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WITH VACANT POSSESSION.

A CONVENIENT BUNGALOW

“Homeland”

Brush Hill Road

WHITELEAF

near PRINCES RISBOROUGH

In Lovely Hillside Position

Auction on Wednesday, December 8th, 1948

at 4 o'clock (unless previously sold).

Vendor's Solicitors:

Messrs. LIGHTFOOT & LOWNDES,
High Street, Princes Risborough, Bucks; and Thame, Oxon.

Auctioneers:

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

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Particulars of Sale

"Homeland"

Brush Hill Road

Whiteleaf, near Princes Risborough

Nicely situate about 560 feet up on the slopes of the Chiltern Hills, just below the well known landmark "Whiteleaf Cross." In a lovely setting on a private cul-de-sac commanding a wide range of open views across beautiful countryside to the West and South West and protected from the North and East by the hills and the Hampden Beech-woods.

2 miles from Princes Risborough Station with main line services to Paddington and Marylebone, the Midlands and the North and branch lines to Aylesbury (8 miles), Thame (7 miles) and Oxford (21 miles). 7 minutes walk to excellent local bus service to Princes Risborough town (1 mile) and to High Wycombe (9 miles) and Aylesbury.

Whiteleaf Golf Course nearby.

A Conveniently Planned Bungalow

built in timber and asbestos on brick foundations standing in its hillside garden and containing :—

VERANDAH PORCH, 11ft. 6in. x 4ft. 9in.

SITTING ROOM, 15ft. x 11ft. 6in., with corner fireplace.

FRONT BEDROOM, 11ft. 6in. x 9ft. 8in.

FRONT BEDROOM (or Sitting Room), 9ft. 8in. x 9ft. 9in.

BACK BEDROOM, 9ft. 8in. x 9ft. 9in.

KITCHEN, 11ft. 6in. x 10ft., fitted 'Tortoise' slow combustion stove, sink, and electric cooker.

LARDER.

BATHROOM with bath and basin (cold supply only). Separate W.C.

Main Water and Electricity. Drainage to Septic Tank on modern principles.

Telephone (Princes Risborough 524) is at present installed.

THE GARDEN

arranged in several terraces with concrete steps lends itself to an attractive lay-out, having a frontage of about 110 feet and an average depth of about 150 feet.

Rateable Value £11. Current half-year's Rates £4. 8s. 11d.

THIS ATTRACTIVE LITTLE FREEHOLD PROPERTY will be Sold
by Auction by Messrs.

R. E. GOSSLING & REDWAY

At The Institute, Princes Risborough

On Wednesday, 8th December, 1948

at 4 o'clock (unless previously sold).

Vendors' Solicitors:
Messrs. LIGHTFOOT & LOWNDES,
High Street,
Princes Risborough, Bucks;
and Thame, Oxon.

Auctioneers' Offices:
Market Place,
Princes Risborough, Bucks;
and Chinnor, Oxon.

Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions of Sale (1934 Edition) so far as they are not varied by or inconsistent with these conditions.
2. The Vendors' Solicitors are Messrs. Lightfoot & Lowndes of High Street, Princes Risborough, Bucks.
3. The date fixed for completion is the 5th day of January 1949. The balance of the purchase money (credit being given for the deposit of ten per cent. payable on sale) is to be paid on that day and if not so paid will carry interest at five per cent. until payment.
4. The property is sold subject to a reserve price.
5. The Vendors are selling as Trustees for Sale.
6. The Title shall commence as to part with a Conveyance on Sale dated 24th June 1925 as to another part with a Conveyance on Sale dated 10th December 1925 and as to the remainder with a Conveyance on Sale dated 22nd February 1927.
7. The tenure of the property and the estate term or interest sold are as stated in the particulars and the property is sold subject to and with the benefit of (a) certain restrictions stipulations and reservations contained in the said Conveyances of 24th June 1925, 10th December 1925 and 22nd February 1927 (b) all local land charges, planning schemes and other burdens (if any) which cannot be over-reached.
8. A copy of the said restrictions stipulations and reservations contained in the before mentioned Conveyances may be inspected at the Office of the Vendors' Solicitors and whether the same are actually inspected or not the Purchaser shall be deemed to purchase with full notice thereof.
9. The benefit of any claim for loss of development value is included in the sale and the Vendors will assign such benefit in the Conveyance to the Purchaser.
10. The Purchaser shall in his Conveyance enter into a covenant to observe and perform the said stipulations restrictions and reservations contained in the said Conveyances and to indemnify the Vendors against any breach thereof.
11. The property is sold with vacant possession on completion.
12. (1) The property is believed to be and shall be taken as correctly described as to quantity and otherwise and any error omission or misstatement found in the particulars, sale plan (if any) or conditions shall not annul the sale, or entitle the Purchaser to be discharged from his purchase, nor shall the Vendors of the Purchaser claim or be allowed any compensation in respect thereof. Provided that nothing in this condition shall entitle the Vendors to compel the Purchaser to accept, or the Purchaser to compel the Vendors to convey property which differs substantially whether in quantity quality tenure or otherwise from the property agreed to be sold and purchased.
(2) This condition shall take effect in substitution for Clause 31 of the General Conditions.

Memorandum

I.

of

do hereby acknowledge that I have this day purchased the property described in the within Particulars, subject to the within Conditions of Sale, for the sum of £ _____ and having paid to the Auctioneers, Messrs. R. E. GOSSLING & REDWAY, the sum of £ _____ as a deposit and in part payment of the purchase-money, I hereby agree to pay the balance thereof and in all other respects to complete the purchase according to the within Conditions of Sale.

Dated this _____ day of _____ 1948.

Purchase-money £ : :

Deposit £ : :

Balance £ : :

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As Agents for the Vendors, we confirm the sale of the above, and acknowledge the receipt of the deposit.

Abstract of Title to be sent to:—