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With Vacant Possession.

THE DELIGHTFUL LITTLE ESTATE

"Whiteleaf House"

Whiteleaf - - Princes Risborough

with 12½ Acres

also

4 THATCHED COTTAGES

with 3 Acres

Auction on Saturday, September 18th, 1948

at 2.30 o'clock (unless previously sold).

Vendor's Solicitors:

Messrs. BARTLETT & SON,
Marldon Chambers,
30, North John Street,
Liverpool, 2.

Auctioneers:

Messrs. R. E. GOSSLING & REDWAY,
Market Place,
Princes Risborough, Bucks;
and Chinnor, Oxon.

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Particulars — 1/- per copy.

Special Conditions of Sale

1. The properties are offered subject to the following Special Conditions of Sale, which shall be deemed to incorporate the General Conditions of Sale of the Liverpool Law Society. The Special Conditions of Sale shall be construed together with the General Conditions of Sale, and if there be any variance or inconsistency between the provisions of the Special and General Conditions, the provisions of the Special Conditions shall prevail.

2. The purchases shall be completed on the 10th day of November 1948 at the office of Messrs. Bartlett and Son, the Vendor's Solicitors, situate at 30 North John Street, Liverpool.

3. Objections to and Requisitions on the title and in respect of all matters appearing in the Abstract, Particulars or Conditions, shall be delivered at or sent by post to the office of the Vendor's Solicitors, within ten days from the delivery of the Abstract, and all further objections and requisitions arising out of the replies to any formal requisitions shall be sent within seven days from the delivery of such replies.

4. The title to the property shall commence with:—

LOT 1. As to the property First described a Conveyance dated the 29th day of September 1922 made between William Joseph Ennever of the one part and Lillie Edwardina Renison of the other part.

As to the property Secondly described a Conveyance dated the 31st day of December 1919 and made between Mary Guinevere Davies Way of the 1st part George Macdonald Brown of the 2nd part William Joseph Ennever of the 3rd part and Mary Walker Etherington of the 4th part.

LOT 2. As to the property First described an Indenture of Mortgage dated the 2nd day of November 1923 made between Edward Frank Wise of the one part and Mary Borton Roberts of the other part.

As to the property Secondly described an Indenture of Conveyance dated the 30th day of March 1920 made between Thomas Werner Laurie of the one part and James Joseph Mallon of the other part.

LOT 3. Conveyance dated the 31st day of December 1919 made between Mary Guinevere Davies Way of the first part George McDonald Brown of the second part and William James Ennever of the third part and Augusta Ann Finlay of the fourth part.

5. The Vendor is selling as Beneficial Owner.

6. Vacant possession of the property contracted to be sold will be given to the Purchaser on completion, with the following exceptions:—

Lot 3. The cottages Highrood and Melita are sold subject to the existing tenancies, which are as follows:—

James Buckle	5/6d. per week.
Benjamin Legge	15/6d. per week.
Thomas Lucas	9/- d. per week.

7. The benefit of any claim for loss of development value is included in the sale and the Vendor will take all necessary steps to transfer such claim to the Purchaser.



West Front from the Walled Garden



South Side from the Lawns



Aerial View from the West



Aerial View from the South

By Instructions from J. C. Taylor, Esq.

E. 17.

Particulars of Sale

LOT 1.

THE DELIGHTFUL LITTLE ESTATE

well known as

“ Whiteleaf House ”

Whiteleaf, near Princes Risborough, Bucks

Situate in the picturesque old-world Village of Whiteleaf, some 500 feet above sea level on the Western slope of a spur of the lovely Chiltern Hills and adjoining the well-known landmark—Whiteleaf Cross.

The property stands about a quarter of a mile from and above the main Princes Risborough—Aylesbury Road (A.4010) with its frequent 'Bus service to Aylesbury (7 miles) and High Wycombe (9½ miles). 2 miles to Princes Risborough junction station with its main line services to Paddington and Marylebone, the Midlands and North, with branches to Thame (8 miles), Oxford (22 miles), Aylesbury and Watlington, London (40 miles).

A few minutes walk from the Whiteleaf and 3 miles from the Ellesborough Golf Courses.

Hunting with the Old Berkeley, Whaddon Chase, South Oxon, etc.

THE VERY ATTRACTIVE SMALL

COUNTRY RESIDENCE

is pleasantly situate fronting on the village lane (Upper Icknield Way) and overlooking its walled-in-garden and paddock. On either side and in the rear stretch the Park-like grounds.

Of pleasing appearance, the house is well built in brick with slated roof and gives the following conveniently planned accommodation:—

On the Ground Floor—

Enclosed Porch.

SQUARE HALL, 12ft. x 10ft. 6in.

DRAWING ROOM, 19ft. x 12ft. 6in., with parquet floor, well fireplace in marble and mahogany mantel, and a shallow bay opening on to

COVERED VERANDA on the South side of the house, with tiled floor.

DINING ROOM, 24ft. 3in. x 12ft. 6in., also opening on to the Verandah, with fireplace in Dutch tiles fitted for gas fire, and door to pantry and domestic offices.

STUDY, 13ft. 4in. x 15ft., with fireplace, built-in cupboards and shelving. From the Hall a light passage leads to:—

CLOAKROOM, with basin.

BATHROOM, with half tiled walls and fitted bath, basin and W.C. and to the Garden and Domestic Offices:—

KITCHEN, 18ft. x 12ft. 6in., with tiled floor and fitted Wellstood 'Kudos' double range with boiler, dresser, cupboard and serving hatch to hall.

SCULLERY, with 2 sinks, soft water pump, shelving and Washhouse recess.

LARDER, with tiled walls, marble slab and wood shelves.

PANTRY with china and glass cupboards.

On the First Floor—

(approached by an easy staircase from the Hall and secondary staircase from the domestic offices).

LANDING with large hanging cupboard or linen store.

BEDROOM, 19ft. 10in. x 12ft. 6in., with fireplace and fitted wardrobe closet.

BEDROOM, 18ft. 9in. x 12ft. 8in., with modern fireplace in oak.

BEDROOM, 13ft. 4in. x 12ft. 6in., with fireplace.

BEDROOM, 12ft. 8in. x 12ft. 6in., plus two bays, with fireplace.

BEDROOM, 13ft. 8in. x 11ft. 6in., fitted lavatory basin.

BEDROOM, 10ft. 6in. x 9ft.

(All these bedrooms are well equipped with built-in cupboards).

Large BATHROOM fitted bath, basin, hot rail, and with heated linen cupboard.

Separate W.C. with modern fittings.

Above is an Attic and a tank room, and below good cellarage.

Outside is a paved Yard with Boiler House containing 'Ideal' boilers (No. O.B.5. for Central Heating and No. D.6. for hot water) and timber built coal coke store.

Main Water, Electricity and Gas are installed. Telephone (Princes Risborough 18) is at present connected. Drainage is connected to the main sewer.

An efficient system of Central Heating is installed with Radiators in most rooms.

THE GROUNDS

are an outstanding feature of the property.

Immediately adjoining the house are the flower garden and terraced lawns leading into the Park-like Paddocks studded with many beautiful trees, sheltered on the North East side by a small hillside beech and mixed wood. Here are shaded walks and the 'En-tout-Cas' tennis court. In these paddocks are the brick, flint and tiled Summerhouse, a useful timber and rubberoid Shed, a range of brick built pigstyes, with a convenient water stand-pipe, and a corner of well established fruit trees.

In front of the house on the other side of the village lane is a fine old walled-in garden containing well stocked flower and vegetable beds, asparagus beds, soft fruit, wall fruit (some under glass canopy), and other fruit and ornamental trees with suitable wrought iron gates and walks.

Abutting is a paddock on which are the following buildings:—

Brick built and tiled Double GARAGE, 25ft. x 16ft. 3in., with 2 entrances.

A covered Yard surrounded by a range of old farm buildings.

3 Loose-boxes built in timber and iron, with walls and ceiling lined in matchboard.

Vegetable store and poultry houses.

the whole Estate extending to over

12½ ACRES

SCHEDULE.

O/S No. 119	1.424	Paddock.
120	3.706	Woodland.
121	2.666	Paddock.
part 162	0.800	Paddock and orchard.
part 158	1.730	Garden and Paddock.
part 159	0.620	Walled Garden.
160	1.440	Paddock.
part 163	0.280	Yard and buildings.

~~12.666~~ Acres. *11 acres*

Rateable Value £80. Current half-year's Rates £32 6s. 8d.

Water Rate, £5 half-year.

C. 560.

LOT 2.

THE PRETTY SEMI-DETACHED

Brick, Flint and Thatched Cottage

In the Village, adjoining Wood Cottage, and containing:—

SITTING ROOM, 17ft. x 9ft., with tiled floor and portable range.

KITCHEN, 11ft. 6in. x 8ft. 6in., with brick floor and fitted sink, gas cooker and portable copper.

2 BEDROOMS above, one with fireplace.

Outside is a timber and iron built Woodshed and W.C., and a timber and asbestos garden shed.

Main Water, Drainage, Electricity and Gas are connected.

At the side of the Cottage is a small Garden and in the rear is a useful piece of Meadowland with spinneys, Orchard and a short frontage to Holloway, in all

2 acres 0 roods 37 poles

Rateable Value £7. (Current half year's Rates £2 8s. 2d.).

Water Rate, 8/10d. half-year.

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LOT 3.

A BLOCK OF BRICK AND THATCHED

Picturesque Cottages

standing on a bank overlooking Holloway and known as

"Highrood" and "Melita"

Highrood is at present divided into two cottages, the one part having Sitting Room, Kitchen, Back Lobby and 2 Bedrooms with fireplaces and a pail closet let to Mr. Buckle at 5/6 per week; the other part having 2 large rooms and kitchenette downstairs, Bedroom above and a W.C., let to Mr. Legge at 15/6 per week.

Melita has entrance, sitting room, kitchen, 3 Bedrooms and a W.C.; let to Mr. Lucas at 9/- per week.

Main Water, Drainage and Electricity are connected to each.

Small front and back Gardens, beyond which is a hillside meadow (subject to certain private rights of way and wayleaves), in all about

THREE QUARTERS OF AN ACRE

These Cottages are let on weekly tenancies and produce
per £78 annum

The Landlord paying Rates.

Rateable Values £19. (Current half-year's rates £6 10s. 7d.).

Water Rate, £1 14s. 0d. half-year.

NOTES.

Lots Nos. 2 and 3 will not be offered until and unless Lot 1 has been sold.

The Benefit of any Claims for Compensation under the Town and Country Planning Act, 1947, will be passed to the respective purchasers.

Schedule 'A' Assessment amounting to £131.

Schedule 'B' Assessment amounting to £24, and

Land Tax payments amounting to £6 1s. per annum will be apportioned before the date of Completion of Purchases.

No Tithe Redemption Annuities have been paid or demanded.

MESSRS. R. E. GOSSLING & REDWAY

Will Sell these delightful Freehold Properties by Auction

At The Institute, Princes Risborough

ON SATURDAY, SEPTEMBER 18th, 1948

at 2.30 o'clock (unless previously sold).

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Memorandum

AGREEMENT made the _____ day of _____ 1948
between Joseph Charlton Taylor of Tithe Barn, Neston, Cheshire, Cotton
Merchant, the Vendor of the one part, and
_____ the Purchaser of the other part.

Whereby it is witnessed that the said _____
_____ is the Purchaser of the
property described (as lot _____) in the within Particulars at the price of _____
subject to the within General and Special
Conditions of Sale
and the Vendor and Purchaser do on their respective parts agree to complete
the sale and purchase according to the said conditions.

AS WITNESS the hand of the parties

Conditions of Sale Applicable to Individual Lots

LOT 1.

The Purchaser will be required to enter into a covenant for the benefit of Whiteleaf Cottage, which is retained by the Vendor, restricting any building on Lot 1, west of the Icknield Way, without the written consent of the owner for the time being of Whiteleaf Cottage first being obtained.

To the best of the Vendor's knowledge the ownership of and responsibility for boundary fencing, is as indicated on the plan.

LOT 2.

Nothing to be added.

LOT 3.

Nothing to be added.

Remarks and Stipulations

1. The acreages shown in the respective Lots are approximate only and all Lots are sold subject to this clause.

2. All fixtures which are the property of the Vendor are included in the sale but all fixtures which are the property of tenants are excluded.

3. Water Supply: There is a well and pumping station on land retained by the Vendor. From this well water is pumped to a reservoir situate on Lot 1, and from the reservoir it is distributed to (inter alia) Whiteleaf Cottage, Field Cottage, Bryony, Highrood and Melita. The owner of Lot 1 is bound by covenants to supply water, for domestic purposes, to the properties mentioned at a cost not exceeding 20% of the rateable value of the house using the supply. The owners of these houses have covenanted not to lay or allow to be laid any sewer drain or gas pipe over or within fifteen feet of the water supply and to prevent damage to or interference therewith. The owner of Lot 1 has a right to enter upon the properties supplied with materials workmen and others, to examine, repair or renew the pipe line and connections, making good any damage.

By a Lease dated the 24th June 1922 made between William Joseph Ennever of the one part and Corneleus Stevens and others of the other part the responsibility for supplying water to the said properties was assumed by the said Corneleus Stevens and others, and this responsibility has now been assumed by the Rural Districts Water Company, which continues to operate the well and pumping station on land retained by the Vendor and which enjoys the benefit of the Lease of the site of the reservoir for 500 years from the 24th June 1922.

4. Each Lot is sold subject to any outgoing, whether mentioned in these Particulars or not, and to all rights of way, water, drainage or other easements, and to all existing tenancies.

