

PLAN
OF
FREEHOLD ESTATES

At & near
KEMP TOWN.

Brighton.

For Sale by Auction by

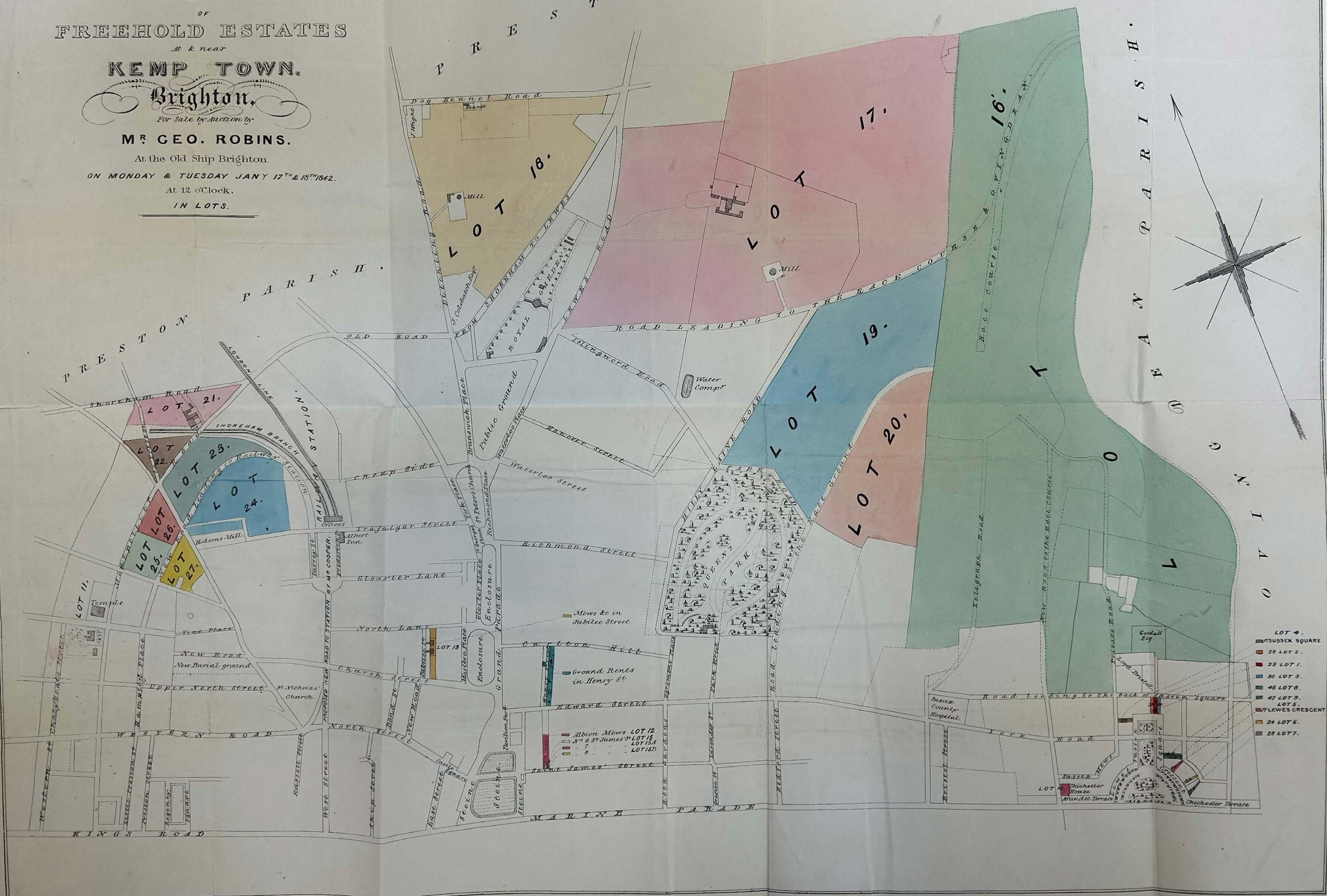
M^r GEO. ROBINS.

At the Old Ship Brighton

ON MONDAY & TUESDAY JANY 17th & 18th 1842.

At 12 o'Clock.

IN LOTS.



- LOT 4.
- 28 SUSSEX SQUARE
- 28 LOT 2.
- 29 LOT 1.
- 30 LOT 3.
- 46 LOT 8.
- 47 LOT 9.
- 7 LEWES CRESCENT
- 24 LOT 6.
- 28 LOT 7.

Madeley, lith. 5, Wellington, St. Strand.

Printed by R. Edwards House & Land Agent, Brighton.

IN BRIGHTON.

Particulars and Conditions of Sale

OF

THE EXTENSIVE AND EXCEEDINGLY VALUABLE

FREEHOLD ESTATES

OF

THOMAS READ KEMP, Esq.,

The Value is estimated at

£150,000,

Which includes a considerable portion of this

HIGHLY FAVOURED WATERING PLACE,

COMMENCING WITH

NINE MANSIONS IN KEMP TOWN,

And the Freehold Lands at the rear, extending to

THE FREEHOLD RACE COURSE,

AND

CAPITAL FARMS ADJOINING,

ABUTTING ON

THE LONDON AND LEWES ROAD;

ALSO,

Nos. 6, 7, & 8, IN ST. JAMES' STREET,

THE ALBION MEWS & CAPITAL LIVERY STABLES

ADJOINING, TOGETHER WITH

THE FREEHOLD GROUND RENTS

Of £194 a Year, secured upon a

Rental of £2000 a Year,

AND THE LIVERY STABLES, IN JUBILEE STREET. The **SPLENDID ABODE**, admired as

THE CELEBRATED TEMPLE,

Approximating on the Montpelier Road, and created for

MR. KEMP'S ABODE,

At an expense exceeding £15,000; also

CHICHESTER HOUSE,

A MANSION OF GREAT PRETENSIONS, approaching Kemp Town, in the occupation of the Rev. Dr. PROCTOR, a Seminary of first-rate importance; together with

THE INVALUABLE GROUND & FRONTAGES

Immediately contiguous, and extending from thence to

THE RAILWAY STATION;

It is on this spot

"AN AUXILIARY TOWN MAY BE PLACED"

To meet the increased demand for Houses occasioned by the facility now afforded by means of the Railroad;

The whole will be Sold by Auction, by

Mr. GEO^E. ROBINS

AT THE OLD SHIP, BRIGHTON,

On **MONDAY & TUESDAY, JAN. 17th & 18th, 1842,**

AT TWELVE FOR ONE O'CLOCK MOST PUNCTUALLY, IN LOTS.

Particulars, with Plans annexed, may be had (6d. each) of Messrs. FAITHFUL, Solicitors to the Vendor, in Ship Street; Mr. EDWARDS, Upper North Street Road; Mr. HARRIS, Agent, Kemp Town; at the Old Ship and the Libraries; also the Libraries at Worthing; the Waterloo Hotel, Liverpool; the Manchester Times, Manchester; the Royal Hotel, Cheltenham; the Auction Mart; and at Mr. GEO. ROBINS' Offices, Covent Garden. (WHITING, STRAND.)

IN BRIGHTON

THOMAS READ KEMP, Esq.

£150,000

NINE MANSIONS IN KEMP TOWN

THE BRIGHTON RACE COURSE

CAPITAL FARM ADJOINING

THE CONDITIONS OF SALE

Will be ready for delivery Fourteen Days antecedently to the Sale.

Mr. KEMP's title is too well known to require a favourable comment—the most timid Purchaser may invest at these Sales in perfect security.

Particulars

Mr. GEORGE ROBINS feels very great pleasure in making known that Mr. KEMP has done him the honour to select him to bring before the Public the most important Investment that has ever taken place in Brighton—the opportunity being one so rare, it is earnestly hoped it will be well appreciated, and more especially at this time, when the Funds are so high, and some of the Government Securities (just now) a little equivocal; it must be very cheering to those who stand conspicuous as Property Men, to have so eligible an opportunity presented, not merely as it regards present Income, but with prospective views so bright and brilliant, that he must be sceptical over much who doubts that these Sales will furnish the most satisfactory means to convert their Three per Cents. into a more profitable employment. In by-gone days it was a question of doubt if the Herculean task, suggested by the vast, the comprehensive mind of Mr. KEMP, could be brought to a favourable termination; the success of the extraordinary enterprise of creating Kemp Town is no longer one of doubt; the aristocracy, and all those who are highest in rank and influence, prefer to congregate at the New Town, which has now become the focus of attraction. It should be remarked that this splendid Watering Place owes a very long arrear of debt and gratitude to Mr. ROBINS' respected and spirited Client; for it is no longer a question of doubt, that it was mainly owing to his purse and his perseverance—his tact and his judgment, that Brighton has acquired an imperishable renown—a station amongst Watering Places, that consigns all others to the shade, and it would be idle to suppose it could have attained its present altitude but for the one great and perceptible cause—the energy of mind, the perseverance, the long purse, and untiring devotion of Mr. KEMP; all these are qualities he may well claim exclusively; his early but original judgment is displayed by the erection of the celebrated Temple near to the Montpelier, inasmuch as it needed something unique and splendid to bring that part of Brighton to be on a par with its distant relative in Kemp Town. Then again his perspicacity in anticipating the Brighton Railway; and that its Terminus would come in aid of his great plan to erect an auxiliary Town at his Montpelier; this being accomplished, it would be a waste of the reader's time to argue upon, or doubt the necessity of this addition to Brighton to meet the wishes—aye, and the necessities of the countless Thousands who, by means of the Railway, will desire to place their Families as near to the Terminus as possible. Mr. ROBINS has endeavoured so to divide this fine Property, that the original plan of Mr. KEMP may now be brought immediately into action; the Roads around it are so good, the Views so splendid and extended both by Sea and Land, the Frontages so interminable, the Air so pure, so unsophisticated, that the Land will be instantly taken, and a new Town spring up, while the Railway is progressing in public estimation. Again: the Farms connected with this vast Sale, adjoining to Brighton and approaching the London and Lewes Road, will ere long, no doubt, be converted into Building Ground, an extension that must soon be needed by the first Watering Place in Europe. These will necessarily extend to

THE BRIGHTON RACE COURSE

Which forms a great feature, and will give an interesting character to this varied Sale, since it is the first time a Race Course has been offered to public competition.

IN KEMP TOWN

THERE ARE

NINE MANSIONS,

Several of them not yet completed, including the splendid rival *vis-a-vis* to

THE DUKE OF DEVONSHIRE'S.

As Mr. ROBINS is desirous not to tire his readers, he will not go further into minute detail, which will follow presently in its proper place, and concludes this concise review by observing—

- THE LANDS ARE ALL FREE FROM RECTORIAL TITHE,
- THE LAND TAX ON THE WHOLE IS REDEEMED,
- THE ENTIRE PROPERTY IS EXEMPT FROM HIGHWAY RATES, and
- THE RAILWAY STATION IS CLOSE AT HAND

Thus presenting a combination so rare, that it cannot fail to be appreciated, and Mr. ROBINS is instructed that

THE SALE OF THE WHOLE WILL BE POSITIVE.

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THE ESTATE IS ALL FREEHOLD.

The Detail.

FIRST DAY'S SALE,

At the Old Ship, Brighton,

On MONDAY, the 17th of JANUARY, 1842, at Twelve o'Clock.

THE HOUSES ARE ALL WELL SUPPLIED WITH WATER.

LOT 1.

IN KEMP TOWN,

No. 29, IN SUSSEX SQUARE;

A capital and very substantial FREEHOLD MANSION,

Several years occupied, pleasantly situate at the top and in the most conspicuous part of this

"SPLENDID ADORNMENT TO BRIGHTON;"

It has the advantage of SIR LAWRENCE PEEL and LORD BRISTOL as near neighbours, and the views, both by Sea and Land, are quite refreshing.

IT COMPREHENDS

Four Attic Chambers.

Two best Bed Chambers and a large Dressing Room.

Two elegant Drawing Rooms, lofty and with Folding Doors, painted in maplewood, Statuary Marble Chimney Pieces, 23 feet 6 by 18 feet 6; a back Drawing Room.

A Dining Parlour, 18 feet by 16; back ditto and Three Bed Rooms, with a Commodité.

THE BASEMENT IS COMPLETE,

It includes Housekeeper's Room, Butler's Pantry, Servants' Hall, large Kitchen, Scullery, Larder, Wine, Beer and Coal Cellars; with sufficient space behind for

STABLING AND COACH-HOUSE.

Mr. HARRIS, the respectable Agent to Mr. KEMP, has occupied it for some years at a very low Rent; the real value is £200 a Year, but Mr. ROBINS will only estimate it for the next Seven Years at

150 Guineas a Year.

LOT 2.

No. 28, IN SUSSEX SQUARE,

A CAPITAL MANSION,

Very desirably situate in the best part of the Square; it is not quite finished, but is erected upon a plan of similarity with the last, and requires a very moderate sum to render it fit for immediate enjoyment. The value then may be estimated at

150 Guineas a Year.

There is abundant space for Coach-house and Stabling, or it may be readily converted into a Garden.

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ALL FREEHOLD,

AND WELL SUPPLIED WITH WATER,

LOT 3.

AN UNFINISHED MANSION,

IN SUSSEX SQUARE, No. 30,

It is in nearly the same state as the last, and possesses the same advantages; when it has arrived at completion, the value will be at least

150 Guineas a Year.

LOT 4.

A CAPITAL MANSION, No. 17 (on the West Side),

And very long occupied by — OLIVER, Esq., who is removing, at Christmas, to a larger habitation; it has a Frontage of 25 feet; the Rooms are all well proportioned—the Drawing Rooms with Statuary Chimney Pieces—the Front one is 23 feet 6 by 20 feet; the Dining Parlour is 25 feet 6 by 17 feet; there are Six Bed Chambers, independently of accommodation for Butler and Male Servants below. There is a good Garden, and a space from the Drawing Rooms for a splendid Conservatory. The present low Rent is £140, the value at least

150 Guineas a Year.

LOT 5.

IN LEWES CRESCENT, No. 17,

A FREEHOLD MANSION,

It is in an unfinished state within; it has a Frontage of 25 feet, and the situation very tempting; a little outlay will render it worth more than

150 Guineas a Year.

There is plenty of space either for a Garden or Coach-house and Stabling.

LOT 6.

DITTO, No. 24 (on the East Side),

A FREEHOLD MANSION,

Somewhat more in advance than the latter, and when finished may also be estimated at least

150 Guineas a Year.

LOT 7.

IN LEWES CRESCENT, No. 28.

This is the great contemporary of
THE DUKE OF DEVONSHIRE'S MANSION,
IN KEMP TOWN,

IT FORMS THE ANGLE OF LEWES CRESCENT AND ARUNDEL TERRACE;

It is *vis-a-vis* and formed altogether upon the same plan as the Duke's, partaking in One Mansion of all the convenience of Two; of the situation too much cannot be said, except that it will not yield in its extent and beauty and loveliness to any thing even in this fashionable and favoured spot. It is in a forward state, but fortunately there is still left the opportunity to a Lady of taste and judgment to display her tact in contradistinction to by-gone days, and complete a structure that may cause its neighbours to hide their diminished heads. There is abundant room for Garden or Coach-house and Stable. This is estimated, in a finished state, at

300 Guineas a Year.

LOT 8.

IN SUSSEX SQUARE, (on the East Side).

AN UNFINISHED MANSION, No. 46.

This Abode is in a forward state—it requires only the hand of a master to put it *en règle*, and then it will claim to be worth at least

150 Guineas a Year.

There is plenty of room for Garden or Stables.

LOT 9.

DITTO, No. 47.

In the same state of forwardness and equally eligible in situation.

LOT 10.

CHICHESTER HOUSE,

One of the most imposing Mansions in Brighton,

APPROACHING TO KEMP TOWN, THE TERRACE BEING THE ONLY INTERMEDIATE SPACE;

IT PRESENTS

A FIRST-RATE STRUCTURE;

It is full of accommodation, and would plead very powerfully, from its aptitude, for the abode of a Nobleman of distinction. If in a few years the present worthy and enlightened divine (the Rev. Dr. PROCTOR, who has a Lease for Ten Years, from the 24th June, 1835) should grow weary of the turmoil of education, and the fatigue, the usual accompaniment to get rich, then, and in such a case only, could the change of Tenancy be listened to. The accommodation within may thus be summed up:—

Seven upper Bed Chambers, and Six Bed Chambers on the *Second Story*. On the *Grand Tier* are Five capital Rooms, including a splendid Drawing Room, overlooking the Marine Views and Land Scenery, to a great extent, it is about 26 feet by 24; and there are Three auxiliary Bed Rooms well placed. On the *Ground Floor*, a capital Dining Parlour, about 30 feet by 24; a back ditto, a School Room, nearly 36 feet long, and Two other Chambers. The Basement is quite perfect. There is a large open space, and Coach-house and Stable. The whole is demised to the unexceptionable Tenant before alluded to, at a Rent of only £330 a Year.

LOT 11.

THE SPLENDID ABODE,

DENOMINATED

THE TEMPLE,

AT MONTPELIER.

The spot is delightfully chosen whereon to place this admired Residence; it is environed by its Grounds, and in every direction the Sea and Land Scenery is transcendently beautiful; the architectural form is the joint production of Mr. KEMP and Mr. WILD, and has uniformly been the subject of unvarying praise. It partakes of the Egyptian order—the whole is however a little equivocal, but it is evidently of a character that originally contemplated a Nobleman would repose within this splendid Abode. As an Academy it ranks very high; the accommodation is as follows:—

There are Fourteen Bed Rooms, and an ingeniously constructed Staircase in the centre of the Residence for separate communication to the Students' Apartments.

THE PRINCIPAL SUITE

Cannot be surpassed in Brighton; there is a Drawing Room, Dining Room, Library, *Salon à Manger* or Refectory, 60 feet long, and a Study. THE BASEMENT includes every thing that the most fastidious can desire. THE OFFICES, which were originally planned and used as Stables, are now the School Rooms. THE GROUNDS are environed by Walks and a long Terrace Walk, in fact, nothing can exceed it. The Rev. Mr. FENNEL is the respectable Lessee for Eight Years, from the 29th of September, 1841, at a very inadequate Rent of

£300 a Year.

IN ST. JAMES' STREET,

LOT 12.

THE ALBION MEWS,

One of the most important Livery Establishments in Brighton, and in a situation remarkably good; it has long been in high repute from the superior accommodation that prevails everywhere; there are

Fifty-three capital Stalls, standing for Seventeen Carriages,

And a large open space for many more, with a House for the Ostler. Mr. HOLMAN's term expires in twelve months, from Lady-day next—at present he pays only £150 a Year; a slight inspection will soon demonstrate that

250 Guineas is the Annual Value.

LOT 13.

IN JUBILEE STREET,

NEAR TO NORTH STREET AND THE NEW ROAD,

THE LIVERY YARD and BLACKSMITH'S REPOSITORY,

In Jubilee Street; it includes a range of suitable Buildings for *money getting*, extending around a large space; and a little below, in the same Street, is a

SECOND LIVERY ESTABLISHMENT,

Including Nine Stalls, standing for Two Carriages and Loft above, the two Properties present a snug little trade; Mr. HATCHER is the Tenant, until the 29th of September, 1843, at an inadequate Rent of £55 a Year; the

Annual Value is 100 Guineas.

LOT 14.
THE
FREEHOLD GROUND RENTS,
In Henry Street and Edward Street.

THIS VALUABLE INVESTMENT,

So desirable to provide, and at no distant period, a princely income for younger children, and a present income equal to the funds, is strongly recommended to all those who desire to see prospectively a brilliant result for their family. The present Ground Rent is £194 11s. only, derivable from

AN IMMENSE RANGE OF PROPERTY;

FIRST,

The whole of One Side of Henry Street,

And approaching the road that is the boundary to the Albion Mews; also

A PORTION OF THE HOUSES ON THE OPPOSITE SIDE,

(VIDE PLAN); AGAIN, THERE ARE

THREE HOUSES in EDWARD STREET, adjoining;

The Ground Rent is only £194 11s., until the Leases expire.

This Lot is invaluable to all those who would desire to render their Family independent, and at no very distant period.

These Ground Rents will fall in about Forty Years hence, when it is not impossible a rental of

Two Thousand Pounds a Year

Will be in the contemplation of the Purchaser. The precise term when the Leases fall in will be stated at the Auction.

IN ST. JAMES' STREET, Nos. 6, 7, & 8.

IN THREE LOTS.

A CAPITAL FREEHOLD ESTATE, viz:—

LOT 15.

No. 6, A SMALL HOUSE WITH A CAPITAL SHOP, in the occupation of Mr. JEFFERY, the Saddler, on Lease for Twenty-one Years, from the 25th of March, 1840, at onlyper Annum **£ 60 0 0**

LOT 15a.

No. 7, A DITTO WITH DITTO, in the occupation of Mr. WATSON; a conspicuous Shop; on Lease for Twenty-one Years, from the 29th of September, 1840, at only **60 0 0**

LOT 15b.

No. 8, A DITTO WITH DITTO, in the occupation of Mr. BASTEEKS, Hatter, until, at only **75 0 0**

This Lease will not expire until the 25th of March, 1892. **£195 0 0**

These Lots present a very safe and improving Income.

END OF THE FIRST DAY'S SALE.

SECOND DAY'S SALE,

At the Old Ship, Brighton,

On TUESDAY, the 18th Day of JANUARY, 1842,

AT TWELVE FOR ONE O'CLOCK MOST PUNCTUALLY.

THE COLOURED PLAN SHOWS ALL THE LOTS CONSPICUOUSLY.

THE FREEHOLD LANDED ESTATES.

LOT 16. (coloured Green).

BLACK ROCK FARM,

WITH

THE RACE COURSE,

Containing in the whole about

272 ACRES;

About 155 Acres of which is Arable Land, about 10 Acres is Pasture, and about 2 Acres is Garden Ground. The Race Course is about 105 Acres. There is also a Cottage on this lot, which is let to P. C. Cazalett, Esq., at the Yearly Rent of £20. The Garden Ground is in the occupation of Thos. Goodall, Esq., under an agreement for a Lease for the term of Thirty-one Years from the 25th of December, 1832, at the Yearly Rent of £51 5s. The whole of this lot, except the Cottage and the Garden Ground, is in the occupation of Mr. William Hallett, together with other Land belonging to T. R. Kemp, Esq., at an entire rental. Mr. Hallett is a Yearly Tenant, and his tenancy will expire on the 29th of September, 1842. The apportioned Rent to be paid by him in respect of this lot will be £212 12s. 6d.

This Farm is situate immediately at the back of Sussex Square, Kemp Town, bounded on the south partly by a Road, and partly by Gardens and Play Grounds belonging to the Houses in Kemp Town; on the east by Ovingdean Parish; on the north by a Road which separates the Parishes of Brighton and Preston; and on the west by other Land belonging to Thos. Read Kemp, Esq., which Land is to be sold, and is marked upon the general map Lots 2, 4 and 5. There is an excellent Farmhouse, Barn, Granary, Stabling, Sheds, Hovels, &c., a most convenient Cow-stall, with accommodation for Cows, with Calvepens, &c. &c. There is also a Cottage which is let to Mr. Cazalett, at the very low Rent of £20 a Year, his tenancy expires the 29th of September, 1842.

Contents of this Lot:—

	A.	R.	P.
Black Rock.....	76	3	0
The Tenth portion.....	90	0	10
The Race Course.....	105	0	30
Total (more or less).....	A.272	0	0

It is difficult to annex the Annual Value, since there is so much of it that will soon be converted into Building Ground; but as Land for Agricultural purposes alone it is exceedingly valuable.

In this Lot, it will be seen,

THE BRIGHTON RACE COURSE

Is included; it is not pretended that a considerable pecuniary Income will be the prominent feature connected with it (for the Public enjoy the use of it gratuitously), but there is a consequence and renown that gives it great importance—for who would not be proud to possess the Fee Simple of a Race Course that yields to very few in England for its celebrity.

LOT 17. (coloured Lake).

SCAB'S CASTLE FARM,

Containing in the whole about

154 ACRES,

About 68 Acres of which is Arable Land, and the remainder is Pasture. There is a Windmill, a Cottage and a Limekiln on this lot—the Windmill is excepted out of it. This lot is partly in the occupation of Mr. William Hallett, partly of Mr. Wm. Harris, partly of Mr. Scrase, partly of Mr. Richard Tuppen, and partly of Mr. Henry Tuppen, as Yearly Tenants; their tenancy will expire on the 29th of September, 1842. The Rent to be paid by Mr. Hallett will be £71 a Year; by Mr. Harris £61 5s. a Year; by Mr. Scrase £20 a Year; by Mr. Richard Tuppen £20 a Year, and by Mr. Henry Tuppen £15 a Year.

This Farm is bounded on the north partly by Land belonging to Mr. Bass, and partly by a Road which separates the Parishes of Brighton and Preston, which Road leads from the Lewes Road over the Down to Ovingdean Parish; on the south by a Road leading from the Lewes Road, by the Hanover Arms, to the Race Course and the Ovingdean Road above described—a most eligible situation for detached Villas; on the east by the Race Down, part of Lot 1; and on the west partly by Land belonging to Mr. Bass, and partly by the Lewes Road immediately facing the Royal Gardens and Cricketing Ground, having a Frontage upon that line of 2000 feet and upwards. The Land upon this line rises easily from the Road, and Houses built upon it, at a distance of from 60 to 80 yards from the front line, would have a commanding view of the Lewes Road, the Royal Gardens, the old Road to Shoreham, Steyning, &c.,

There is a Farmhouse, Barn, Granary, Hovels, Sheds, Laundry, &c.

The Lands enclosed in this Lot will be exceedingly valuable for Building; at present the Rents are quite inadequate, even for Agricultural purposes.

LOT 18. (coloured Yellow Ochre).

THE ROUND HILL FARM,

Containing about

50 ACRES,

About 8 Acres of which is Garden Ground, and the remainder is Arable Land; all the Arable Land is in the occupation of Mr. William Harris, together with other Land belonging to T. R. Kemp, Esq., at an entire rental; Mr. Harris is a Yearly Tenant, and his tenancy will expire on the 29th of September, 1842, the apportioned Rent to be paid by him, in respect of this Lot, will be £ a Year. The Garden Ground is in the occupation of various persons, as Yearly Tenants, and their tenancies will expire on the 29th of September, 1842; the entire Rental paid for the Garden Ground (which is most prolific as such) is £33 a Year.

This Farm is bounded on the north by a Road which leads from the Lewes Road to the Ditchling Road, which divides the Parishes of Brighton and Preston, the Frontage into that Road is 1674 feet; on the south east by the old Road to Shoreham and Steyning, the Frontage into that Road is 1848 feet, most beautifully situate being upon rising Ground, having a commanding view over the Royal Gardens and Grounds, the Race Down, &c.; on the west by the Ditchling Road, having a Frontage upon that line of 1317 feet, beautifully situate, having a Sea and Land view. There can be no doubt of the eligibility of this Frontage for Building, as there are now built upon it two very respectable Houses, the one at the north west angle built by John Wright, Esq., and that at the south west angle by John Colebach, Esq., a delightful Villa, with Pleasure Grounds, &c., surpassing any other in the Parish. Upon reference to the map it will be seen that all the angles of this Land are built upon, thereby stamping all the Frontages as Building Ground, and upon the summit of the Hill is a Windmill, the property of Bright Smith, Esq., which is a proof of the centre part being likely to become of more value than for mere agricultural purposes.

THIS LOT IS ALSO INVALUABLE AS BUILDING GROUND.

LOT 19. (coloured Blue).

PART OF THE ELEVENTH PORTION OF

THE TENANTRY DOWN FARM,

CONTAINING ABOUT

70 ACRES OF PASTURE LAND.

This Lot is in the occupation of Mr. William Hallett, together with other land, belonging to T. R. Kemp, Esq., at an entire rental. Mr. Hallett is a Yearly Tenant, and his tenancy will expire on the 29th of September, 1842. The apportioned Rent to be paid by him in respect of this Lot will be £54 5s. a Year.

This Farm is bounded on the north by a Road leading from the Lewes Road, at the Hanover Arms, to the Race Down—Frontage upon this line about 1370 feet; on the south by a 60 feet Road which separates it from the Queen's Park—the Frontage upon this line is about 1270 feet; on the east by the Road leading from the top of Upper Bedford Street to the Race Course—the Frontage upon this line is 1980 feet; and on the west by another Road in continuation of the Hilly Lane Road at the west side of the Park, continued into the first mentioned Road from the Lewes Road to the Race Down—this Frontage is about 1920 feet. The above Land is Walled in.

A FAMOUS SPOT TO BUILD UPON.

LOT 20. (coloured Sienna).

THE EAST SIDE OF THE ELEVENTH PORTION

OF

THE TENANTRY DOWN FARM.

This Lot contains about

TWENTY-ONE ACRES,

About 11 Acres of which is Pasture, and the remainder is Arable Land. The Pasture is in the occupation of Mr. William Hallett, together with other Land belonging to T. R. Kemp, Esq., at an entire rental; Mr. Hallett is a Yearly Tenant, and his tenancy will expire on the 29th of September, 1842, the apportioned Rent to be paid by him, in respect of this Lot, will be £7 a Year. The Arable Land is in the occupation of various persons, as Yearly Tenants, and their tenancies will expire on the 29th of September, 1842. The entire Rental paid for the Arable Land is £52 a Year.

This Land is bounded on the south by Baker's Bottom and the Coombe Furlongs; on the east by White Hawk, part of Lot 1; on the west by a Road leading from the east side of the Park to the Race Down, and has a Frontage upon that line of about 1900 feet.

A FINE SITUATION FOR BUILDING SUCCESSFULLY.

The following Lots, and not omitting the antecedent ones (Lots 16, 17, 18, 19, and 20), it will be seen, are those alluded to with a view to create

AN AUXILIARY TOWN TO BRIGHTON,

IN IMMEDIATE COMMUNICATION WITH

THE RAILWAY TERMINUS.

P.S. All these Lots will be made most intelligible by referring to the Coloured Map.

LOT 21. (coloured Lake).

NEW ENGLAND FARM HOUSE.

A VERY PRETTY COTTAGE RESIDENCE,

With Two famous Gardens, and lots of Farm Buildings; very near the Railway Station. Let to Mr. EDLIN, of the Gloucester Hotel, which is not far off. There are 5½ Acres of Land around it. This presents a famous

SITE FOR A BUILDING OPERATION,

And includes the New England Farm House, with the Gardens and Buildings thereto belonging, also about 3 Acres of Arable and 2 of Meadow Land. The whole of this Lot, except the Barn and the Buildings in the Farm Yard, is in the occupation of Mr. Henry Edlin, under an agreement, dated the 25th of March, 1841; his term is Seven Years from that day, at the Yearly Rent of £50, payable half-yearly, with power for the Tenant to determine the tenancy at the end of the first Three Years. The Barn and Buildings in the Farm Yard are also in the occupation of Mr. Edlin, together with other property belonging to T. R. Kemp, Esq., as a Yearly Tenant, and his tenancy of that part of this Lot will expire on the 29th of September, 1842; the Rent to be paid by Mr. Edlin, in respect to the Barn and Buildings in the Farm Yard, will be £10 a Year.

This Lot is bounded on the north by the old Shoreham and Steyning Road from Lewes; on the south or south east part by the Montpelier Road, and part by the Shoreham branch of the London and Brighton Railway; and on the west by Land belonging to Mr. John Lashmar. There is a Farmhouse, Barn, Granary, Stabling, Sheds, Hovels, Piggeries, &c.

LOT 22. (coloured Umber).

2A. 2R. OF LAND, adjoining.

This Lot contains about 2½ Acres of Garden Ground, in the occupation of various Tenants.—The entire Rent is £10 a Year. The tenancies will expire on the 29th of September, 1842.

This Lot is bounded on the north by the Railway; on the south east side by the Montpelier Road, having a Frontage into ditto of about 500 feet; and on the west by the Dyke Road, having a Frontage upon that line of about 430 feet. The view from that Frontage cannot be surpassed in Brighton.

LOT 23. (coloured Indigo.)**NINE ACRES OF LAND.**

This Lot contains about 9 Acres of Garden Ground, in the occupation of various Yearly Tenants, at an entire Rental of £37 11s. 3d. a Year. The Tenancies will expire on the 29th Sept., 1842.

This Lot is bounded on the north west side by the Montpelier Road, having a Frontage into ditto of 570 feet; on the north east by a footpath leading from the Montpelier Road to the Railway Station, the frontage upon this line is nearly 900 feet; on the west by the Dyke Road, and has a Frontage upon that line of 490 feet; and on the south by the new Road leading from Hove and the western part of Brighton to the Railway Station—the Frontage upon that line is 1200 feet.

LOT 24. (coloured Blue).

ABOUT

TEN ACRES OF ARABLE LAND.

This Lot contains about 10 Acres of Land, about Half an Acre of which is Garden Ground, in the occupation of Mr. Streeter, at the Yearly Rent of £4, and the remainder is Arable Land in the occupation of Mr. Edlin, at the Yearly Rent of £38. The Tenancies will expire on the 29th of Sept., 1842.

This Lot is bounded on the north by the new Road leading to the Station, and has a Frontage upon that line of about 1200 feet; on the east by Land belonging to Thos. Read Kemp, Esq.; on the west partly to the Dyke Road; and on the south partly to the Workhouse Garden, and partly to Land and Premises belonging to Mr. Thos. Hodson Miller.

LOT 25. (coloured Green).**IN MONTPELIER ROAD.****LILLYWHITE'S CRICKET GROUND.**

ABOUT

3 ACRES 2 ROODS.

In the occupation of Mr. William Lillywhite, and used by him as a Cricket Ground; the Yearly Rent is £28. The tenancy will expire on the 29th of September, 1842.

This invaluable Land, and all the adjoining Lots, are especially adapted to commence the grand operation, now only in the *mind's eye*, but quite certain of success. The Scenery is so extensive, so varied, and so beautiful, that it would rival the most favoured spots within the Town; and the Air is so congenial, so mild, the temperature is unequivocal, that the services of the eminent men of the faculty (for which Brighton is so justly famed) will not be required. Amid this favoured spot a Doctor, learned in Physic, would have a sinecure—health and longevity must prevail at

MONTPELIER NEW TOWN.

In this Lot, it will be seen, there are several Frontages; and amid the imposing views, the Temple appears the most conspicuous.

This Lot has a Frontage into the Montpelier Road, on the west side, of 450 feet, with view of Shoreham Railway, the Harbour, Lancing, Worthing, &c., and an uninterrupted view of the Ocean as far as the Isle of Wight; bounded on the south by a Road leading from the Dyke Road into the Montpelier Road this Frontage is 377 feet, and has an uninterrupted view of the Sea; bounded on the east by a new Road running from the last mentioned Road to the Railway Station, which Road has been made by the Company to form a communication between the Station and the western part of Brighton and Hove, the Frontage into this Road is 380 feet; bounded on the north by a Fence which forms the division between this Lot and

LOT 26. (coloured Vermilion).

This Lot contains about

3A. 1R. OF PASTURE LAND

In the occupation of Mrs. Marshall, at the Yearly Rent of £15. The Tenancy will expire on the 29th of September, 1842.

This Lot is bounded on the north by the Dyke Road, having a Frontage upon that line, of 488 feet; on the east by the new Road leading to the Railway Station, the frontage of 184 feet; on the west by the Montpelier Road, and has a Frontage of 463 feet. This last mentioned Frontage possesses the views as described for the west side of Lillywhite's Field.

LOT 27. (coloured Gamboge).

This Lot contains about

THREE ACRES OF PASTURE LAND,

In the occupation of Mr. Davey, at the Yearly Rent of £15. The Tenancy will expire on the 29th of September, 1842.

This Lot is situate on the east side of the new Road leading to the Railway Station, and has a Frontage, upon that line, of about 525 feet; is bounded on the north by the Dyke Road, and has a Frontage of 410 feet upon that line; on the south by a Road leading from the Dyke Road to the Montpelier Road (described in Lot 10), and has a Frontage of 300 feet; and bounded on the east by a House and Premises, belonging to and occupied by the Rev. Henry Butler, known as the Grammar School.

P.S. The Quantities of each Lot are understood to be more or less.

THE END.