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WITH VACANT POSSESSION.

A Convenient brick and tiled Bungalow

Woodlands

Brush Hill Road

WHITELEAF

near PRINCES RISBOROUGH

in lovely Hillside position

Auction on Wednesday, November 3rd, 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

Woodlands

Brush Hill Road

WHITELEAF, near Princes Risborough

Well 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 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 and Aylesbury.

Whiteleaf 9-hole Golf Course nearby.

A CONVENIENTLY PLANNED BUNGALOW

well built in brick (cavity) walls rough cast with tiled roof and steel casement windows, and containing :—

Central Porch.

Entrance Hall-passage.

FRONT SITTING ROOM, 13ft. x 12ft., with well grate in bricks.

FRONT BEDROOM, 12ft. x 12ft., with fireplace, power plug and cupboard.

BACK BEDROOM, 11ft. 6in. x 11ft., with fireplace and power plug.

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

KITCHEN, 12ft. x 11ft. 6in., with "Belle" Bungalow range and heated cupboard.

Larder.

SCULLERY with sink and draining boards. W.C. and Fuel Store.

Outside is a timber and iron built Building divided into small Garage, 8ft. 6in. x 6ft., and store or tool Shed of similar size.

The Bungalow stands 60 feet back from the road and is approached by a concrete path through the attractive matured garden. There is also a garden in rear in which there are 4 good apple trees, in all about 30 POLES.

Main Water and Electricity are laid on and a telephone is at present installed. The Drainage is to a Septic Tank on modern principles.

Rateable Value £13. Schedule 'A' Assessment £16.

THIS PLEASANT LITTLE FREEHOLD PROPERTY will be Sold by
Auction by

Messrs. R. E. GOSSLING & REDWAY

At THE INSTITUTE, PRINCES RISBOROUGH

on WEDNESDAY, NOVEMBER 3rd, 1948

at 4 o'clock (unless previously sold).

Vendor's 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 Vendor's Solicitors are Messrs. Lightfoot & Lowndes of High Street, Princes Risborough, Bucks.
3. The date fixed for completion is the third day of December 1948. The balance of the purchase money (credit being given for the deposit of ten per cent. payable on the 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 Vendor is selling as Beneficial Owner.
6. The title shall commence with a Conveyance on Sale dated the 1st July 1925 made between (1) Cornelius Stevens (2) Newitt & Rees Ltd. and (3) David Cuthbert Way.
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 (a) certain restrictions and stipulations contained in the said Conveyance dated 1st July 1925 (b) the reservations of right of passage and running of water soil etc. and liberty and licence incidental thereto contained or referred to in a Conveyance dated 17th April 1933 (c) all local land charges planning schemes and other burdens (if any) which cannot be overreached.
8. A copy of the said restrictions stipulations and reservations contained in the before mentioned Conveyances may be inspected at the Office of the Vendor's Solicitors and whether the same are actually inspected or not the Purchaser shall be deemed to purchase with full notice thereof.
9. 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 Vendor against any breach thereof.
10. The property is sold with vacant possession on completion.
11. (1) The property is believed to be and shall be taken as correctly described as to quantity and otherwise and any error omission or mis-statement 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 Vendor or the Purchaser claim or be allowed any compensation in respect thereof. Provided that nothing in this condition shall entitle the Vendor to compel the Purchaser to accept, or the Purchaser to compel the Vendor 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 of Agreement

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 £ : :

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:—