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With Vacant Possession.

THE ATTRACTIVE DETACHED RESIDENCE

"ST. ANNE"

Whiteleaf

Nr. PRINCES RISBOROUGH, Bucks

AUCTION

On Saturday, 10th November, 1951

at 2.30 p.m.

Vendor's Solicitors:

Messrs. STILEMAN, NEATE & TOPPING,
16, Southampton Place,
Bloomsbury Square, W.C.1.
(Tel.: Holborn 8071).

Auctioneers:

Messrs R. E. GOSSLING & REDWAY,
Market Place, Princes Risborough, Bucks; and Chinnor, Oxon.
(Tels. Princes Risborough 31, and Kingston Blount 213).

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By Instructions from Dr. G. R. Elwin.

Particulars of Sale

"ST. ANNE"

**Peters Lane, WHITELEAF
PRINCES RISBOROUGH, BUCKS**

SITUATION.

Occupying a choice position in a quiet private cul-de-sac, off Peters Lane, in this favourite village, 500 feet above sea level and commanding wide views over the rural countryside of the Vale of Aylesbury. 1 mile from Monks Risborough Halt on the branch line between Princes Risborough (2 miles) and Aylesbury (8 miles), with good service of trains to Marylebone and Paddington, the Midlands and the North.

Good local 'bus service on the Aylesbury—Princes Risborough—High Wycombe main road (A. 4010) is within a few minutes walk.

Golf at Whiteleaf (9 holes) nearby, and at Ellesborough (18 holes) about 3 miles.

THE WELL DESIGNED DETACHED RESIDENCE

of modern construction is substantially built (1924) in brick, part roughcasted, with tiled roof and steel casement windows and having the following

ACCOMMODATION.

Brick and tiled PORCH.

ENTRANCE HALL with wood block floor, off which are

LOUNGE, 18ft. 3in. x 13ft. plus large bay, well grate in brick and oak fireplace and French door to Conservatory.

STUDY, 10ft. 3in. x 9ft. 9in., with wood block floor, corner well grate in brick and oak and French casement door to Verandah.

DINING ROOM, 13ft. x 8ft. 6in., plus large bay, wood block floor, fitted "Siesta" stove in brick fireplace and Cupboard/Serving Hatch.

KITCHEN, with concrete floor, fitted "Ideal" O.D.A. boiler stove, sink and draining board. Semi-rotary pump for additional water supply from rain water tank.

SMALL SCULLERY or STORE, fitted with cupboard.

LARDER.

W.C.

Approached from the HALL by an easy staircase:—

GOOD LANDING.

BEDROOM No. 1. 18ft. x 13ft. plus bay, with fireplace and fitted basin (h. & c.)

BEDROOM No. 2. 13ft. 2in. x 10ft. plus large bay, with fireplace and fitted basin (h. & c.)

BEDROOM No. 3. 10ft. x 10ft. plus small bay, with fireplace and cupboard.

BATHROOM, with bath and basin (h. & c.)

SEPARATE W.C. with low flush cistern.

OUTSIDE.

Concrete block, rough-casted and tiled (timber lined) GARAGE, 17ft. 6in. x 10ft., with concrete floor and sliding doors.

Timber and felt roofed GARDEN ROOM, 19ft. 6in. x 9ft. 6in.

Timber built Potting Shed.

Two Coal Sheds.

CONSERVATORY.

SERVICES.

MAIN WATER, DRAINAGE AND ELECTRICITY are connected. The house is well wired for lighting and heating throughout and with cooker point in kitchen.

TELEPHONE is at present installed in STUDY—PRINCES RISBOROUGH 247.

GARDEN.

Small front garden with drive into GARAGE. Terraced garden at rear with concrete steps down from VERANDAH to lawns, well-planted Kitchen garden and Matured Orchard beyond. In all

ABOUT HALF AN ACRE.

Rateable Value £40. Rates for current half-year £21 16s. 8d.

(The Kelvinator Refrigerator, Jackson Electric Cooker, Curtain Railways and Linoleums are to be taken to by the Purchaser at the sum of £80).

THE WHOLE MAKING AN ATTRACTIVE SMALL COUNTRY RESIDENCE
SECLUDED, BUT NOT ISOLATED.

Will be Sold by Auction by

R. E. W. R.
GOSSLING & REDWAY
F.R.I.C.S. F.A.I.

At THE INSTITUTE, Princes Risborough

On SATURDAY, 10th NOVEMBER, 1951

at 2.30 p.m.

Vendor's Solicitors:

Messrs. STILEMAN, NEATE & TOPPING,
16, Southampton Place,
Bloomsbury Square, W.C.1.

Auctioneers' Offices:

Market Place,
Princes Risborough, Bucks,
and Chinnor, Oxon.

MEMORANDUM.

I,
of
do hereby acknowledge myself to be the Purchaser of the Property described in the
within Particulars for the sum of £ _____ and having paid to the
Auctioneers the sum of £ _____ as a deposit and in part payment
of the purchase money I hereby agree to pay the remainder of the purchase money
and complete the purchase in all respects in accordance with the within Particulars
and Conditions of Sale.

Purchase Money	£
Deposit	£
Balance	£
Valuation	£80
		£

AS WITNESS my hand this _____ day of _____ 1951.

As agents for the Vendor GEORGE RICHARD ELWIN
we hereby confirm this sale and as Stakeholders acknowledge
receipt of the said Deposit.

Abstract of Title to be sent to:—

CONDITIONS OF SALE.

1. The property is sold subject to the conditions following and to the Law Society's Conditions (1934 Edition 1949 Revision) (hereinafter called "The General Conditions") so far as they are not varied by or inconsistent with these conditions which are to prevail in case of any conflict between them and the General Conditions. A copy of the General Conditions will be produced at the sale and can be inspected at any time during office hours at the offices of the Vendor's Solicitors and the Purchaser shall be deemed to have full knowledge of all its provisions.

2. The deposit shall be £10 per centum of the purchase money and shall be paid immediately after the sale to the Auctioneers as Stakeholders and the Purchaser shall sign the subjoined agreement in respect of the purchase.

3. The Vendor's Solicitors are Messrs. Stileman, Neate & Topping of 16 Southampton Place, Bloomsbury Square, London, W.C.1.

4. Completion will take place on or before the 10th day of December 1951 at the offices of the Vendor's Solicitors.

SPECIAL CONDITIONS OF SALE.

(a) The Vendor is selling as Beneficial Owner.

(b) The property is sold without the right to receive any payment made under Part VI of the Town and Country Planning Act, 1947.

(c) The title shall commence with a conveyance on Sale dated the 15th January 1924.

(d) 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 the restrictive covenants contained in (1) a Conveyance dated the 14th February 1923 and made between Francis Hayward Parrott of the one part and James Alan Stuart and John Stanley Whyte of the other part and (2) a Conveyance dated 15th January 1924 and made between the said J. A. Stuart and J. S. Whyte of the one part and Harriett Ann Martin of the other part, and copies or sufficient abstracts thereof may be inspected by the Purchaser at the offices of the Vendor's Solicitors at any time during office hours and in the sale room at the time of sale and the Purchaser whether he makes an inspection or not shall be deemed to have full notice and knowledge of the contents thereof and shall make no objection requisition or enquiry in regard thereto.

(e) Vacant possession shall be given to the Purchaser on completion.

(f) (i) The property is believed to be and shall be taken to be correctly described as to quantity or otherwise and any error omission or misstatement found in the Particulars or Conditions shall not annul the sale or entitle the Purchaser to be discharged from his purchase nor shall the Vendor or the Purchaser claim or be allowed any compensation in respect thereof.

(ii) This condition shall take effect in substitution for Clause 31 of the General Conditions.

(g) The Purchaser shall take the property as it stands in all respects.

(h) As from the date hereof the property shall be at the sole risk of the Purchaser as to damage or destruction arising from fire and all other causes and also as to all Acts and Notices of acquisition requisition or otherwise performed served or intimated under any emergency or military or other legislation or regulation and the happening of any such event shall not entitle the Purchaser to withdraw from this Contract or claim from the Vendor any compensation costs or damage whatsoever.