

This is a transcript of the 103 building Lot descriptions taken from the 1873 Field Estate Auction document now in the possession of Tony and Mary Macer of Berkshire House, Bowbridge Lane – part of Lot 28. I have tried to give an indication of the huge array of typefaces used by the original printer, but some defy reproduction!

When comparing Lot sizes it is useful to know that 1 rood = 1,210 sq yds, and 1 perch = 30.25 sq yds, and there are four roods (so 4840 sq yds) in an acre!

William Cowle had just bought the Estate from the Hawkins family, last in the line of inheritance from the Arundells of Stroud. On my website I tell the story of the events which led up to the sale and this second phase of research concerns the building development post-sale.

Marion Hearfield
October 2010

[cover page]

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STROUD, GLOUCESTERSHIRE.

PARTICULARS, WITH PLANS,
AND
CONDITIONS OF SALE,
OF A
VALUABLE FREEHOLD PROPERTY,
Of great importance, situate close to the Town of Stroud, known as the
FIELD ESTATE,
Recently interested by several Free Holders, and now offering
BUILDING SITES

Of great beauty, Ornamental and Undulating in character, with Southern aspects and elevated positions, commanding Magnificent Views of the charming Hill and Valley Scenery, for which the Neighbourhood of Stroud is so deservedly famous, and consisting of

103 LOTS,
IN QUANTITIES SUITABLE TO THE REQUIREMENTS OF
BUILDERS, CAPITALISTS, AND SPECULATORS
OF EVERY CLASS, EMPLOYED ALSO A
FAMILY RESIDENCE,
Of a description rarely to be found in the District, the whole of which Mr. Cowle, the Proprietor, has given instructions to

MESSRS. RESTALL & FORD

To Offer for Sale by Auction,
IN THE LARGE ROOM AT
THE SUBSCRIPTION ROOMS, STROUD.
On **WEDNESDAY, the 15th Day of OCTOBER, 1873,**
AT ONE O'CLOCK P.M.

The Estates may be Viewed on application to the Proprietor, Mr. W. Cowle, on the Premises; and Particulars with Plans, may be obtained at Mr. Wilberforce Becka, Solicitor, Stroud; or at the Office of Messrs. Restall and Ford, Estate Agents and Auctioneers, Stroud and Chalfont, Gloucestershire, where Photographs of the Estates can also be had.

PRINTED AT THE "PRESS" OFFICE, STROUD STREET, STROUD.

GLOUCESTERSHIRE.

PARTICULARS,
PLANS & CONDITIONS OF SALE
OF THE
"FIELD ESTATE,"
STROUD,
DIVIDED INTO VALUABLE
BUILDING SITES
Of rare excellence and commanding position, the prominent and beautiful

"FIELD PARK"
being arranged in Lots of about an Acre,

"THE FIELDS"
in Half-Acre Lots,

"MOUNT PLEASANT"
In Quarter-Acre Lots; and the Healthy and Delightfully-situate

FAMILY RESIDENCE,
and comprising altogether
103 LOTS,
Suitable to the means and requirements of all classes,
To be Sold by Auction, by
MESSRS.
RESTALL AND FORD,
In the LARGE ROOM at the
SUBSCRIPTION ROOMS, STROUD,
WEDNESDAY, OCTOBER 15, 1873
AT ONE O'CLOCK, P.M.

WILBERFORCE

Particulars.

LOT		ADMEASUREMENT.		
		A.	R.	P.
1	A triangular piece of LAND bounded by the Turnpike Road from Stroud to Chalford, the New Road called Field Road, and Hemlock Well Lane.....	0	2	23
2	A corner piece of LAND bounded by Hemlock Well Lane, the said Field Road, and the said New Road called Park Road.....	0	3	31
3	A piece of LAND fronting Hemlock Well Lane and the Chalford Road, and extended to Park Road	0	3	24
4	A piece of LAND fronting the Chalford Road, and extending to Park Road.....	1	0	2
5	Ditto		ditto	37
6	Ditto		ditto	32
7	Ditto		ditto	32
8	Ditto		ditto	37
9	Ditto		ditto	35
10	A corner piece of LAND fronting the Chalford Road, and adjoining Park Road.....	0	3	13
11	A piece of LAND adjoining Park Road.....	0	1	34
12	A piece of LAND adjoining Bowbridge Lane.....	0	1	39
13	A corner piece of LAND fronting the Chalford Road, and adjoining Bowbridge Lane	0	1	31
14	A corner piece of LAND fronting the Chalford Road, and adjoining Park Road.....	0	1	25
15	A piece of LAND fronting Park Road, and adjoining property of Mrs Clutterbuck.....	1	0	7
16	A piece of LAND fronting Park Road, and adjoining property of the Representatives of the late Mr. Chambers.....	1	0	37
17	A piece of LAND fronting Park Road, and adjoining Lot 28, and property of the Representatives of the late Mr. Chambers	1	0	33
18	A piece of LAND fronting Park Road, and adjoining Lot 27	1	0	14
19	Ditto ditto		3	29
20	Ditto ditto		3	26
21	Ditto ditto	1	0	23
This Lot is retained by the Vendor. [not clear if this comment applies to 21 or 22 MH]				
22	A piece of LAND fronting Park Road,	1	0	20
23	A corner piece of LAND fronting Park Road, and adjoining Field Road.....	0	3	35
<i>N.B.</i> -A right of Roadway 10 feet wide, as shown on the plan, is reserved over Lots 18 to 23, both inclusive, for the benefit of the several purchasers of those Lots, and of Lots 17, 27, 28, 29 and 30 respectively; such purchasers to be entitled to the right of user over such part of the said Roadway only as lies between their respective Lots and Field Road.				
24	A piece of LAND fronting Field Road, and adjoining property of Major C. H. Fisher.....	0	2	17
25	A piece of LAND fronting Field Road.....	0	1	27
26	A corner piece of LAND fronting Field Road, and adjoining Bowbridge Lane	0	1	16

LOT 27,

CONSISTS OF THAT SUBSTANTIALLY BUILT AND COMFORTABLE

FAMILY RESIDENCE

KNOWN AS

“THE FIELD,”

Which stands in its own Grounds, is approached by a Carriage Drive, with Portico Entrance,

and contains the following accommodation, viz:-

ON THE UPPER FLOORS – Eight good Bedrooms, with suitable Dressing Rooms, Bath Room, Attics, W. C., &c.

ON THE GROUND FLOOR – Superior Entrance Hall with rare old Carved Oak Staircase in fine preservation,

ELEGANT DRAWING ROOM, EXQUISITELY CARVED OAK DINING ROOM,

OPENING TO THE NEWLY-ERECTED

CONSERVATORY, AND THE PLEASURE GROUNDS,

MORNING ROOM AND STUDY,

DOMESTIC OFFICES, comprising – Large Kitchen, Butler’s Pantry, China Pantry, Back Kitchen, Sculler, &c. &c. and

IN THE BASEMENT – Extensive Dry Cellarage. There is

Good Stabling for Four Horses,

TWO COACH HOUSES,

POTTING HOUSE, &c. &c. AND ATTACHED AT THE REAR A

COMFORTABLE COTTAGE.

The Grounds, including the Site of the House, contain about

3 acres 1 rood 3 perches,

AND CONSIST OF

CHARMING PLEASURE GARDENS,

Finely TIMBERED LAWNS and SHRUBBERIES, with an excellent CROQUET GROUND.

A CAPITAL KITCHEN GARDEN, WELL STOCKED WITH FRUIT TREES ;

and a piece of

FINE OLD PASTURE LAND.

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The Situation is one of singular beauty, and unrivalled position, with Southern Aspect, commanding magnificent Views of this favourite Neighbourhood. There is an unlimited supply of Hard and Soft Water, and the premises have been recently renovated inside and out.

*N.B. – The Possession of this Lot is to be retained by the Vendor until the 24<sup>th</sup> June, 1874, unless otherwise arranged.*

Lot 28.

**A COTTAGE AND GARDEN,**  
**WHEELWRIGHT'S SHOP, SMITH'S SHOP, BAKEHOUSE, BARN, FARM BUILDINGS,**  
**GREENHOUSES,**

**And a PIECE OF LAND,**

Now used as a Garden, to Lot 27, containing

1a. 0r. 15p.

*N.B.-The Vendor retains possession of the Greenhouses on this Lot with access therefor until 24<sup>th</sup> June, 1874.*

| LOT |                                                                                                                                                                             | ADMEASUREMENT. |    |    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----|----|
|     |                                                                                                                                                                             | A.             | R. | P. |
| 29  | A piece of LAND adjoining Bowbridge Lane, and Lot 27 .....                                                                                                                  | 1              | 0  | 18 |
| 30  | A corner piece of LAND adjoining Bowbridge Lane and Field Road.....                                                                                                         | 1              | 0  | 3  |
| 31  | A piece of LAND fronting Bowbridge Lane and extending backwards to the roadway leading from Stroud to Horns.....                                                            | 0              | 2  | 6  |
| 32  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 8  |
| 33  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 11 |
| 34  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 13 |
| 35  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 15 |
| 36  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 21 |
| 37  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 32 |
| 38  | A piece of LAND adjoining Lot 37, and extending backwards to the road leading to Horns, and adjoining property of the Representatives of the late Mr. Chambers.....         | 0              | 3  | 4  |
| 39  | A piece of LAND adjoining Lot 38, and ditto ditto .....                                                                                                                     | 0              | 3  | 11 |
| 40  | A piece of LAND adjoining Lot 39, and ditto ditto .....                                                                                                                     | 0              | 3  | 17 |
| 41  | A piece of LAND adjoining Lot 40, extending backwards to the roadway leading to Horns, and adjoining a highway known as Spider Lane.....                                    | 0              | 3  | 12 |
|     | <i>N.B. - A right of Roadway, 15 feet wide, as shown on the plan, is reserved over Lots 37, 38, 39, 40, and 41, for the benefit of the several purchasers of those Lots</i> |                |    |    |
| 42  | A corner piece of LAND adjoining the Bisley Road, and the road to Horns.....                                                                                                | 0              | 1  | 10 |
| 43  | A piece of LAND adjoining Bisley Road, and the road to Horns .....                                                                                                          | 0              | 1  | 25 |
| 44  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 12 |
| 45  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 29 |
| 46  | A piece of LAND adjoining the road to Horns .....                                                                                                                           | 0              | 1  | 22 |
| 47  | Ditto ditto                                                                                                                                                                 | 0              | 1  | 25 |
| 48  | Ditto ditto                                                                                                                                                                 | 0              | 1  | 28 |
| 49  | Ditto ditto                                                                                                                                                                 | 0              | 1  | 32 |
| 50  | Ditto ditto                                                                                                                                                                 | 0              | 1  | 35 |
| 51  | Ditto ditto                                                                                                                                                                 | 0              | 1  | 39 |
| 52  | Ditto ditto                                                                                                                                                                 | 0              | 2  | 2  |
| 53  | A piece of LAND adjoining the road to Horns and Spider Lane .....                                                                                                           | 0              | 2  | 26 |
| 54  | A piece of LAND adjoining the road to Horns and property belonging to the Representatives of the late Mr Chambers .....                                                     | 0              | 1  | 13 |
| 55  | A piece of LAND adjoining Bisley Road, the road toHorns, the Stroud Cemetery, and Spider Lane .....                                                                         | 1              | 3  | 30 |
| 56  | A piece of LAND adjoining Bisley Road and Spider Lane .....                                                                                                                 | 0              | 2  | 2  |
| 57  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 37 |
| 58  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 38 |
| 59  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 38 |
| 60  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 37 |
| 61  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 33 |
| 62  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 26 |
| 63  | A piece of LAND adjoining Bisley Road.....                                                                                                                                  | 0              | 1  | 19 |

|                                                                                                                          |                                                                                                   | Quantities<br>in sq. yds. |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------|
| 64                                                                                                                       | A piece of LAND fronting the Bisley Road, and adjoining property of S. S. Marling, Esq., M.P..... | 1470                      |
| 65                                                                                                                       | A piece of LAND fronting the Bisley Road .....                                                    | 1280                      |
| 66                                                                                                                       | Ditto                   ditto                                                                     | 1246                      |
| 67                                                                                                                       | Ditto                   ditto                                                                     | 1240                      |
| 68                                                                                                                       | Ditto                   ditto                                                                     | 1246                      |
| 69                                                                                                                       | Ditto                   ditto                                                                     | 1273                      |
| 70                                                                                                                       | Ditto                   ditto                                                                     | 1306                      |
| 71                                                                                                                       | Ditto                   ditto                                                                     | 1330                      |
| 72                                                                                                                       | Ditto                   ditto                                                                     | 1320                      |
| <i>N.B. The Vendor reserves the right of Quarrying upon Lots 70, 71, and 72, until the 24<sup>th</sup> of June next.</i> |                                                                                                   |                           |
| 73                                                                                                                       | A piece of LAND fronting the Bisley Road .....                                                    | 1326                      |
| 74                                                                                                                       | Ditto                   ditto                                                                     | 1360                      |
| 75                                                                                                                       | Ditto                   ditto                                                                     | 1413                      |
| 76                                                                                                                       | Ditto                   ditto                                                                     | 1480                      |
| 77                                                                                                                       | Ditto                   ditto                                                                     | 1583                      |
| 78                                                                                                                       | Ditto                   ditto                                                                     | 1606                      |
| 79                                                                                                                       | Ditto                   ditto                                                                     | 1897                      |
| 80                                                                                                                       | Ditto                   ditto                                                                     | 1220                      |
| 81                                                                                                                       | Ditto                   ditto                                                                     | 1667                      |
| 82                                                                                                                       | Ditto                   ditto                                                                     | 1717                      |
| 83                                                                                                                       | Ditto                   ditto                                                                     | 1761                      |
| 84                                                                                                                       | A piece of LAND adjoining the Old Bisley Road, and the property of S. S. Marling, Esq., M.P.....  | 1403                      |
| 85                                                                                                                       | A piece of LAND adjoining the Old Bisley Road .....                                               | 1193                      |
| 86                                                                                                                       | Ditto                   ditto                                                                     | 1226                      |
| 87                                                                                                                       | Ditto                   ditto                                                                     | 1280                      |
| 88                                                                                                                       | Ditto                   ditto                                                                     | 1270                      |
| 89                                                                                                                       | Ditto                   ditto                                                                     | 1200                      |
| 90                                                                                                                       | Ditto                   ditto                                                                     | 1126                      |
| 91                                                                                                                       | Ditto                   ditto                                                                     | 1073                      |
| 92                                                                                                                       | Ditto                   ditto                                                                     | 1060                      |
| 93                                                                                                                       | Ditto                   ditto                                                                     | 1100                      |
| 94                                                                                                                       | Ditto                   ditto                                                                     | 1180                      |
| 95                                                                                                                       | Ditto                   ditto                                                                     | 1286                      |
| 96                                                                                                                       | Ditto                   ditto                                                                     | 1396                      |
| 97                                                                                                                       | Ditto                   ditto                                                                     | 1400                      |
| 98                                                                                                                       | Ditto                   ditto                                                                     | 1380                      |
| 99                                                                                                                       | Ditto                   ditto                                                                     | 1017                      |
| 100                                                                                                                      | Ditto                   ditto                                                                     | 1543                      |
| 101                                                                                                                      | Ditto                   ditto                                                                     | 1431                      |
| 102                                                                                                                      | Ditto                   ditto                                                                     | 1568                      |
| 103                                                                                                                      | Ditto                   ditto                                                                     | 1478                      |

### **As to the Apportionment of the Tithe Rent Charge.**

The total amount of the Tithe Rent Charge on the whole Estate is £20 17s. 10d. The sum of 10s., part thereof, will be apportioned on the Lot comprising the site of the proposed New Hospital ; and the sum of 6s. 10d. will be apportioned on the Lot conveyed to Major C. H. Fisher. The remainder thereof, being the sum of £20 1s. 0d. will be apportioned as follows :-

|                                 |          |                                  |          |
|---------------------------------|----------|----------------------------------|----------|
| On Lots 1 to 10 inclusive.....  | 6s. each | On Lot 27.....                   | £2.      |
| On Lots 11, 12, 13, and 14..... | 5s. each | On Lot 28.....                   | 10s.     |
| On Lots 15 to 20 inclusive..... | 8s. each | On Lots 29 and 30 .....          | 8s. each |
| On Lot 21 .....                 | 10s.     | On Lots 31 to 53 inclusive ..... | 5s. each |
| On Lots 22 and 23.....          | 8s. each | On Lot 55.....                   | 11s.     |
| On Lots 24, 25 and 26.....      | 5s. each | On Lots 56 to 63 inclusive ..... | 3s. each |

*N.B. – No Tithe will be apportioned on Lots 64 to 103, both inclusive.*

## Fencing.

The Purchasers will be required to Erect and Maintain Fences as mentioned in the Conditions on the Parts or Sides of the respective Lots as follows:-

| LOT |             | LOT                               |                                                           |
|-----|-------------|-----------------------------------|-----------------------------------------------------------|
| 2   | Against Lot | 3                                 |                                                           |
| 3   | Ditto       | 4                                 |                                                           |
| 4   | Ditto       | 6                                 |                                                           |
| 5   | Ditto       | 6                                 |                                                           |
| 6   | Ditto       | 7                                 |                                                           |
| 7   | Ditto       | 8                                 |                                                           |
| 8   | Ditto       | 9                                 |                                                           |
| 9   | Ditto       | 10                                |                                                           |
| 11  | Ditto       | 12                                |                                                           |
| 12  | Ditto       | 13                                |                                                           |
| 13  | Ditto       | 14                                |                                                           |
| 14  | Ditto       | 11                                |                                                           |
| 16  | Ditto       | 15                                |                                                           |
| 17  | Ditto       | 16                                |                                                           |
| 18  | Ditto       | 17                                |                                                           |
| 19  | Ditto       | 18                                |                                                           |
| 20  | Ditto       | 19                                |                                                           |
| 21  | Ditto Lots  | 20 and 22                         |                                                           |
| 22  | Ditto Lot   | 23                                |                                                           |
| 24  | Ditto       | 25                                |                                                           |
| 25  | Ditto       | 26                                |                                                           |
| 27  | Ditto Lots  | 19, 20 and 29, and part of Lot 21 |                                                           |
| 29  | Ditto Lot   | 30 and parts of Lots 21 and 22    |                                                           |
| 30  | Ditto       | Part of Lot 22 and Lot 23         |                                                           |
| 31  | Ditto Lot   | 32                                |                                                           |
| 32  | Ditto       | 33                                |                                                           |
| 33  | Ditto       | 34                                |                                                           |
| 34  | Ditto       | 35                                |                                                           |
| 35  | Ditto       | 36                                |                                                           |
| 36  | Ditto       | 37                                |                                                           |
| 37  | Ditto       | 38                                |                                                           |
| 38  | Ditto       | 39                                |                                                           |
| 39  | Ditto       | 40                                |                                                           |
| 40  | Ditto       | 41                                |                                                           |
| 42  | Ditto       | 43                                |                                                           |
| 43  | Ditto       | 44                                |                                                           |
| 44  | Ditto       | 45                                |                                                           |
| 45  | Ditto Lots  | 46 and 63                         |                                                           |
| 46  | Ditto Lot   | 47                                |                                                           |
| 47  | Ditto       | 48                                |                                                           |
| 48  | Ditto       | 49                                |                                                           |
| 49  | Ditto       | 50                                |                                                           |
| 50  | Ditto       | 51                                |                                                           |
| 51  | Ditto       | 52                                |                                                           |
| 52  | Ditto       | 53                                |                                                           |
| 56  | Ditto       | 53                                |                                                           |
| 57  | Ditto Lots  | 52 and 56                         |                                                           |
|     |             | 58                                | Ditto 51 and 57                                           |
|     |             | 59                                | Ditto 50 and 58                                           |
|     |             | 60                                | Ditto 49 and 59                                           |
|     |             | 61                                | Ditto 48 and 60                                           |
|     |             | 62                                | Ditto 47 and 61                                           |
|     |             | 63                                | Ditto 46 and 62                                           |
|     |             | 64                                | Ditto 65 and 84                                           |
|     |             | 65                                | Ditto 66 and 85                                           |
|     |             | 66                                | Ditto 67 and 86                                           |
|     |             | 67                                | Ditto 68 and 87                                           |
|     |             | 68                                | Ditto 69 and 88                                           |
|     |             | 69                                | Ditto 70 and 89                                           |
|     |             | 70                                | Ditto 71 and 90                                           |
|     |             | 71                                | Ditto 72 and 91                                           |
|     |             | 72                                | Ditto 73 and 92                                           |
|     |             | 73                                | Ditto 74 and 93                                           |
|     |             | 74                                | Ditto 75 and 94                                           |
|     |             | 75                                | Ditto 76 and 95                                           |
|     |             | 76                                | Ditto 77 and 96                                           |
|     |             | 77                                | Ditto 78 and 97                                           |
|     |             | 78                                | Ditto 79 and 98                                           |
|     |             | 79                                | Ditto the footpath on the east side thereof and Lot 99    |
|     |             | 80                                | Against the footpath on the west side thereof and Lot 100 |
|     |             | 81                                | Against Lots 80 and 101                                   |
|     |             | 82                                | Ditto 81 and 102                                          |
|     |             | 83                                | Ditto 82 and 83                                           |
|     |             | 84                                | Ditto Lot 85                                              |
|     |             | 85                                | Ditto 86                                                  |
|     |             | 86                                | Ditto 87                                                  |
|     |             | 87                                | Ditto 88                                                  |
|     |             | 88                                | Ditto 89                                                  |
|     |             | 89                                | Ditto 90                                                  |
|     |             | 90                                | Ditto 91                                                  |
|     |             | 91                                | Ditto 92                                                  |
|     |             | 92                                | Ditto 93                                                  |
|     |             | 93                                | Ditto 94                                                  |
|     |             | 94                                | Ditto 95                                                  |
|     |             | 95                                | Ditto 96                                                  |
|     |             | 96                                | Ditto 97                                                  |
|     |             | 97                                | Ditto 98                                                  |
|     |             | 98                                | Ditto 99                                                  |
|     |             | 99                                | Against the footpath on the east side thereof             |
|     |             | 100                               | Against the footpath on the west side thereof             |
|     |             | 101                               | Ditto Lot 100                                             |
|     |             | 102                               | Ditto 101                                                 |
|     |             | 103                               | Ditto 102                                                 |

### Conditions of Sale.

There are 14 conditions of sale, mainly to do with the rules for the day of the auction, the investigations undertaken to prove the right of the Vendor to sell, and a blank tear-off receipt slip. I have only transcribed here the following, which are of interest to specific plot-holders:

- 3 ... Each Purchaser shall immediately after the sale, pay into the hands of Mr. Wilberforce Heelas, of Stroud, the Vendor's Solicitor, a deposit of £10 per cent.... if the completion of the purchase shall be delayed after the 19<sup>th</sup> December next the Purchaser shall pay interest at the rate of £3 per centum per annum ...
- 4 The respective purchasers of each Lot shall, immediately after the sale, pay to the Vendor's Solicitor for their respective Contracts the following fees:- Lot 27, five guineas; Lot 28, three guineas; Lots 1 to 10 both inclusive, 15 to 28 both inclusive, and 29, 30, and 55, two guineas in respect of each of such Lots; Lots 30 to 41 both inclusive, one guinea and a half in respect of each such Lots, and each of the remaining Lots one guinea. The respective purchasers shall also pay a like fee for each of the Lots to the Auctioneers as is payable to the Vendor's Solicitor.
- 11 The Vendor will retain the ownership of the road between or abutting on Lots 42 to 55, and 31 to 54 inclusively, and leading from Stroud to the Horns, but the several Purchasers of those Lots are to have a right to use such road for all purposes, but only as appurtenant to the respective Lots purchased by them ... after completion of the purchases, the several Purchasers shall keep in good repair so much thereof as lies opposite the Lot or Lots purchased by him or her and to the entire width thereof, except only where there are two frontages to the said road and then to a moiety of the width ...
- 12 Each purchaser shall ... erect and set up on the Lot or Lots purchased by him or her ... good and sufficient fences ...
- 13 The several Lots will also be sold subject to the following ... [conditions as to building, subsequent use, forbidden industry or activities – all as already transcribed in the Deed of Mutual Covenant which mandatorily formed the starting point for all subsequent sales of every property built on the Field Estate (including our own) ]

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