

A VILLAGE FOR SALE

THE two-day sale of the Pitt-Rivers Estate at Burton Bradstock, and including properties at West Bay, realised a total of just over £170,000.

The sale, which was in the hands of Messrs. Senior and Godwin, acting on the instructions of Captain G. H. L. F. Pitt-Rivers, was, perhaps, the most comprehensive that had ever been held in the neighbourhood.

It included five farms, three caravan camps, three private beaches, the Anchor Hotel and the Dove Inn, besides a large number of cottages and more imposing types of residences.

The proceedings took place in a large marquee adjoining the children's playing field, and here 500 people crowded in during Thursday in last week, which was the opening day.

The actual business of offering the many lots was undertaken in turn by Mr. E. C. Ingram and Mr. A. W. Richards, partners in the firm.

Owner in London

In an opening statement, Mr. Ingram said how sorry he was that Captain Pitt-Rivers could not be present, but that he had to go to London.

He thought all present, particularly tenants on the estate, would realize that Captain Pitt-Rivers greatly regretted the sale, but it was due to circumstances beyond his control.

"He would not have sold but for that," Mr. Ingram added.

He went on to say that there had been attempts to buy the estate as a whole, but Captain Pitt-Rivers was unwilling to agree and preferred that tenants should be given the opportunity of acquiring, at least, the major portion of the holdings.

Still more, he would have liked, had he been able to do so, to negotiate with the tenants themselves. However, that was not possible.

Pre-war rents

"It has been acknowledged, or it has to be acknowledged," Mr. Ingram continued, "that

the tenants have had a very benevolent landlord. The majority of the rents are what one could call pre-war; in fact, I think there has been very little alteration for many years. I hope that fact is appreciated.

"The present is an opportunity which, I suppose, seldom comes the way of any body of people to acquire properties which will undoubtedly, have great increment value in the future.

"There is no question about it that development will come; the only question is, when. You have the example of Bourne-mouth, not far away. It was a very tiny village a hundred years ago, but see what it is today. Generally speaking, the opportunity for capital appreciation of the property sold today is immense."

Mr. Ingram thanked the many tenants for the help and co-operation they had given in the preparation of the particulars for the sale.

Two gifts

Here he announced that Captain Pitt-Rivers proposed to make a gift of the Reading Room in the village to the Parish Council and the Chapel to the Chapel trustees.

Mr. Ingram ended by saying that Captain Pitt-Rivers had had his tenants in mind. "I hope they will buy and thus take the opportunity of remaining where they are," he added.

Mr. R. B. Howarth (chairman of the Bridport R.D.C.) speaking on behalf of the people of Burton Bradstock, returned thanks for the gift of



Photo—J. G. Clift.

This is a picture of the crowded scene at the opening of the two-day sale of the Pitt-Rivers Estate at Burton Bradstock last week.

Burton Bradstock Estate realises over £170,000

the Reading Room. "Such generosity is very much appreciated indeed," he declared.

He also thanked the Estate for making available the greater portion of the Southover allotments, and of the lease on the playing field.

"This is not a happy day for the people of Burton Bradstock," Mr. Howarth continued, "because it is the breaking up of a long and happy association with the Pitt-Rivers Estate.

"We have had privileges not available to tenants on other estates. There has been much apprehension among the people who have rented the cottages, but we have done our best to convince them that they have absolute security of tenure.

"There is another apprehension about what is going to happen to this village and its surroundings after the sale. You, Mr. Ingram, have referred to Bourne-mouth. I don't share your view about the future of Burton Bradstock in comparison with Bourne-mouth.

"I will say this (and I know it to be true), steps have been taken to prevent any indiscriminate or uncontrolled development. Development will be controlled, and that applies particularly to the coastal area, which I hope to see preserved intact."

These observations were received with applause.

The Rev. Stanley E. Willson, speaking on behalf of the Methodists of Burton Bradstock, Bridport, and the whole circuit, said how grateful they were for Captain Pitt-Rivers' generous gesture in making a gift of the Chapel in the village.

"Brought relief"

"It has brought relief to myself and to my people," he stated.

In the course of the second day's sale, when the children's playing field (described in the schedule as the Recreation Ground) was offered, Mr. Howarth bid £40 on behalf of the Parish Council, and this was promptly accepted amid applause.

The field, which has two main road frontages, is nearly 1½ acres in size.

Tonching on the cottage properties in particular, there had been a certain amount of heart-burning at the thought that they might pass into alien hands.

But the tenants themselves rallied to their own defence, and it was comforting to find how many of them bought back their homes when they came to be offered. Each such victory was greeted with a warming

cheer.

"I am sure," said Mr. Ingram at the end of the sale, "that when I report to Captain Pitt-Rivers that the tenants have very largely bought the holdings, he will be more than delighted."

And then Mr. Howarth followed up. "I thought yesterday," he said, "that it was not a happy day. I have altered my opinion to-day, because most of the tenants have been able to buy their houses at reasonable prices.

"It is very gratifying, and I thank the Pitt-Rivers Estate for the way they have dealt with the tenants. Burton Bradstock is not going to be another Bourne-mouth."

Among the highlights of the sale was the disposal of Manor Farm at Burton Bradstock, covering 285 acres, in the occupation of Mr. J. M. Lenthall, the well-known sheep breeder.

Starting at £15,000 it was knocked down to Mr. J. Jeffery, of Shaftesbury, for £19,000. The farm had been worked by the Lenthall family for nearly a century.

"I am still the sitting tenant," Mr. Lenthall told our reporter afterwards.

Buys caravan camp

On the second day of the sale Mr. Lenthall bought Freshwater Caravan Camp for £16,250.

"I have had a better day than yesterday," he said. "I have got some good ground."

The Anchor Hotel, which was offered with vacant possession at September 29 next, was sold to a Bristol bidder for £10,500.

The Dove Inn was knocked down to the tenant, Mr. A. B. Wyde, for £4,250.

Girt House, 17a, Shadrach, described as "one of the gems of the sale" went for £4,000.

Mr. E. Hawkins, the tenant, secured Shadrach Dairy Farm of 91 acres for £7,250.

The old Post Office Stores, 74, Burton Bradstock, fetched £11,100.

"The Rookery," described as "the attractive and well-appointed period residence of distinction" was bought by the tenant, Dr. J. F. Ryan.

The old Flax Mill and Padlock, "a property with industrial or agricultural scope," was disposed of for £850.

Farms sold

Shadrach Farm, with 112 acres, was sold together with 8 acres of accommodation land adjoining the Bredy road to the tenant, Mr. T. G. Bishop for £7,250.

Cogden Farm, covering 286 acres, was bought by the tenant, Mr. A. F. Bailey, for £11,000.

Mr. R. M. Buckler, who began farming at Burton Bradstock at the end of the 1914-18



Photo—J. G. Clift.

Mr. A. W. Richards and Mr. E. C. Ingram (on the right), partners in the firm of Messrs. Senior and Godwin, offer lots at the Pitt-Rivers Estate sale.