBY DE BROKE

SETTLED ESTATES.

Copy

CONSENT TO SALE

- by -

The Equity & Law Life Assurance Society.

Completed drafts produced. H-C.V. Aug 22 '30

Dey & Yewdall, Solicitors, Leeds.

Wright Hassall & Co., Leamington Spa.

Sale of the estate on 30 November 1921

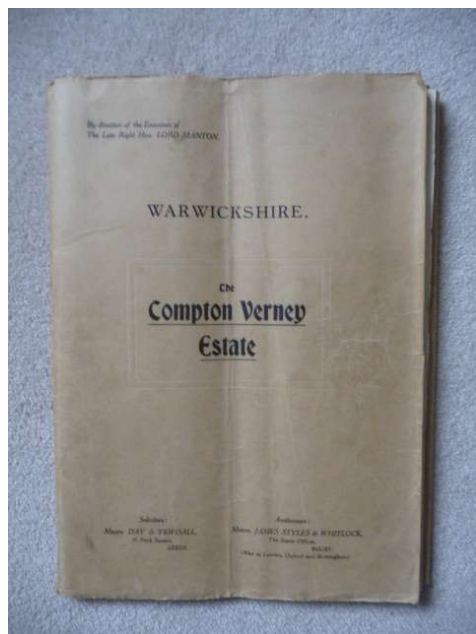
A duplicate copy of the Conveyance of the Compton Verney Estate from the Right Honourable Lord Willoughby de Broke to Joseph Watson shows that the Parliamentary Estate sold for £129,400 and the Settled Estate sold for £5,600, making a total of £135,000. [SBTL&A DR951/6/1]

The purchaser was Joseph Watson, a Leeds soap manufacturer and First World War armaments manufacturer, who was created Lord Manton of Compton Verney. He retired to live the life of a country gentleman, but his tenure did not last long, as he suffered a heart attack after a fall from his horse whilst hunting with the Warwickshire Hunt and died in March 1922. Although Lord Manton's will was proved in June 1922, his complex financial affairs were not finally settled until 1929. [Reference 'Compton Verney; a History of the House and its Owners' ed. Robert Bearman, p. 176]



Joseph Watson, Lord Manton of Compton Verney, oil on canvas by John Lavery, 1922 [Image: Flickr]

Sale of Lord Manton's estate on 25 June 1929



25 June 1929 auction catalogue of the sale of the Compton Verney Estate, by James Styles & Whitlock of Leamington Spa [LHS LH124]

On 25 June 1929 Lord Manton's Compton Verney estate was offered for sale by auction, on behalf of his executors, at the Leamington Town Hall, by auctioneers, James Styles & Whitlock. The *Leamington Spa Courier* of 29 June 1929 provides the following information. The auctioneer, Mr F.J. Whitlock, answered questions before the auction started, one of which was whether tenants had received eviction notices, to which he replied that they had not. He also stated that all of the valu-

able timber was included in the sale. He explained that initially the whole estate would be offered as a single lot and if it failed to sell, it would then be offered as individual lots, as described in the catalogue. Bidding started at £50,000 for the entire estate and proceeded rapidly to £79,500 and the whole estate was sold in less than 5 minutes. The fact that it had been sold for £55,500 less than 8 years earlier escaped the attention of the reporters on the day!

The buyers were George Henry Morgan of New Lodge, Reigate and Mr T.J. Wilson of Grosvenor Square, London. The auctioneer stated that there were certain parts of the estate that the buyers did not wish to retain and those interested should hand in their details and they would be contacted in due course. The *Leamington Spa Courier* of 29 June further reported that after the sale Mr Wilson had been "engaged in animated conversation" with George Watson, the 2nd Lord Manton and that Lord Manton had agreed to buy from them the mansion and over 800 acres of the estate, including the principal fox coverts. The purchase of the entire estate by Messrs Morgan and Wilson appears to have been speculative and the *Leamington Spa Courier* of 13 September 1929 reported that Mr Morgan had acquired the interest of Mr Wilson. I have been unable to find a record of the amount George Watson, the 2nd Lord Manton, paid for the mansion, coverts and park.

There then followed a complicated series of auction sales and private sales and re-sales over 4 years, until every part of the estate had been sold.

Private treaty sales, June to September 1929

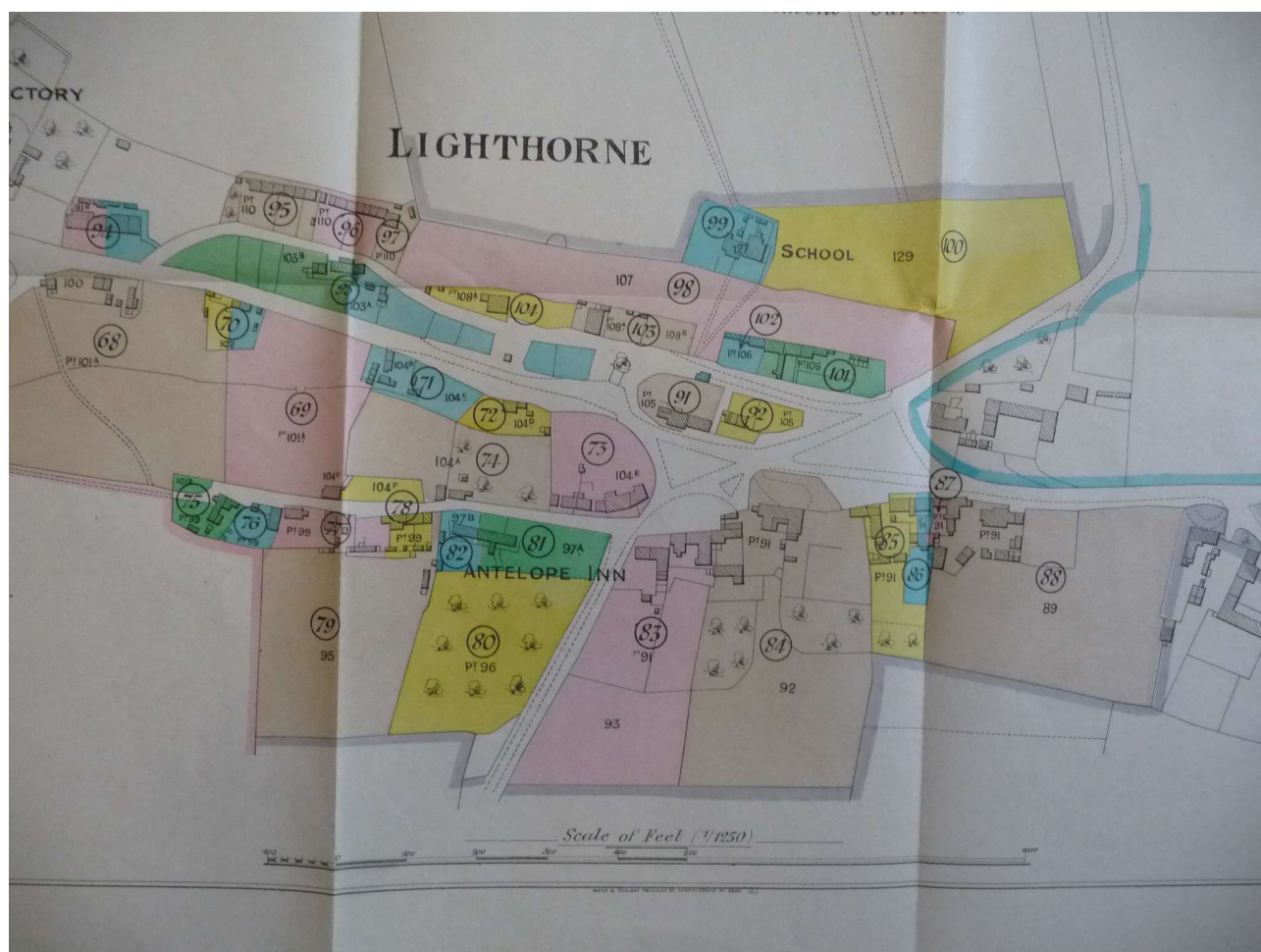
George Henry Morgan then proceeded to sell various lots from the auction by private treaty. Lots unsold by private treaty would be offered in a second auction sale, George Henry Morgan being the vendor. It was to be held at the Bath Hotel, in Leamington, on 10 September 1929. The same format of auction catalogue would be prepared by James Styles & Whitlock, with lot 1, the mansion and parkland, deleted. The same lot numbering was to be used and those lots which had been sold by private treaty between the 2 auctions were either omitted prior to the printing of the catalogue, or else handstamped 'sold', in blue ink, next to the relevant lot description.

The *Leamington Spa Courier* of 13 September 1929 reported that 34 lots had been sold to sitting tenants, by private treaty, in the previous 3 months. These lots sold privately included 11 of the Combrook cottages. Notable buildings sold in Lighthorne prior to the September auction included lot 17 Church Hill Farm, lot 83 Antelope Inn, Lattimer's cottages opposite and the Antelope, lot 84 Bishops Farmhouse, lots 85 and 86 cottages including Dene Hollow, lot 88 the butcher's shop and house (Home Farm), lot 89 the old school and schoolhouse and lot 91 the smithy and smithy cottage.

Areas of woodland were also sold prior to the September auction. These areas had been parts of lot 2 (Lodge Farm), lot 3 (Hillfield Farm), lot 6 (Heath Farm), lot 19 (Old Westfield Farm), lot 39 (Green Farm) and Lighthorne Rough woodland from lot 26. It is assumed that these were the 'fox coverts' sold to the 2nd Lord Manton after he bought the mansion and parkland.

The September 1929 auction catalogue was issued together with the 3 plans which had accompanied the June 1929 catalogue. However the coloured shading of plan 1 was changed between the 2 sales, to reflect the sales of the mansion and land to the 2nd Lord Manton.

None of the 3 large farms (Lodge Farm, Hillfield Farm and Heath Farm) had been sold prior to the auction.



Part of plan 3, Lighthorne, which accompanied the 25 June and 10 September 1929 auction catalogues. [Image:author]

The auction sale of 10 September 1929

The auctioneer, Mr Whitlock, explained that 'Most of the land was just the kind of land to buy because it had not got its Sunday clothes on. It did not therefore demand top market prices and did not need to be maintained at considerable expense.' [Leamington Spa Courier, 13 September 1929] He also explained that for any lot selling for £1,500 or more, as long as the purchaser was a tenant on the estate, the vendor would allow 3/4 of the sum to remain on mortgage for 5 years, at an interest rate of 5%. There was also a government scheme of loans available to farmers.

Table showing differences between 25 June 1929 and 10 September 1929 auction catalogues

lot	name	plan no.	June	Sept	fields added	fields removed
1	mansion		621 acres	deleted		
2	Lodge Farm		551 acres	423 acres	60, 92	51, 49 (Dryclose Coppice), 73 (kennels)
3	Hillfield Farm		348 acres	343 acres		94 (Poolfield Coppice)

lot	name	plan no.	June	Sept	fields added	fields removed
4	Poolfields + small holding		137 acres	deleted		2 cottages + pools sold, fields 60 & 92 added to lot 2
6	Heath Farm		236 acres	229 acres		9 (Verney's Gorse)
9	meadow	80	8 acres	sold		
10	pasture	60, 63	7 acres	sold		
13	pasture	161	1.3 acres	sold		
14	building site	162	2.6 acres	sold		
17	Church Hill Farm			sold		
19	Old Westfield Farm		177 acres	171 acres		191 (Rough Brake)
22	pasture + Dark-lane Copse	228, 231	34 acres	sold		
26	Lighthorne Rough + pasture		192 acres	151 acres		1 (Lighthorne Rough)
31	pasture	286	8.5 acres	sold		
39	Green Farm		187 acres	176 acres		26 (New Covert)
40	Little Fosse Farm			sold		
41	Part Fosse Farm			sold		
42	pasture	61,62,63	24 acres	sold		
43	pasture & arable	45, 46, 47, 48	48 acres	sold		
44	2 cottages & pasture	57, 59, 60, 68, 69	28 acres	sold		
45	Combrook New Enclosure & 2 cottages	49, 58	17 acres	sold		
47	5 cottages	35		sold		
60	3 cottages	pt 53		sold		
61	3 cottages	pt 53		sold		
69	meadow	pt 101a, pt 104g		sold		
71	gardens	104b 104c		sold		
72	cottage	104d		sold		
80	orchard	pt 96		sold		
81	house, shops			sold		
82	cottage	97b		sold		
83	inn, cottage, malthouse			sold		
84	Bishops Farm	pt 91, 9s		sold		

lot	name	plan no.	June	Sept	fields added	fields removed
85	house	pt 91		sold		
86	house	pt 91		sold		
87	cottage	91		sold		
88	butcher's shop, house	pt 91, 89		sold		
89	2 cottages, schoolhouse	83		sold		
91	cottage, smithy	pt 105		sold		
98	meadow	107		sold		
102	cottage	pt 106		sold		

Notes to the above table

Lot 4, Poolfields smallholding, consisting of 2 cottages and 127 acres of pasture was not offered as a lot in the September sale. The 2 pasture fields, numbered 60 and 92 were incorporated with lot 2, Lodge Farm. The tenants of the 2 cottages were T.P. Hiorns and Lord Manton, as listed in the June catalogue. Lord Manton was George, the second Lord Manton, the son of Joseph, the first Lord Manton. He had purchased the mansion and grounds from Messrs Morgan and Wilson and was not living there until the mansion had been refurbished. The June sale catalogue stated that his tenancy expired at Michaelmas 1929. Mr Hiorns's tenancy was annually renewable at Michaelmas. It is assumed that Poolfields Cottages, the osier beds and 2 pools were sold to the 2nd Lord Manton together with the fox coverts mentioned above, prior to the September auction.

Lot 2, Lodge Farm, gained fields 60 and 92, but lost field 51, but retained grazing rights over fields 51 and 63. Dryclose Coppice (49) and kennels (73) disappeared from the description and had presumably been sold to the 2nd Lord Manton.

Comparison between the manuscript notes in the 10 September 1929 auction catalogue in the archives of the Kineton and District Local History Group [KDLHG K1413] and the Lighthorne History Society [LHS LH125] and the actual results reported in *Leamington Courier* of 13 September and *Warwick Advertiser* of 14 September

lot	details	KDLHG cat	LHS cat	actual result
1	mansion and parkland sold privately			
2	Lodge Farm	£10,000		£7,250 unsold
3	Hillfield Farm	£6,500 Mr Avril	£3,450	£3,450 unsold
4	land added to lot 2			no bids
5	Bishops Gorse Farm	£2,400		no bids
6	Heath Farm	£2,500	£2,200	£2,200 unsold
7	Curacy Farm	£3,250		no bids
8	Pratts Farm	£3,500	£2,900	£2,900 unsold
9	land no. 80 on plan	h/s sold		
10	land 60 & 63, north of Heath Farm	h/s sold		

lot	details	KDLHG cat	LHS cat	actual result
11	land, 27 acres		£330 Greenway	£330 sold to Mr R.S. Greenway of Lighthorne
12	Hill Farm	£2,000		no bids
13	land	h/s sold		
14	building site	h/s sold		
15	Redlands Farm		£1,750 ms sold	£1,750 sold to Mr Frank White of Coventry
16	land, 29 acres		£475	£475 unsold
17	Church Hill Farm	h/s sold	h/s sold	
18	New Westfield Farm	£3,500	£3,300	£3,300 unsold
19	Old Westfield Farm		£1,700	£1,700 unsold
20	land, 19.5 acres		£200	£200 unsold
21	land, 8 acres			no bids
22	woodland	h/s sold	h/s sold	
23	land, 5.75 acres		£225	£225 unsold
24	land, 62.5 acres			no bids
25	land, 15.5 acres		£120	£120 unsold
26	land, 151 acres	with Hillfields	£1,300	£1,300 unsold
27	land, 53 acres	with Hillfields		no bids
28	land, 4.5 acres			no bids
29	Pittern Villa Farm	£3,000	£2,800	£2,800 unsold
30	land, 5 acres			£235 unsold
31	land, 8.5 acres	h/s sold		
32	land adjoining Kineton stn., 13 acres			no bids
33	Pittern Hill Farm			no bids
34	land, 16 acres			
35	land, 4.5 acres			£320 sold to Col. Jerome, sitting tenant
36	Cow Common small-holding		£1,150	£1,150 unsold
37	Red House Farm	£3,800		no bids
38	Brookhampton Farm	£4,250		no bids
39	Green Farm	£1,750	£1,400	£1,400 unsold [WA] £1,100 unsold [LSA]
40	Little Fosse Farm	h/s sold		
41	Part Fosse Farm small-holding	h/s sold	h/s sold	
42	land	h/s sold	h/s sold	
43	land	h/s sold	h/s sold	
44	2 cottages	h/s sold	h/s sold	
45	New enclosure with 2 cottages	h/s sold, lot now comprises 2 cottages	h/s sold	no bids

lot	details	KDLHG cat	LHS cat	actual result
	Combroom			
46	Combroom vicarage		£2,200	£2,200 unsold
47	5 cottages	h/s sold	h/s sold	
48	cottage			no bids
49	2 cottages & estate store			no bids
50	house and smithy		£95	£95 unsold
51	2 cottages			
52	3 cottages			no bids
53	2 cottages		£350	£350 unsold
54	2 cottages (part 55 on plan)			
55	cottage			
56	2 cottages (part 55 on plan)		£200	£200 unsold
57	2 cottages (part 55 on plan)			
58	Combroom school (part 53 on plan)			no bids
59	allotment (part 53 on plan)			no bids
60	3 cottages	h/s sold		
61	3 cottages (part 53 on plan)	h/s sold	h/s sold	
62	cottage and reading room			no bids
63	2 cottages			no bids
64	meadow (52 on plan)			
65	cottage (part 53 on plan)			
66	cottage (part 53 on plan)			
	Lighthorne			
67	2 cottages (114) [White Gates]		£200	£200 sold to Mr Leonard Humphries [sic] of Lighthorne
68	cottage (100 & 101a) [Fairfield]			
69	meadow, 1 acre (part 101a & 104g)	h/s sold	h/s sold	
70	2 cottages (102) [Mouse-hole]			
71	buildings and gardens (104b & c)	h/s sold	h/s sold	
72	cottage (104d)	h/s sold	h/s sold	
73	4 cottages (104e) [Latimer's Cottages]			
74	meadow, 0.7 acre (104a)			

lot	details	KDLHG cat	LHS cat	actual result
75	cottage (101b)			
76	cottage (part 99)			
77	2 cottages (part 99)			
78	2 cottages (part 99 & 104f)			
79	land, 1.3 acres (95)			
80	orchard (96)	h/s sold	h/s sold	
81	house incl. 2 shops (97a) [Old PO]	h/s sold	h/s sold (faint)	
82	cottage (97b) [Yew Tree Cottage]	h/s sold	?	
83	Antelope, cottage & malthouse	h/s sold	h/s sold	
84	Bishops Farm	h/s sold	h/s sold (faint]	
85	house (part 91) [Dene Cottage]	h/s sold		
86	smaller house (part 91)	h/s sold	ms sold	
87	small cottage (part 91) [Dene Hollow]	h/s sold		
88	butcher's shop & house (part 91 & 89) [Home Farm]	h/s sold		
89	Old school house & 2 cottages (83)	h/s sold		
90	3 cottages & allotments (81 & 82)			
91	cottage & smithy (part 105)	h/s sold		
92	cottage (105) [Chestnut Cottage]			
93	2 cottages (103a & 103b) [South View]			
94	4 cottages (111b) [Church Cottages]			
95	6 cottages (part 110) [Bank Cottages, west]			
96	4 cottages (part 110) [Bank Cottages, east]			
97	cottage (part 110)			
98	meadow, 1.5 acres	h/s sold	h/s sold	
99	school & schoolhouse (107)			no bids
100	allotment field, 1.6 acres			no bids
101	3 cottages		£225	£225 unsold
102	cottage	h/s sold		

lot	details	KDLHG cat	LHS cat	actual result
103	2 thatched cottages (108a & 108b)			
104	cottage (part 108a) [Hill-side Cottage]			

Notes to the above table

An ink handstamp (h/s) was applied manually to the printed catalogues indicating which lots had already been sold prior to the auction. This handstamp appears against more lots in the KDLHG catalogue than in the LHS catalogue. My suggestion is that this stamp was applied piecemeal to the already printed supply of catalogues, as further properties were sold by private treaty between June and September 1929.

It will be seen that there is a difference in the manuscript (ms) figures written alongside the lot descriptions in the 2 printed catalogues I have viewed. There are no published estimates or reserves in the catalogues and my theory is that the figures in the KDLHG catalogue were the reserves, obtained in advance of the auction by the owner of the catalogue. The figures are without exception higher than those recorded in the LHS catalogue. These latter figures represent the height the bidding reached in auction and most of the lots remained unsold. This is confirmed by the report in the *Leamington Courier* of 13 September.

A further copy of the auction catalogue is in the Warwick County Record Office (WCRO) [CR4154/4/3/7]. This also has manuscript notations which largely confirm those in the LHS catalogue and the reports in the *Leamington Spa Courier*, though there is confusion between bidding in guineas and results quoted in pounds.

The *Leamington Spa Courier* of 13 September 1929 reported that there was an extraordinary round of 'no bids' and lots failing to reach their reserve. In fact only 4 lots were sold, realising a total of £2,600. These were:

lot 11, pasture land at Lighthorne, sold to Mrs R.S. Greenway for £330;
lot 15, Redlands Farm, sold to Mr Frank White of Coventry, for £1,750;
lot 35, pasture land adjacent to Pittern Hill Farm, sold to Col. Jerome, the sitting tenant, for £320;
lot 67, a pair of cottages at Lighthorne [now called 'White Gates'], sold to Mr Leonard Humphries [sic] of Moreton Morrell, for £200. The *Warwick Advertiser* of 14 September 1929 states that Mr Humphries [sic] was one of the sitting tenants.

A further report in the *Leamington Courier* of 13 September 1929 stated that the total number of lots sold both in the auction and by private sale before the auction was 42, realising a total of £42,875.

Manuscript notes in the KDLHG copy of the catalogue imply that lot 3, Hillfield Farm was offered together with lots 27 and 28, providing a total area of 551 acres. The writer has written next to '551 acres', '£6,500' and '£12 per acre' and 'including timber £1000' and 'Mr Avril'. [See also *Nuneaton Chronicle* of 11 October 1929, which reports the sale of 550 acres including lots 3 and 26]

Bert Watts, the tenant farmer since 1919, made an offer of 3,000 guineas (£3,150) for lot 18, New Westfield Farm, but it was less than the reserve and the farm did not sell. [Reference 'Joe's Story, A Century of Change in the South Warwickshire Countryside' by Peter Johnson, privately published, 2022, p. 50] A further copy of the auction catalogue with the inscription on the front cover 'Return to Mr A Watts' is in the WCRO (CR1596/box 82/52). This was apparently Bert Watts' copy of the catalogue

and he has made many manuscript additions and deletions to the description of lot 2, Lodge Farm, which seems to show his interest in the farm.

According to the *Leamington Spa Courier* of 13 September 1929, at the close of the auction the auctioneer had stated that it could not be pretended that the sale had been an outstanding success, but it had given some indication of the extremely low prices at which Mr Morgan was prepared to sell the various lots. After lunch the auctioneers would be available to deal privately with anyone willing to purchase any of the properties and they hoped to do some business.

Further private treaty sales after the 2nd auction

On 27 September 1929 the *Leamington Spa Courier* reported that lot 19, Old Westfield Farm, had been sold privately, also lot 16 of 29 acres, lot 36, Cow Common Kineton 49.5 acres and several village properties, without naming them, nor providing the sales figures.

The *Warwick Advertiser* of 15 November 1929 stated that a report from the auctioneers announced further sales from the estate including:

lot 2, Lodge Farm of 420 acres

lot 4, pasture, 127.5 acres

lot 39, Green Farm of 177 acres

lot 53, a pair of modern cottages in Combrook

lot 73, a block of 4 cottages and estate store in Lighthorne [Lattimer's cottages opposite the Antelope]

lot 90, a block of 3 cottages and allotments in Lighthorne [Tansey Hill cottages].

The auctioneers also announced that lots 3 [Hillfields Farm], 26 [Lighthorne Rough woodland], 27 and 28, comprising 551.5 acres had been resold. The total sale price was not announced.

The *Rugby Advertiser* of 3 December 1929 reported that the auctioneers had sold lot 37, Red House Farm at Combrook, with 194.5 acres. The sale figure was not quoted.

The *Banbury Guardian* of 2 January 1930 stated that the auctioneers had announced the sale again of lots 2, 3, 4, 26, 27 and 28, amounting to a total of 1,104 acres, including Lodge Farm and Hillfields Farm. The purchaser was Mr. J. Jackson of Charlecote, who intended to farm the land himself, in addition to the 700 acres which he already occupied.

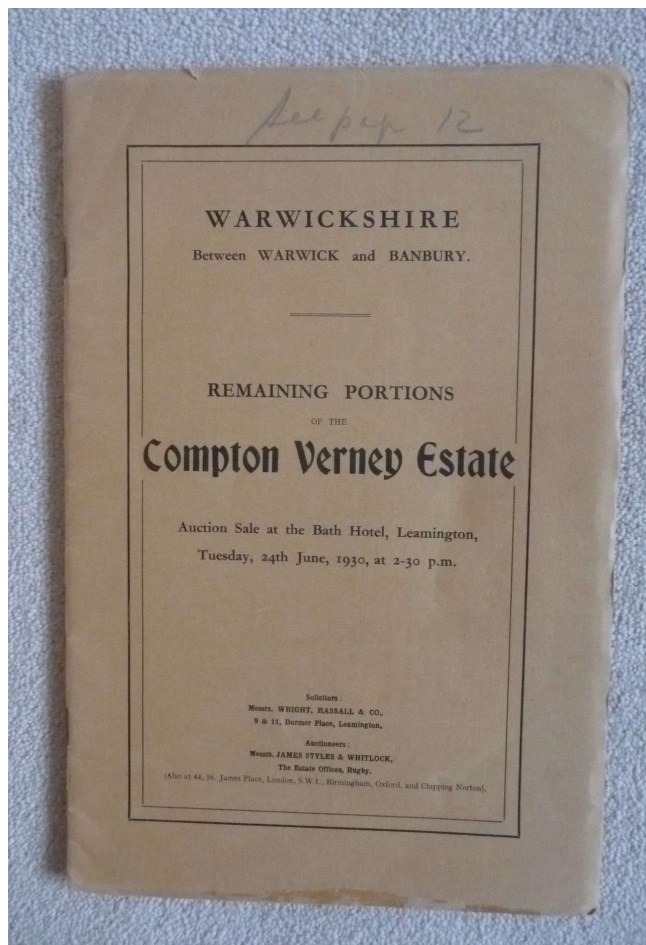
Timber auction on 6 December 1929

James Styles & Whitlock were instructed by the 2nd Lord Manton and others to sell by auction 1,389 timber trees at Compton Verney, Church Hill Farm Lighthorne, Cow Common Farm near Kineton and in Combrook. The sale took place at the Bath Hotel on 6 December 1929. [*Stratford Herald* 22 November 1929] The *Leamington Spa Courier* of 13 December 1929 reported that the trees realised £7,673 10s.

The *Banbury Guardian* of 30 January 1930 reported the sale of 600 timber trees from the estates of Compton Verney and Welcombe.

Lot 29 (Pittern Villa Farm, aka Windmill Farm) was sold by George Henry Morgan to Hugh Evans Thwaites, for £2,250 [*Reference sale agreement 24 June 1930 and conveyance 29 September 1930, KDLHG K1129/1,2*]

Auction sale of the remaining portions of the estate on 24 June 1930



Auction catalogue, 24 June 1930
[KDLHG K1414]

The following notes appear in the catalogue published by the auctioneers:

1,600 acres, comprising 8 sound farms from 95 to 257 acres, 2 residences or hunting boxes, 38 cottages, several vacant, situate at Lighthorne and Combrook, accommodation lands, building sites, etc.

The properties now offered for sale comprise the remaining portions of the Compton Verney Estate, Warwickshire, which was last year sold in its entirety by the Trustees of the late Lord Manton. Since that time the major portion of the estate has been resold and in order to avoid confusion the properties described in these Particulars of Sale have been allotted the same lot numbers as in the original Sale. Where two lots have been amalgamated both the original lot numbers appear in the Particulars and on the Sale Plan. Certain blocks of cottages have been divided and in such cases these additional lots are distinguished by the letters a, b, etc, following the original lot number.

Lots in the remaining portion of the Compton Verney Estate offered in the auction of 24 June 1930, with ms notes made in the catalogue in the archive of the LHS [Reference LH126]

Lot	details	tenant	ms notes from LHS cat
5 + 25	Bishops Gorse Farm, 212 acres	T.C. & H.E. Bailey	

Lot	details	tenant	ms notes from LHS cat
6	Heath Farm, 229 acres	E.W. Tomlin	£1,750 not sold
7	Curacy Farm, 175 acres	W. Tompkins. W. Hirons, various	£2,325
8	Pratts Farm, 186 acres	W. Tompkins	
12	Hill Farm, 95 acres	J. Turner Jnr, T.L. Seeney, various	£1,450
18 + 24	New Westfield Farm	A. Watts	£3,000 not sold
20	land	J.H. Wall	no bid
21	land	J. Dodd	no bid
23	meadow (74)	W. Hirons	
30	meadow (231)	Col. Jerome	
33 +34	Pittern Hill Farm, 107 acres	Bromet & Dibbin, Col. Jerome	
38	Brookhamoton Farm, 257 acres	Mrs Charlton	
	Combrook		
46	Combrook vicarage	Capt Leaf & Mrs N. Leaf, A. Turner, E.F. Oldham	£1,950 not sold
52	cottage	Miss Smith	£100 not sold
52a	adjoining cottage	Warks County Council, Miss Smith	
52b	adjoining cottage	Mrs Harrison	
54 + 54a	2 cottages	C. Sturdy (54), Mrs Hemmings (54a)	£225 not sold
55	cottage	J. Key	£180 not sold
56 + 56a	2 cottages	A. Powell (56), H. Eden (56a)	£200 not sold
58	school	school managers	£175 not sold
59	garden	various	
64	meadow, 1.5 acres	H. Oldham	
	Lighthorne		
70	cottage	Henry Talbot	not sold
70a	adjoining cottage	vacant possession	no bid
74	meadow	J. Mountford	no bid
75	cottage	F. Hutchings	no bid
76	cottage	J. Pigeon	no bid
78 + 78a	2 cottages	Charles Manton (78), A. Lawrence (78a)	no bid
79	meadow, 1 acre	J. Mountford	no bid
94	cottage	I. Boyle	no bid
94a	cottage	A. Hunt	no bid
94b	cottage	E.M. Hobday	no bid
94c	cottage	Mrs L. Day	no bid
95	cottage	vacant possession	
95a	cottage	Mrs Mountford	
95b	cottage	T. Jeffs	
95c	cottage	T. Holder	
95d	cottage	vacant possession	
95e	cottage	Seeney	

Lot	details	tenant	ms notes from LHS cat
96	cottage	vacant possession	
96a	cottage	Mrs Holder	
96b	cottage	vacant possession	
96c	cottage	vacant possession	
96d	cottage	vacant possession	
97	cottage	D. Perry	no bid
99	school and schoolhouse	school managers	£360 Hawkes
100	field adjoining school	various (allotments)	£66 (?) Hawkes
103	cottage	A.H. Jones	no bid
103a	cottage	J. Phillips	no bid
104	cottage	C. Lewis	50 not sold

The *Leamington Spa Courier* of 27 June 1930 reported:

On Tuesday last Messrs James Styles & Whitlock, of Rugby, offered sale by public auction the remaning portions of the Compton Verney Estate, extending to about 1,600 acres. The principal lots sold were Bishops Gorse Farm, Kineton, 212 acres; Curacy Farm, Lighthorne, 176 acres; Pittern Hill Farm, Kineton, a residence with 108 acres; New Westfield Farm, Lighthorne, 255 acres; Brookhampton Farm, Kineton, 257.5 acres; the village school at Lighthorne and various smaller lots of cottages and accommodation land. The total realised privately and at the auction was £18,348 15s.

In the archive of the KDLHG is a 10 Decenber 1929 copy conveyance from the executors of Joseph, Baron Manton to George Henry Morgan, of large parts of the Compton Verney Estate for £16,870. [Reference KDLHG K1418] The total land area of 1,786 acres, included 9 farms and comprised:

Kineton Area

lot 33, Pittern Hill Farm

lot 29, Pittern Villa Farm

lot 38, Brookhampton Farm

Lighthorne

lot 18, New Westfield Farm

lot 12, Hill Farm

lot 7, Curacy Farm

lot 8, Pratts Farm

lot 5, Bishops Gorse Farm

lot 6, Heath Farm

lot 99, Lighthorne school and schoolhouse (127)

lot 73, 4 cottages Lattimer's Cottages (104e)

lot 82, Yew Tree Cottage (97b)

Combrook

lot 46, Combrook Vicarage

lot 47, 5 cottages (35)

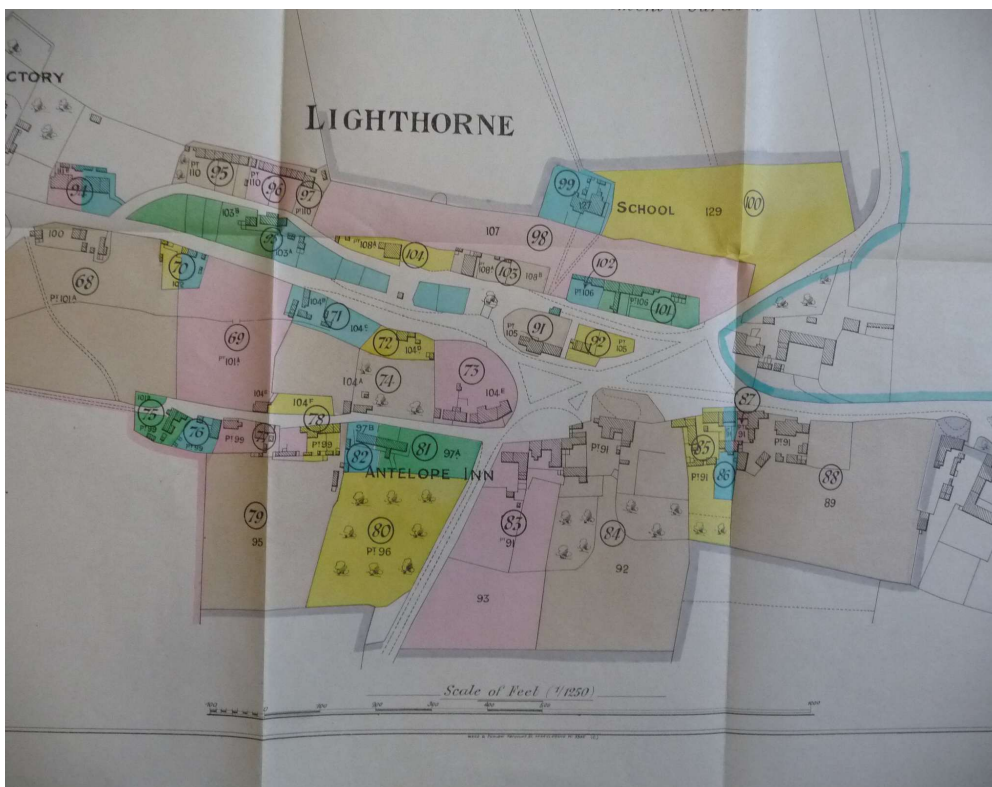
lot 48 (?) 3 cottages (part 38)

lots 53, 54, 55, 56 (?) 7 cottages (part 55)

lot 62, house and reading room (part 53)
 Ditto, orchard (part lot 62)
 5 cottages
 2 cottages (part 53)
 lot 58, school (part 53)
 lot 59, allotments surrounding school
 lots 51 and 52, 5 cottages (part 107)
 lot 50, cottage and smithy (part 107)

The lots in red were mentioned as the principal lots sold in the 24 June 1930 auction by the *Leamington Spa Courier* of 27 June 1930. It is assumed that this copy conveyance was supplied in December 1930 as part of the title documentation for the sale of the properties listed, though there is an unexplained variance in land areas.

Sales by Private Treaty after the 24 June 1930 auction



Part of plan 3, from the 25 June 1929 auction catalogue showing the village properties in lighthorne. The same lot numbers were used in all 3 auctions in order to avoid confusion. [Image: author]

The auction sale of the remaining parts of the estate left many lots unsold and private sales continued after the auction.

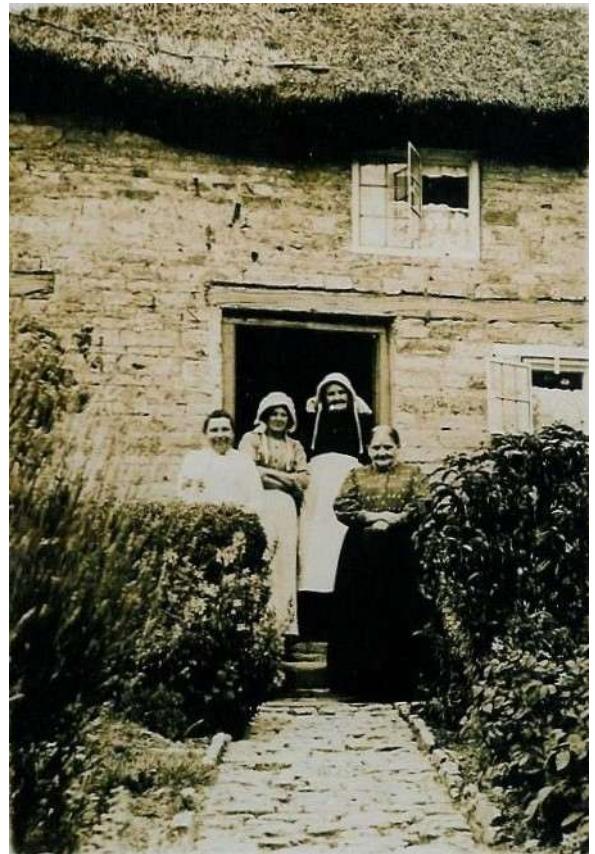
COMPTON VERNEY ESTATE.

Lot 94a.

MR. HUNT.

Completion Statement.

Purchase money		55. 0. 0.
<u>Deduct.</u>		
Deposit.	5. 0. 0.	
Mortgage from Kington Oddfellows.	<u>50. 0. 0.</u>	<u>55. 0. 0.</u>
		- - -
<u>Add.</u>		
Half year's rent due 29th Sept'r.	1. 5. 6.	
Less 4 days.	<u>6.</u>	1. 5. 0.
Messrs Bourne & Son costs of conveyance.		2.10. 0.
Ditto. mortgage.		1.10. 0.
Paid stamp on conveyance.		7. 6.
Ditto. mortgage.		1. 3.
Paid Land Registry search fee.		<u>1. 6.</u>
		<u>£ 5.15. 3.</u>



Undated completion statement for the purchase of lot 94a (2, Church Cottages, Lighthorne) from the Compton Verney Estate, for £55, by the sitting tenant, Mr A. Hunt [Reference LHS LH35] and postcard view of 4 village ladies at the front door of the cottage, circa 1910. [LHS LH345(E)]

The Form of Agreement.

An Agreement made the 9th day of July 1930
GEORGE HENRY MORGAN, of 11, Friday Street, in the City of London (hereinafter called
the Vendor) of the one part; and ROBERT KERRUISH ESQ.

(hereinafter called the Purchaser) of the other part.

WHEREBY it is agreed that the Vendor shall sell and the Purchaser shall purchase
Lot/ No. 20 described in the foregoing Particulars
at the price of £250 (including any money payable
for Timber)

subject to the foregoing Special Conditions of Sale and the General Conditions of 1925.

AS WITNESS the hands of the parties hereto or their Agents.

Purchase money ... £ 250: : .

Timber Valuation ... £ : :

Total... ... £ 250: : .

Deposit £ 25: : .

Balance to be paid ... £ 225: : .

As Agents for the Vendor, we hereby confirm this sale, and acknowledge the receipt of the
said deposit.

J. Horsfield.

Abstract of Title to be sent to :-

6d.
ROBERT KERRUISH.
stamp

Agreement dated 9 July 1930, between George Henry Morgan and Robert Kerruish, for the purchase of lot 20 (land) £250. [Reference LHS LH154]

A copy of the 24 June 1930 auction sale catalogue is in the archive of the WCRO (CR734/7) and on the cover is the manuscript endorsement *Contract Lots 18 & 24 Kerruish £3,350*. This referred to New Westfield Farm.

The *Leamington Spa Courier* of 18 July 1930 reported the confirmation of the sale of New Westfield Farm and in the 12 September 1930 edition it reported that Pratts Farm of 186 acres had been sold by private treaty and that then only one small farm remained unsold from the estate.

It appears that the complete estate, as purchased by George Henry Morgan, in June 1929, for £79,500 had been completely resold by the end of 1931, though the record of the sales is complex and incomplete. It was clearly a speculative venture but the return on the investment is impossible to calculate.

Sales by the 2nd Lord Manton

The 2nd Lord Manton caused controversy when, in 1931, he sold important Flemish stained glass windows from the old chapel of Compton Murdak and by December 1932 he had decided to offer for sale the mansion and parkland. In April 1933 it was sold by private treaty to Samuel Lamb. [Reference 'Compton Verney, Historical Guide to the House, Grounds and Owners' 2nd edition (2008), based on research by Dr Sylvia Pinches]

The *Leamington Spa Courier* of 29 April 1933 reported:

S. Lamb jnr of Mobberley Hall, Cheshire, acquired from Lord Manton the mansion house and 838 acres including some of the best-known coverts in the Warwickshire Hunt. He will enter into possession on June 24th.