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Job Garratt bought the **Brookfield Estate**, Belbroughton,
at auction On Thursday July 19th 1900 at the Grand Hotel, Birmingham, he paid £11,950.

THE ESTATE OF THE LATE WILLIAM BROWN, ESQ.

Particulars and Plan

OF

HIGHLY IMPORTANT

Freehold Estate & Family Residence

KNOWN AS

“Brookfield Estate,”

In the Parishes of Belbroughton and Chaddesley-Corbett, Worcestershire,

Having an area of upwards of

179 acres.

To be Sold by Auction,

(Subject to Conditions of Sale, embodying the Common Form Conditions of the Birmingham Law Society),

AT THE

Grand Hotel, Birmingham,

ON THURSDAY, JULY 19TH, 1900,

At Four o'clock prompt.

Solicitors.

HARWARDS AND CO.,
Stourbridge, and
29, Newhall St., Birmingham.

Auctioneers.

GRAY AND WALKER,
8, Temple Row,
Birmingham.



Page 2 sales particulars.



A recent photo

WORCESTERSHIRE.

Parishes of Belbroughton and Chaddesley-Corbett.



A valuable

Freehold Country Estate,

with Residence and Grounds, Farmhouse, six Cottages and Buildings.

PARTICULARS WITH PLAN

Of a highly important and extensive

Freehold Property,

comprising the commodious

FAMILY RESIDENCE,

CALLED

“BROOKFIELD,”

with the Stabling, three Cottages and Grounds, in the occupation of J. T. Middlemore, Esq., M.P.
also,

The Brookfield and Upper House Estates,

with the Homestead, three Cottages, Farm Buildings, &c., in the occupation of Mr. W. H. Hickman,
the whole Property comprising an area of

179a. Or. 35p. or thereabouts.

MESSRS.

GRAY & WALKER

Are instructed by the Trustee of the late WILLIAM BROWN, Esq., to submit for Sale by Auction,
subject to Conditions of Sale embodying the Common Form Conditions of
the Birmingham Law Society.

On Thursday, July 19th, 1900,

At Four o'clock promptly, at

The Grand Hotel, Colmore Row, Birmingham.

Plans and Particulars, together with any further information, may be obtained from Messrs. Harwards & Co.,
Colmore, Stourbridge, and 29, Newhall Street, Birmingham, and the Auctioneers,
8, Temple Row, Birmingham.

Brookfield and Upper House Estates,

Parishes of Belbroughton and Chaddesley-Corbett,

WORCESTERSHIRE.

5 miles from Stourbridge, 6 miles from Bromsgrove, 5½ miles from Kidderminster, 3 miles from Hagley Station, and 2 miles from Churchill Station (G.W.R.)

General Remarks.

The whole of the Property is **FREEHOLD**, and lies entirely on a bed of sandstone.

The **GROWING TIMBER** will have to be taken to by the Purchaser at a valuation in the usual way.

A List of **FIXTURES** to be taken to at valuation will be produced at the Sale.

As a **SPORTING ESTATE**—The Warwickshire and Albrighton Hounds meet in the district several days a week. The Shooting is good, and Fishing may be obtained in the immediate vicinity.

SITUATION.—The Residence stands 400 feet above the sea level.

The facilities for **PROFITABLE FARMING** are good. The Markets in the neighbourhood include Stourbridge, Kidderminster, Bromsgrove and Hagley Stock Sales weekly.

Particulars.

The Freehold Estate,

KNOWN AS

The Brookfield and Upper House Estates,

COMPRISES

The Family Residence, "Brookfield," Land, Stabling and three Cottages.

(Nos. 1, 2, 3 and 4, coloured Pink on Plan.)



ENTRANCE.

A commodious and well-built three-story **FAMILY RESIDENCE**, well situated on an eminence commanding beautiful views of the Clent Hills and surrounding country, approached by a nicely timbered winding drive from the Kidderminster Road, leading from Belbroughton to Churchill.



SOUTH WESTERLY ELEVATION.

The **RESIDENCE** is modern and has a handsome elevation, with a south-easterly aspect, it is built of brick, with stone dressings, in a most substantial manner, and contains—

Portico Entrance.

Large Hall, fitted with Fire Place.

Dining Room (including large Bay Window), 27ft. x 17ft. 6in.

Drawing Room, opening into Conservatory.

Morning Room.

Library.

Eleven well-proportioned Bedrooms and a Dressing Room.

Bathroom.

Lavatory and spacious Landing.

Large Kitchen.

Pantry, Scullery, Larder.

Good Cellars.

And the usual Out-offices.

In the **COURT YARD**, near the Residence, are ranges of well-built Stabling, with four Loose Boxes, three Stalls, large Coach-house, Saddle and Men's Rooms, and Loft over.



COURT YARD.

The **GLASS-HOUSES** include handsome Conservatory, 31ft. x 18ft.; lean to Peach House, 55ft. long; lean to Vinery, 31ft. 6in. x 15ft. 6in.; Greenhouse, 17ft. 6in. x 14ft.; Stove and Potting House, fitted with Heating Apparatus; also several Forcing Frames.



View of Belbroughton Church from the Lawn.

The **GROUNDS** are beautifully timbered and shrubbed and are nicely laid out as Lawns, walled-in Kitchen Garden, planted with fruit trees, &c., Orchard, Tennis Court and Paddock, all of which are in the best possible condition. There is also a **FIELD OF MEADOW LAND**, called "Puffinette" (No. 4 on Plan), containing an area of 5a. or 23p. of Land or thereabouts, with frontages to Kidderminster Road and Puffinette Lane.

THREE TWO-STORY COTTAGES (Nos. 2 and 3 on Plan), viz.—a well-built two-story Cottage, fronting Kidderminster Road, and containing seven rooms, with Garden, Pigsty and Out-offices; and two Cottages, fronting the south side of the Drayton and Chaddesley Roads, each containing five rooms, Cellar and Brewhouse, with Gardens and Out-offices.

Schedule referring to Plan coloured Pink.

Wheeler

No. on Plan.	Description.	Area.
1, 2 and 3	Residence, Grounds and three Cottages	5a. 3r. 13p.
4	Meadow, called "Puffinette"	5a. Or. 23p.
	Total area	10a. 3r. 36p.

*10.11.19
No 18*

The foregoing portion of the Estate lies entirely in the Parish of Belbroughton, and is in the occupation of J. T. MIDDLEMORE, Esq., M.P., on a lease expiring on the 25th March, 1912, but determinable by the lessee on the 25th March, 1906, **at a rental of £203 per annum.**

The Residence occupies an excellent position, standing 400 feet above the sea level, and is in [splendid structural and decorative repair, and the Glass-houses and other out-buildings are extensive and in good order.

The Grounds are picturesque, and contain an abundance of well-grown shrubs and fine forest trees.

There is a back Cart-way to the Residence through the Field No. 12 on Plan, as shown by the dotted lines, and a Foot-way to the Kidderminster Road, opposite the end of Puffinette Lane.



FRONT DRIVE.

"Brookfield" and "Upper House" Farms.

"Brookfield Farm."

(Coloured Blue on Plan).



HOMESTEAD.

With the well-built Homestead, extensive Farm Buildings, three Cottages, Gardens and Out-offices; also numerous enclosures of valuable Arable and Meadow Land, the whole occupying an area of

85a rr. 11p., or thereabouts.

The **HOMESTEAD** contains three Bedrooms, two Sitting-rooms, Kitchen, Cellars, Garden, and Appurtanances.

The **FARM BUILDINGS** are ample and well-built, they include Cow-houses, with accommodation for 30 beasts; three division brick building forming Barns and Cart-sheds, 87ft. long \times 19ft. deep; 4-stall Stable, Bull-house, Piggeries, galvanised iron 3-span Dutch Barn, on cast-iron columns, 60ft. \times 46ft., &c.

THREE COTTAGES (No. 15 on Plan), called "Little Bell Hall Cottages," approached from the Drayton and Chaddesley Roads; two of the Cottages have four rooms and the other five rooms, together with the usual Out-offices and Gardens.



RICKYARD, SHOWING DUTCH BARN.

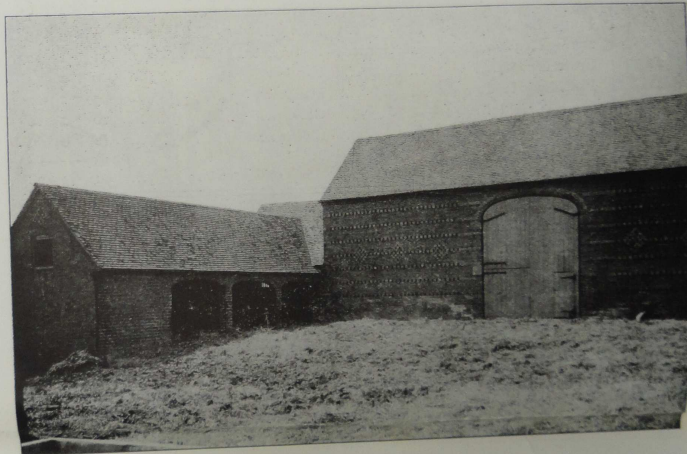
Brookfield Farm lies well together, in the Parish of Belbroughton; it has long frontages to several important roads, and adjoins lands belonging to Lord Dudley, Mr. J. T. Valentine, and others.

Schedule referring to Plan. coloured Blue.

White

No.	Description.	Cultivation	Area.		
			a.	r.	p.
5	Far Hossils... ..	Wheat	8	1	5
6	Mid Hossils... ..	Vetches	5	0	12
7	Near Hossils... ..	Oats... ..	4	3	2
8	Big Hossils... ..	Oats... ..	12	2	20
9	Rickyard Field and Homestead...	Oats, &c.	5	2	24
10	Footpath Field	Peas... ..	4	0	23
11	Opposite Farm	Peas... ..	6	0	1
12	Beech Park	Pasture	11	1	28
13	Large Park	Meadow	23	2	10
13a	Piece North side of Brook ... ..	... ..	0	0	23
14	Brookfield Hill	Peas... ..	3	0	3
14a	Near Brook. So much of these as belong to Brookfield Estate.	... ..	0	0	4
14b		... ..	0	0	9
14c		... ..	0	0	7
15	Little Bell Hall Cottages... ..	...about	0	2	0
Total area			85	1	11

Handwritten notes:
- 28
- 29
- 36 26427
- 25
- 24
- 23
- 20 21 22
- 14 15 16 17
- 15a
- 15b
- 15c



Handwritten notes:
23-210
11-1-28
34-3-38



FARM BUILDINGS, BROOKFIELD FARM.

DA 8688/3(ii)
4

"Upper House Farm."

(Coloured Yellow on Plan).

consists of valuable Arable Meadow and Pasture Land, comprising an area of

82a. 3r. 28p.

or thereabouts, together with the Homestead and Out-buildings.

This Farm is in the Parish of Chaddesley-Corbett.

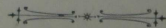
The Estate is compact and adjoins lands belonging to the Trustees of the late Mr. John Bury, Mr. J. Page, Miss Harwood and others. It also abuts on the Weybridge Brook and Drayton Pool.

Schedule referring to Plan coloured Yellow.

No.	Description.	Cultivation.	Area.		
			a.	r.	p.
16	Big Field	Roots	23	2	19
17	Bushy Field	Wheat	7	3	1
18	Forge Field	Peas	7	0	36
19	Spring Meadow, Buildings & Garden	Pasture, &c.	11	1	12
20	Croft Meadow	Meadow	6	2	34
21	Finchley Meadow	Meadow	3	2	27
22	Church Field	Oats	10	2	10
23	The Tynings	Clover	12	0	9
Total area			82	3	28

New attached
2nd 7
11.12.13.14/15
17
1.2.3.
5.
6.
7.8.9.10.

"Brookfield" and "Upper House" Farms are let to Mr. W. H. Hickman, on a yearly (Ladyday) tenancy, at an annual rental of £280. £10 per annum is also paid for Shooting Rights.



Summary of Areas and Rentals.

AREAS.

The Residence "Brookfield," &c. (coloured Pink)	10	3	36
Brookfield Farm (coloured Blue)	85	1	11
Upper House Farm (coloured Yellow)	82	3	28
Total Area of Estate	179	0	35

RENTALS.

The Residence, &c., occupied by J. T. Middlemore, Esq., M.P.	£	s.	d.
Brookfield Farm and Upper House Farm, let to Mr W. H. Hickman... ..	203	0	0
Shooting	10	0	0
Total Annual Rental	£493	0	0

The Tithe and Land Tax on the Property are variable, but they average (together) about £30 per annum on the Brookfield Estate and about £18 per annum on Upper House Farm.

Brookfield Estate is also subject to an annual payment of 17s. 1d.

PLAN
 OF
FREHOLD ESTATE
 IN THE PARISHES OF
Welfrington and Chaddestrey-Cordett,
 WORCESTERSHIRE.
 FOR SALE BY AUCTION ON THURSDAY, JULY 19th, 1900.
 The Grand Hotel, Colmore Row,
 BIRMINGHAM.



This Plan is compiled for the purpose of
 illustrating the property and is not
 to be taken as a guarantee of title or quantity.

Scale: 1 inch = 100 Yards.

GRAY & WALKER,
 Auctioneers,
 & ESTATE AGENTS,
 10, COLMOR ROW,
 BIRMINGHAM.

JOHN & CO., SCOTTLAND PASSAGE, BIRMINGHAM.

THE CONTRACT

(For use on a Sale by Auction in several Lots, where one contract is signed by all the Purchasers.)

N.B.—Each Purchaser will be supplied with a copy of the Conditions, a duplicate of this Memorandum signed by or on behalf of the Vendor, and a copy of so much of the Schedule as relates to the Lot or Lots purchased by him.

Memorandum whereby it is declared that at the Sale this day of the property described as Lots in the Particulars hereto annexed, the persons whose names are respectively subscribed in the second column of the Schedule hereunder written, were the highest bidders for and were declared the Purchasers of the Lots, the numbers whereof are set opposite to their respective names in the first column of the same Schedule, at the respective prices set forth in the fourth column thereof, on the terms of the Special and Common Form Conditions hereto annexed. And the said Purchasers respectively agree to complete the said purchases respectively according to the said Conditions.

And we the undersigned *Howards & Co of Howbridge in the County of Worcester Solicitors*
 the Solicitors and Agents for *Philip Walker of Meadow Bank, Hazeland Road Great Malvern Esquire (the surviving Trustee of the Will of William Brown of Dragon Grove Chaddesley, Berket in the said County of Worcester Esquire dead)*
 the Vendor hereby ratify the said Sale, and as stake-holder acknowledge the receipt of the respective deposits mentioned in the fifth column of the said Schedule.

Dated this *Nineteenth* day of *July* 1900 189

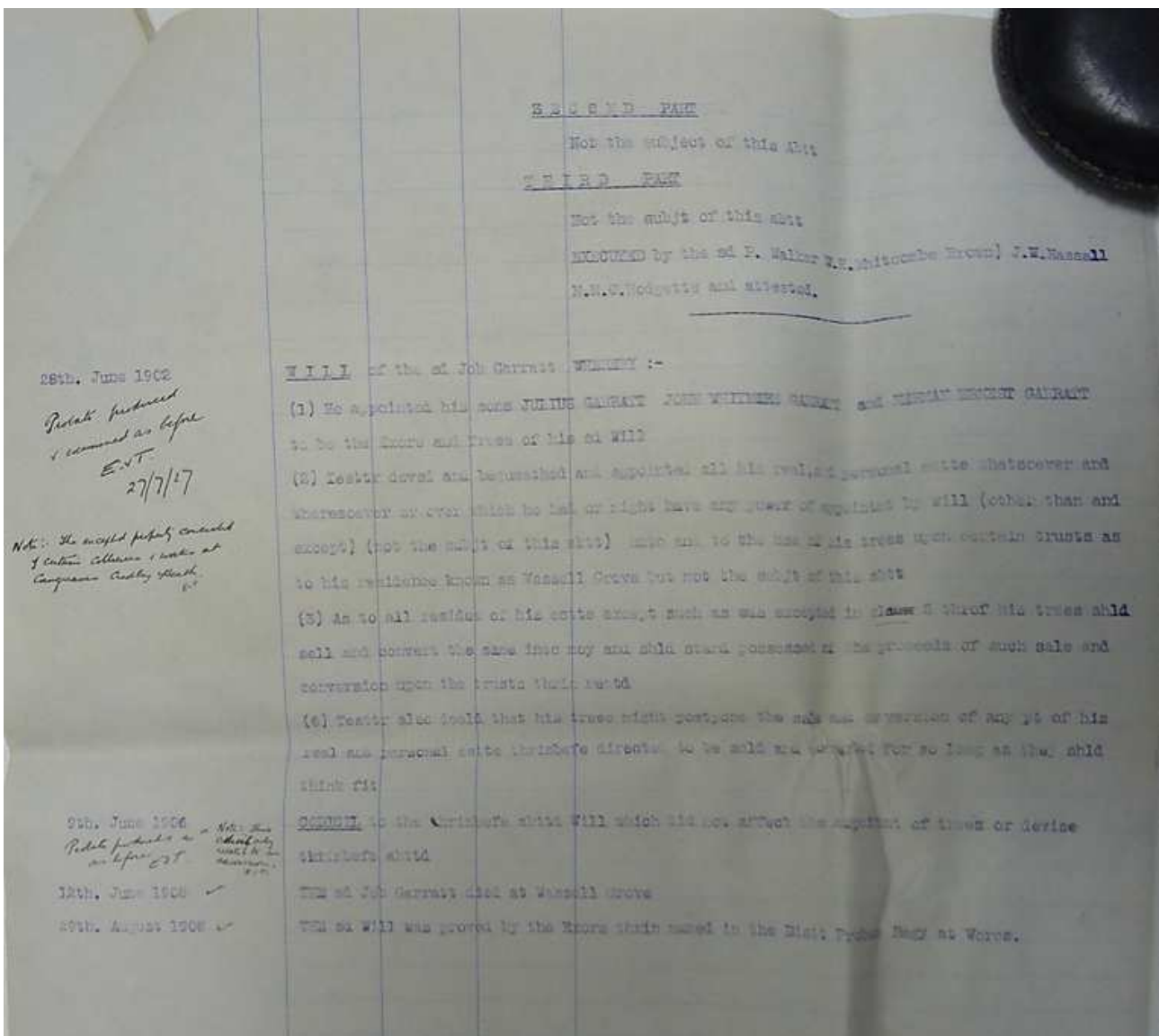
THE SCHEDULE.

Number of Lot.	Signature of Purchaser, and Stamp.	Address and Description of Purchaser.	Amount of Purchase Money.	Amount of Deposit.	Signature of Vendor's Agent.
<i>Beachfield Brookfield Farm and Wye House Farm</i>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <i>J. Whitmore Garratt agent for J. H. Garratt</i> </div>	<i>J. H. Garratt of Wassell Grove Howbridge Esq J. H.</i>	<i>£11,950</i>	<i>£1195</i>	<i>Howards & Co</i>
<i>Iron fencing to be paid for in addition in accordance with auctioneers Valuation</i>					

An agreement dated 16th February 1906 was drawn up between Job Garratt and John Hickton of Clent for Hickton to lease 168 acres & 39 perch, at £336-9-9 per year, paid half yearly. For the farm and farm lands known as Brooklands farm, also three cottages, gardens and out buildings at Little Bell Hall, and adjoining land. It appears Hickton was also renting Upper House Farm from Job as well. J Whitmore Garratt, Cradley Heath acted as Job's solicitor.

Documents also show that Job also bought Villa Farm, formerly the Drayton Villa Farm.

The farms were sold after the death of Job in 1908, the last page of the sales contract states that his executors, Julius, John Whitmore and Herman Ernest Garratt had the power to sell the estate.



Will of Job Garratt.

Today Brookfield House, Belbroughton, is a Grade II listed building, converted to flats.

Date Listed: 27 January 1977

English Heritage Building ID: 156295

OS Grid Reference: SO9128177132

OS Grid Coordinates: 391281, 277132

Latitude/Longitude: 52.3921, -2.1295

Location: B4188, Belbroughton, Worcestershire DY9 0DL

GV II

House, now flats. Early to mid-C18 with late C19 and early and mid-C20 alterations. Red brick with painted stone dressings; hipped slate roof with overhanging moulded eaves on simple moulded brackets; massive brick stacks. Three storeys and attic with dormers; rusticated plinth, sill bands at first and second floor levels and moulded eaves cornice. Three bays with end quoins; central bay breaks forward slightly; ground and first floor windows have rusticated lintels and keyblocks; ground floor has 6-pane sash to left and C20 glazed double doors with transom light to right; three first floor 16-pane sashes; square 12-pane sashes on second floor; central bay has late C19 stone canted bay window on ground floor with banded rustication and shaped lead roof; eared and shouldered architraves, cambered heads and keyblocks; central glazed door and 6-pane sashes each side; the hipped roof above the central bay has a late C19 gabled dormer with shaped parapet and finial and a round-headed window with stepped voussoirs and 4-pane sash. To left projects a late C19 wing, two storeys and attic with dormer; the main windows are similar to those in the stone bay window and the dormer is similar to the central one. Main entrance in right side has a C19 stone porch with pilasters, entablature and blocking course; two 12-pane sashes to right and entrance archway to left flanked by Doric columns. Within are two roundheaded blind windows and to right a door with six raised and fielded panels and moulded architrave. Interior noted as being largely of early C20 date. To rear of the C19 wing is a corner bell tower of three stages with detailing similar to the main front; the third stage has keyed oculi and the lantern is supported on three piers with banded rustication to each elevation; there is an ogival dome with a weathervane.

Listing NGR: SO9128177132

Source: English Heritage

<http://www.britishlistedbuildings.co.uk/en-156295-brookfield-house-belbroughton-worcesters>