

ISLE OF THANET
BIRCHINGTON-ON-SEA
A Capital

FREEHOLD RESIDENCE

With large Vegetable Garden, Coach-house,
Stabling and Lofts, spacious Stores,
and the well-known

BIRCHINGTON MILL

Fitted with Wind and Steam Power.

Situate within ten minutes' walk of the Railway Station, commanding grand sea and country views, and is an excellent opportunity for obtaining premises suitable for Hay and Corn Merchants, Corn Factors, Timber Merchants, Bakers, Builders, or any other business requiring spacious premises.

MR. JOHN REEVE

(Late T.U. and J. Reeve)

Has been favoured with instructions from the Freeholder, Mr. Chas. J. Hudson (who has purchased the Ramsgate Steam Flour Mills) to SELL by AUCTION at the **White Hart Hotel**, Margate, on Monday 10th August 1891, at Three o'clock in the afternoon punctually, the above valuable **FREEHOLD ESTATE** in TWO LOTS

viz:-

Lot 1 comprises a substantially-built FREEHOLD RESIDENCE, a two-stall Stable with loft over, spacious Stores, and the well-known **BIRCHINGTON MILL**; a capital galvanised iron Cart Lodge, a newly erected brick-built Office, and a most productive piece of Fruit and Vegetable Garden. The whole covering an area of about 2 r. 27 p. and was but recently vacated by the Vendor.

This Lot stands back about 250 feet from the main Canterbury-road, and is approached by a good private Road of a width of about 16 feet, a right over which will be conveyed to the Purchaser by the Vendor. The Mill is fitted with costly machinery, comprising – a high and low pressure compound beam engine (by Wentworth & Sons) a 16-horse power Cornish boiler (by Horton), four pairs 4 ft. French wheat stones and counter and spur gear, a pair of peak barley stones with spur gear, silk dressing machines and purifiers, a capital double action deep well pump, and other valuable machinery, the whole of which may be taken by valuation. Should the purchaser decline, the vendor reserves the right to sell the same by Auction upon the premises.

Lot 2 is a very valuable **PIECE of FREEHOLD BUILDING LAND, WITH A FRONTAGE TO THE MAIN Canterbury-road** of about 45 feet, by a depth of about 250 feet. This Lot offers an excellent site for the erection of a good Villa Residence, gas and water are already within a few feet of the land. The railway station and the sea are about 10 minutes' walk, and the Borough of Margate is about three-and-a-half miles distant.

Further particulars and Conditions of Sale may be had, with plan, of Messrs. Mowll and Mowll, Solicitors, Dover, Ashford and Canterbury, at the place of sale, and of the Auctioneers, at the Auction and Estate Offices, Grosvenor-place, Margate.

(Bill of Sale : MONDAY 10th AUGUST 1891.)