

By Direction of J. C. Crossley, Esq.

THE
MORLEY HALL
ESTATE

about 12 miles South-West of
NORWICH.

FOR SALE BY AUCTION

July 23rd, 1921.

Auctioneers—

W. S. HALL & PALMER,
Wymondham and Watton, Norfolk,
and
MESSRS.

DANIEL SMITH, OAKLEY & GARRARD,
4 and 5, Charles Street,
St. James' Square, S.W. 1.

Solicitors—

MESSRS. BRIDGMAN & CO.,
4, College Hill, Cannon Street,
London, E.C. 4.

MORLEY ST. PETER & WYMONDHAM,

NORFOLK,

3 miles equi-distant from Wymondham and Attleborough and twelve miles South-West of Norwich.

Particulars and Conditions of Sale

of the Valuable Residential Sporting and Agricultural Estate known as

MORLEY HALL,

extending to about

586 ACRES,

comprising The Excellent

COMPACT COUNTRY HOUSE

picturesquely situated in the midst of

Fine Old Gardens, Grounds, Park & Woodlands,

Two Entrance Lodges, Chauffeur's Cottage,

FOUR CAPITAL MIXED SOIL FARMS,

of from 65 to 238 Acres,

Eight Excellent Cottages, Two Semi-detached Residences
and Accommodation Land,

to be sold by Auction in 9 lots (unless previously disposed of) by

MESSRS.

W. S. HALL & PALMER,

in conjunction with

Messrs. Daniel Smith, Oakley & Garrard,

AT THE ROYAL HOTEL, NORWICH,

On Saturday, July 23rd, 1921, at 2 p.m.

Solicitors:—Messrs. Bridgman & Co.,

4, College Hill, Cannon Street, London, E.C. 4.

Summary.

								ACRES
LOT 1.	THE HALL, PARK LANDS, ETC.	..	..	..	..	..	..	111.069
2.	THE HALL FARM	..	..	..	..	..	..	71.371
3.	THE DIAL FARM	..	..	..	..	..	..	64.915
4.	THE HOME FARM	..	..	..	..	..	..	95.767
5.	SMALL VILLA RESIDENCE							
6.	Ditto							
7.	BURFIELD HALL FARM	..	..	..	..	..	..	239.156
8.	ACCOMMODATION LAND	..	..	..	..	..	..	4.392
9.	COTTAGES AND GARDENS							
							TOTAL ACRES	<u>586.670</u>

Remarks and Stipulations.

1. **Situation.** The Estate occupies an exceptionally good position in one of the most accessible parts of the County of Norfolk, in the centre of an excellent Agricultural and Sporting District about 12 miles south-west of Norwich beside the main London to Norwich Road, and about 3 miles equidistant from the small market town of Wymondham and Attleborough, both of which are on the G.E.R. Norwich, Cambridge, and London Main Line with excellent train services, whilst Spooner Row Station is within easy walking distance of Lots 1, 3, 4, 5, 6 and 9 and Lot 7 is about $1\frac{3}{4}$ miles from the town of Wymondham.
2. **How to View.** Lots 1, 2, 3, 4, 5 and 6 may be viewed by previous appointment with Dr. E. Gardiner Hill, Morley Hall, Wymondham. Lot 7 by arrangement with the tenant, Mr. T. F. M. Thackeray. In every case a copy of the Particulars and Conditions of Sale must be produced. Motor cars may be hired either from Wymondham or Attleborough.
3. **Agricultural and Sporting.** This Estate is admirably adapted for Model Farming or Pedigree Cattle Breeding. The land is deep mixed soil and very productive. There are Newly Built Farm Houses and Model Premises which in no way detract from the residential advantages of the Hall, which is perfectly secluded from the farms in the midst of over 50 acres of Grandly Timbered Park and Woodlands. Well-placed Woods and Belts provide an excellent Small Mixed Shoot in addition to which the Vendor has hitherto rented about 900 acres around the Estate.
4. **Possession.** The Sale will be subject to the existing Tenancies, but the Vendors will, upon receipt of a written request from the Purchaser given within 14 days of the date of Contract, give, on behalf of the Purchaser, any Tenant notice to quit. Possession of the Land "in hand" will be given upon Completion of the Purchase.

Any reference in these General Remarks or Particulars as to Possession being given is subject to any rights or claims arising by reason of the Rent Restriction Acts or any other Acts. The Vendor shall not be obliged to take any proceedings to eject any tenant or servant save at the request and cost of the Purchaser and completion shall not be delayed on account of any pending proceedings.
5. The Plan is prepared and the areas are taken from the Ordnance Survey of Great Britain, and are believed to be correct, but no claim shall be made for errors or mis-statements.
6. The Property is Freehold, and is sold subject to all existing Rights of Way, Rights of Water, and other Easements of every description that may affect the same whether disclosed in the particulars or not.
7. The fixed fencing and fixtures, usually denominated Landlord's fixtures, are included in the Sale. The timber has been valued at the sums indicated in the particulars, which the respective Purchasers shall pay at the time of completion in addition to their purchase-money.

8. Should any dispute arise between the Vendor and Purchaser as to boundaries or any point whatsoever arising on these General Remarks and Stipulations or the Plans and Particulars attached hereto, or the interpretation of any part thereof, the matter in dispute shall be referred to the Arbitration of the Auctioneers, whose decision shall be final and binding on all parties, and the Auctioneers shall also decide how the cost of such reference shall be borne.
9. Where two or more lots, or portions of lots, are now held by one tenant, the rent will, for the purpose of this Sale, be apportioned by the Auctioneers between the several lots, and every Purchaser shall accept such apportionment as sufficient and conclusive, and the consent of the tenant to such apportionment shall not be required, nor shall any legal apportionment or indemnity be required.
10. The lots are sold subject to the present Tenancies stated in the Particulars, and also to the Rights of the various Tenants under the Agricultural Holdings Act, etc. The Tenancy Agreements, or copies of them, may be inspected at the Offices of the Auctioneers, prior to the sale or at the time of sale in the Auction room.
11. The description of the cultivation of the lands may be taken as representing their state when the Particulars were taken, but shall not affect the rights (if any) of the Tenant to alter such cultivation. The Purchaser will buy subject to the rights, if the tenants have any, according to the customs of the country, the provisions of the Agricultural Holdings or other Acts, requirements of the War Agricultural Production Committee, or any other duly competent authority, or to the terms of the Agreements or otherwise, and will indemnify the Vendor in respect thereof.
12. Care has been taken not to omit the inclusion of any Tenant's fixtures, etc., in these Particulars, but whether described or not, they are not included in the sale, and no compensation will be paid in the event of any such being mentioned in the Particulars.
13. In case of any dispute arising between the respective Purchasers or the Vendor and Purchaser as to the ownership of any hedge, ditch, gateway, archway, or other fence or boundary of any lot, the same shall be settled by the Auctioneers, whose decision shall be final.

See Condition of Sale No. 1.



View over Lawns showing
the East and South Fronts

Lot 1.

(COLOURED PINK ON PLAN).

The delightfully situated

Residential Property

known as

MORLEY HALL,

consists of

a very conveniently arranged

Compact Country House

an imposing structure most substantially built in white brick and slate, with dwarf Balustrade above the cornice, possessing an exceptionally pleasant position in the midst of

Picturesque Gardens and Grounds,

characteristic of the Georgian period, in which design the Residence is built, in the midst of fine old

Richly Wooded Park Lands,

approached on the South by a Long Avenue Drive off the main Attleborough to Wymondham Road, at the Entrance to which is a newly erected red brick and tiled

Bungalow Lodge,

with a similar Avenue Drive on the North off the Morley Road, at the Entrance to which is a newly built brick stucco and tiled

Keeper's Lodge,

with the necessary accommodation and excellent Small Pheasantry for Rearing Purposes.

The Contents of the Hall

consist of a prettily designed

Glazed Portico Entrance

opening into the main

Entrance Hall

measuring 41ft., 6in. by 9ft., with a floor of White Portland Stone, leading off which are

The Reception Rooms,

all of which have fine views over the Grounds and Park Lands,

Comprising

Double Drawing Room

(facing South and East), having a total measurement of 41ft. 6in. by 9ft., divided by a heavily panelled white enamelled folding partition, forming two exceptionally pleasant rooms of 26ft. by 18ft., and 15ft. 6in. by 18ft. respectively, each with handsome white enamelled marble mantelpiece, tiled hearth and modern grate. Adjoining is the spacious

Dining Room

(approached from the Front Entrance Hall also conveniently opening into the Small Inner Hall), measuring 35ft. into the Large Bay on the West by 18ft., with modern grate and massive carved oak chimney-piece and overmantel.

On the opposite side of the Entrance Hall is the

Smoke Room,

measuring 17ft. by 14ft. with modern grate, oak chimney-piece and overmantel, adjoining which is a small fitted

Gun Room,

with separate entrance from the Garden towards the South-East.

The First Floor

is approached from the Front Hall by a massive

Polished Oak Staircase,

rising in two flights to the Main Landing, opening from which are the following Rooms:—

- No. 1. Boudoir, 17ft. 3in. by 16ft. 6in.
- No. 2. Principal Bedroom, 26ft. 6in. by 18ft. 9in. into large bay with Modern stove and tiled hearth, opening from which is a
- No. 3. Dressing Room, 19ft. 6in. by 8ft. 6in.
- No. 4. Principal Bedroom, 18ft. 9in. by 15ft. 9in. with modern stove and tiled hearth.
- No. 5. Principal Bedroom, 18ft. 9in. by 16ft. 6in., with modern stove and tiled hearth, opening from which is a
- No. 6. Dressing Room, 18ft. 9in. by 8ft. 6in. to window.
- No. 7. Principal Bedroom, 17ft. 3in. by 14ft., with modern stove and tiled hearth.
Large Bathroom with Porcelain Bath (h. and c.), Wash Basin, and Pedestal W.C.
(here two wings emerge from the Main Building towards the North, the contents of which are described later).



View from Grounds showing
the South-West Aspect

On the Second Floor.

- No. 8. Billiard Room, 24ft. 8in. by 18ft. 3in. (now used as Nursery), with tiled hearth, stove and 2 convenient cupboards.
- No. 9. Bedroom, 19ft. 9in. by 15ft. 9in., with tiled hearth and stove.
- No. 10. Bedroom, 19ft. 6in. by 12ft. 3in., with stove and large Hanging Cupboard.
- No. 11. Bedroom, 15ft. 6in. by 12ft 9in., with stove and large Hanging Cupboard.
- No. 12. Bedroom, 17ft. by 14ft. 6in., with stove.
- No. 13. Bedroom, 17ft. 6in. by 15ft., with stove and Hanging Cupboard.
Bathroom, with Porcelain Bath, Wash Basin (h. and c.), and Pedestal Lavatory.
Housemaids' cupboard, with sink (h. and c.), store cupboard and Boxroom.

On the North Wings (First Floor.)

- No. 14. Bedroom, 21ft. by 12ft., with stove.

Five Servants' Bedrooms

(Three of which have Fireplaces.)

The Domestic Offices,

all on the Ground Level, are conveniently arranged and well shut off from the Main Hall, consist of well lighted and comfortable

Servants' Hall.

LARGE KITCHEN fitted with "Eagle" Range and convenient cupboards.

LARDER.

PANTRY, with cupboards, sink, and h. and c. water.

Pedestal W.C., cupboards and cellars.

Outside the Residence, adjoining the Courtyard are Game Room, Coal Store, Wood and Knife Houses, E.C. and wood and felt Servants' Cycle Shed.

The Residence, Stables and Carpenter's Shop are lighted by Electric Light supplied from the following plant: 9 h.p. Hornsby's Oil Engine, Bull Dynamo (100-volt.), and 55 cell Accumulator.

The Ground and First Floors of the Residence have Central Heating.

A plentiful supply of good water is obtained from an excellent well by means of an Electric Pump. The Drainage is modern, having been thoroughly relaid in 1907, and is believed to be in perfect condition. The Property generally is in excellent repair.

Garage and Stabling Accommodation.

Comprise:—Garage for 3 cars, Harness Room, 4 Stalls, and 2 Loose Boxes with loft over, adjoining which is the brick and tiled

Chauffeur's Cottage

having 5 Rooms, Scullery, Coal-house and E.C.

The Pleasure Grounds

are tastefully laid out and beautifully timbered with Forest Grown and Ornamental trees and shrubs, intercepted by wide gravelled walks. On the South and West of the Residence is a

Full-size Croquet Lawn,

beautified with Herbaceous and other Borders, and a sunk

Rose Garden

containing choice varieties. Near-to is a small shrubbery (hidden in which is convenient Cycle Storage and Lavatory Accommodation).

On the East side of the House are

Two Tennis Lawns

and another

Rose Garden,

the whole being sheltered from the North by well-grown Woodlands.

Two very productive and well protected

Walled-in Kitchen Gardens

are well stocked with choice varieties of wall fruit trees.

The Glass Houses

consist of Greenhouse (32ft. by 10ft.), with 35ft. run of forcing frames adjoining, all of which are heated, also a New Division Greenhouse (31ft. 6in. by 16ft.), with staging, heating apparatus and rain water supply complete, Cold Greenhouse, convenient potting and other sheds.

On the North side of the Kitchen Garden is a good Nuttery, near to which in a very secluded position are newly erected

Brick and Tiled Premises,

chiefly comprising Carpenter's Shop, Builders' Storehouse, Paintshop, Office, Cartshed, Stable, Piggeries and Large Wood Store.

To the South and East of the Residence are

Fine Old Park Lands,

extending to over 50 acres.



View from Park
showing South Front

Whilst to the West, divided from the Hall by

Picturesque Woodlands

is a

Golf Course and Cricket Ground,

in which is an excellent modern three-roomed

Pavilion,

with Toolhouse and other accommodation.

There is an Excellent Gravel Pit within Easy Access of the Pleasure Grounds near to which are convenient wood and galvanized Keeper's Stores, whilst in the Potato Field (No. 133 on the Plan), a New Kitchen Garden has been made. In the Hall Pasture there is an excellent Colts' Shed and Yard, and in a secluded grass-grown pit in the PARK a new clay and tiled intensive Poultry House has been built (other Poultry Pens and appliances can be taken at Valuation if desired).

The Total Area of this lot is according to Ordnance Survey Measurements about

111 a. 0 r. 11 p.

as described in the following Schedule.

NUMBER ON PLAN AND ORDNANCE SURVEY MAP	DESCRIPTION	AREA
9	Residence and Kitchen Gardens	.985
8	Lawn and Grounds	2.295
10	Lawn and Grounds	2.937
6	Park	28.880
5	Covert	.335
1520	Park (In Wymondham)	5.170
1521	Pit	.164
14	Park	6.783
115	Wood	.516
1445	Part of Long Belt	.105
1517	Park (In Wymondham)	6.105
1524	Front Drive and Wood (In Wymondham)	8.151
133	Arable and New Kitchen Garden	7.279
79	Wood	7.891
80	Golf Course and Cricket Field	27.465
75	Wood	.374
81	Wood	.367
78	Back Drive	.804
3	Pasture	2.284
187	Wood	1.199
186	Wood	.980
TOTAL ACREAGE		111.069

Vacant Possession will be given on completion of purchase.

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment £37 16s. 6d. Land Tax as assessed.

All the Valuable Timber consisting of about 1,674 Oak, Ash, Chestnut, Beech, Elm, Spruce, Scotch and other trees, valued at £2,226, will be included in the purchase price, as will also the valuable blinds and fittings thereto, curtain poles and brackets, and the Fixed Electric Light Plant and Fittings throughout the Residence.

The Poultry appliances on the Potato Field are not included in the Sale, but may be taken at Valuation.

This Lot is sold and will be conveyed with the benefit of the right of drainage over Lot 2 as now enjoyed, and with the right for the Purchaser of this Lot to enter upon Lot 2 at all reasonable times for the purpose of cleansing, repairing, or renewing the main ditch lying between enclosures Nod. 76 and 11 on the sale plan.

Lot 2.

(COLOURED YELLOW ON PLAN)

THE HALL FARM

lying to the North of the Hall and secluded therefrom by Park and Woodland, at present worked in conjunction with the Home Farm, consists of a four-roomed brick and thatched

Cottage and Old Farm House,

with Cottage adjoining. Good Garden and Orchard.

Premises

include brick, wood and tiled Stable, Barn, Sheds and Cart Lodge with Granary over, together with the several enclosures of excellent deep mixed soil,

Arable and Pasture Land,

etc., containing in all according to Ordnance Survey Measurements about

71 a. 1 r. 19 p.

as set forth in the following Schedule :—

NUMBER ON PLAN AND ORDNANCE SURVEY MAP	DESCRIPTION	ARABLE	PASTURE
13	Orchard, Garden and House		1.381
25	Buildings and Yard		.892
24	Pasture		1.147
23	Arable	3.917	
16	Arable	4.978	
19	Arable	4.923	
21	Arable	4.789	
22	Covert		.291
27	Pasture		6.212
30	Pit		.112
31	Pasture		1.765
32	Arable	6.022	
33	Covert		.383
77	Pit		.241
76a	Pasture		3.694
76	Arable	21.425	
11	Pasture		9.199
		PASTURE	25.317
		ARABLE	46.054
	TOTAL ACREAGE		<u>71.371</u>

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment £24 12s. 6d. Land Tax as assessed.

Possession of this Lot will be given on Completion.

excepting of Enclosures No. 30, 31 and 32 on the Plan, which are let to Mr. T. Dring on a yearly tenancy at Six Pounds per annum Rental.

The purchaser will be required to pay the Sum of £269 for growing Timber (consisting of about 303 Oak, Ash, Elm, Beech and other trees) in addition to the purchase money.

This Lot is sold and will be conveyed subject to the right of drainage and entry mentioned in the particulars relating to Lot 1 and the purchaser of this Lot shall enter into such covenants to secure these rights as the Vendor shall think fit.

The sanfoin hay grown on Lot 8 has been stacked on this Lot, which the purchaser of Lot 2 will be required to take at Valuation in the usual way.

Lot 3.

(COLOURED BLUE ON PLAN)

THE DIAL FARM

most conveniently situated adjoining the main London Road and Lot 1, within about $\frac{1}{2}$ -mile of Spooner Row Station, consisting of a brick, stucco, clay and tiled

Farm House,

containing :—4 Living Rooms, Kitchen, Scullery, Storerooms, Cupboards, 5 Bedrooms (at present temporarily divided into two houses), large Shed and Loft over. 2 E.C.s, Pump of good Water,

Large Garden and Valuable Young Orchard,

well stocked with the choicest varieties.

AMPLE

Agricultural Buildings

comprise brick, clay and tiled 2-stall Stable, Gig House, Cowhouse for 12, Root House, Bullock Shed and Yard, Cart-horse Stable for 3, Chaff and Harness Accommodation, Horse Yard and Shed, wood, clay and tiled Barn and Chaff House, 3-Bay Cart Lodge, wood and galvanized Bullock Sheds, Loose Box, Yard and Piggeries. Also well situated beside the main road near the Homestead are

Two Capital Cottages,

well built of brick, stone and tiles, each containing Five Rooms, with Sculleries, etc. Good Shed Accommodation, Drinking and Soft Water Wells and very large Gardens, Fruit Trees, etc. (occupied by A. Wigby and Stubbs, Estate Employees).

Together with the several enclosures of excellent deep mixed soil

Arable and Pasture Land, etc.,

containing in all about

64 a. 3 r. 26 p.

as set forth in the following Schedule :—

NUMBER ON PLAN AND ORDNANCE SURVEY MAP.	DESCRIPTION.	ARABLE.	PASTURE.
1881a	Buildings		.344
1881	Pasture		1.783
1882	Stackyard		.252
1883	Pit		.139
1884	Pasture		1.172
1885	Orchard		.944
1888	Pit		.144
1887	Wood		.265
1522	Arable	2.672	
1523	Arable	5.883	
1525	Arable	5.109	
1890	Arable	5.422	
1889	Arable	7.601	
1942	Cottages and Gardens		.796
1947	Arable	4.028	
1948	Lokeway		.475
1949	Arable	7.728	
1880	Arable	1.679	
1886	Pasture		10.069
1877	Pasture		6.837
4	Pasture (in Morley St. Peter)		1.028
1878	Wood		.545
			<hr/>
		PASTURE, ETC.	24.793
		ARABLE	40.122
			<hr/>
		TOTAL ACREAGE	64.915
			<hr/>

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment £20 16s. 3d. Land Tax as assessed.

Possession of this Lot (which is Farmed by the Vendor) on completion, subject to the existing tenancies of the farm house and buildings.

The purchaser of this Lot will be required to pay the sum of £225, in addition to the purchase money, for Growing Timber (consisting of 322 Oak, Ash, Elm, Beech and other trees).

Lot 4.

(COLOURED GREEN ON PLAN)

THE HOME FARM

exceptionally well situated on the North Side of the main London to Norwich Road, three miles equi-distant from Attleborough, Wymondham and within easy walking distance of Spooner Row Station, consisting of an excellent double-fronted

New Farm House

most substantially built of red brick and tiles, containing Entrance Hall with tiled floor, Two Front Living Rooms, Kitchen, Larder, Excellent Modern Dairy with white glazed tiled walls and wide slate slab Shelves. Four Bedrooms and Box-room, E.C., Shed and Coal House, with pretty

Ornamental Garden and Grass

at the Front of the House, and an excellent

Kitchen Garden,

with Fruit Trees at the rear.

A SET OF NEW

Model Agricultural Premises,

exceptionally well planned and most substantially built in red brick and tiles, consist of a Cow House for seven, fitted with every modern convenience, having a blue brick floor, glazed walls and Mangers and slate Hay Bins, adjoining which is a Warm Yard and capital covered Shed. Convenient Root House, Engine Room, Chaff Room and Meal Store; above which is a Large Granary well fitted with four Corn partitions and Sack hoist.

Excellent Four-Stall Stable and Loose Box (all with blue brick Mangers and floors) opening into the walled-in Horse Yard in which is a spacious covered Shed.

A good Root House adjoins the Mixing House in which is a cooking Copper, Furnace and easy conversion Pump of soft water and leading therefrom Four Model Piggeries (with glazed feeding and drinking troughs and fittings for easy conversion into Cattle Boxes) and long feeding passage way.

Good Accommodation for fattening Bullocks consist of Four Large Boxes opening into an excellent Yard in which are two capital Sheds, with

Wood and Tiled Piggery and Yard adjoining, together with the several enclosures

of very productive mixed soil

Arable and Pasture Land,

etc., together containing about

95 a. 3 r. 2 p.

as set forth in the following Schedule :—

NUMBER ON PLAN AND ORDNANCE SURVEY MAP.	DESCRIPTION.	ARABLE.	PASTURE.
1514	Roadway		.816
1513	Premises		.332
1526	Farm House and Pasture (in part)		6.561
1515	Arable	6.509	
1516	Arable	6.694	
1447	Arable	9.027	
1445	Part of Long Belt		1.594
1446	Arable	4.586	
1448	Arable	5.127	
1444	Arable	4.008	
1449	Arable	4.838	
1443	Arable (in part)	7.644	
1443	Wood (in part)		7.000
1450	Arable	9.283	
1451	Arable	10.426	
1512	Arable	11.322	
			16.303
			79.464
		TOTAL ACREAGE	95.767

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment £30 12s. 4d. Land Tax as assessed.

This Lot is now farmed by the Vendor and **Possession will be given on completion.**

The purchaser will be required to pay, in addition to the purchase price, the sum of £197 for Growing Timber (consisting of 291 Oak, Ash, Elm, Beech and other trees).



The Drive from Main
Norwich and London Road

The Engine with all shafting, belting and plant worked thereby, are excluded from the Sale, but may be taken by Valuation, otherwise the Vendors reserve the right to remove same.

This Lot is sold and will be conveyed subject to such rights of drainage as are now enjoyed over the same by Lots 5 and 6 and the purchaser of this Lot shall enter into such covenants to secure these rights as the Vendor shall think fit.

The water supply to Lots 5 and 6 is supplied from this Lot by means of a Force Pump. The purchaser of this Lot shall, before the date fixed for completion, enter into separate agreements with the respective purchasers of Lots 5 and 6 to continue such supply as hitherto in consideration of an annual payment from each of them of £2 10s. and an undertaking or covenant from each of them to contribute from time to time one third of the cost of keeping the well, pump and pipes in repair. The costs of the said agreements shall be borne equally by the purchasers concerned. In case of dispute as to the terms of the said agreements the same shall be referred to the Vendor's solicitors whose decision shall be final and binding on all parties.

Lot 5.

The newly well-built red brick and tiled

SMALL SEMI-DETACHED VILLA RESIDENCE

containing :—Front and Back Entrance Halls, Two Living Rooms, Kitchen, Scullery, Larder, Staircase from Front Hall leading to Landing, Four good Bedrooms and Bathroom with enamelled Bath (h. & c.) At the front of the house is a pretty verandáh and a nice Small ORNAMENTAL GARDEN with Shrubs and well-kept grass, whilst at the Rear is a paved Yard, convenient Large Shed, Wood House, E.C., and ample VEGETABLE GARDEN in which are some choice Fruit Trees.

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment. Land Tax as assessed.

This Lot adjoins Lot 4 occupying a very pleasant position with Southern Aspect well back from the main London Road within easy walking distance of Spooner Row Station.

As now occupied by Robert Thrower (an employee of the Vendor) who holds the House subject to such employment, notice to terminate which on 22nd July instant has been given with a view to giving the Purchaser

Vacant Possession on October 11th, 1921.

This Lot is sold subject to and with the benefit of the provisions, contained in the Particulars relating to Lot 4, as to drainage and water supply.

Lot 6.

The Small New Semi-detached

VILLA RESIDENCE

containing Verandah over Entrance Hall, Two Living Rooms, Scullery, Larder, Back Entrance Passage, Staircase from Front Hall leading to Landing and Three Good Bedrooms. At the Front of the House is a nice Small ORNAMENTAL GARDEN, with shrubs and well-kept GRASS and at the rear Paved Yard, Good Sheds, E.C., and excellent

Vegetable Garden,

with Fruit Trees, similarly pleasantly situated and built to Lot 5, which it adjoins towards the North.

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment. Land Tax as assessed.

This Lot adjoins Lot 5 and is now occupied by George Barker (an employee of the Vendor) who holds the house subject to such employment.

Possession on completion.

This Lot is sold subject to and with the benefit of the provisions relating to Lot 4 as to drainage and water supply.

For the convenience of intending purchasers, a Plan of Lots 5 and 6 may be seen at the Offices of the Auctioneers and in the Sale Room, the accuracy of which is in no way guaranteed.

Lot 7.

(COLOURED BROWN ON PLAN)

An excellent deep mixed soil

OCCUPATION FARM

known as

Burfield Farm, Wymondham,

from which Town and Station it is about $1\frac{3}{4}$ miles distant, consisting of a

Superior Farm House,

built in 1914 of red brick and tiles, containing Portico and Entrance Halls with tiled floors.

Three most pleasant reception Rooms, viz. :—**Dining Room** with French Doors, tiled hearth and modern Stove. **Drawing Room** with tiled hearth and modern Stove, Bay window and French Doors. **Smoke Room** with Two Cupboards, Bookshelves, modern Stove, tiled hearth and two windows. Pedestal Lavatory and Wash Basin (h. & c.) Good Dry Cellar. Excellent well-fitted Kitchen with high-pressure Boiler. Scullery with h. & c. water supply over sink, capital Storeroom and back entrance.

Five Excellent Bedrooms and Bathroom fitted with Porcelain glazed Bath (h. & c.) and Pedestal W.C. on the first floor, whilst on the second floor is a Large Servants Room, adjoining which is the Airing and Linen Cupboard.

Outside is a brick and tiled Coal Shed, Servants E.C., Engine Room and Battery House, Tool Store, with nice

Ornamental and Kitchen Gardens,

and small newly-planted Orchard.

A plentiful supply of good water is pumped to the House from an excellent Well near the Farm Yard Cottages. There is also a soft water Force Pump.

The House is fitted with Electric Light supplied by the 25 volt. plant all of which (excepting electric bells) are the property of the tenant and may be taken at Valuation by the purchaser if desired.

The Telephone “ No. 31 Wymondham ” is the property of The Postmaster General.

Separated from the House by a Small Pasture are the extensive, conveniently planned and substantially built

Agricultural Premises

(almost entirely of brick, stone and tile) comprising :—New Cart Horse Stable for ten, with glazed Mangers and Central Harness House, Five Loose Boxes, Covered Sheds and Two Yards, brick and tiled Engine House, Chaff, Root, and Mixing House with cement floor, Three Bullock Boxes, Three Large Bullock Sheds and Three Yards. Cow House for Five and Calf Box with Granary above. Cooking House, Excellent Corn Barn with Implement Store adjoining.

Five-bay Cart Lodge and wood and galvanized Chaff House. Also **Capital Nag Horse Stable** consisting of Two Loose Boxes, Stall, Harness Room and Gig House.

Conveniently situated in the Farm Yard are two excellent brick, tiled, and stucco built

Stockmen's Cottages

each containing Two Living Rooms, Three Bedrooms, and Pantries, with Yard, Outhouses, Two E.C.'s, and Large Gardens.

Near the Back Door is a Well of excellent drinking water from which water is also supplied to the Farm House by means of a Force Pump.

Beside the Morley Lane Road (adjoining Field No. 908)

are

Two New Cottages

built in 1914 of red brick, stucco work, and tiles, each containing:—Entrance Porch, Large Parlour, Cupboard, Larder, Kitchen, three good Bedrooms, and Coal Store, with E.C.s. Small Wood Shed, Pump of good water.

A Set of Off Premises (on No. 1383) consist of clay and tiled Bullock Shed, Yard, Root and Chaff Houses.

Together with the several enclosures of excellent deep mixed soil

Arable and Pasture Land,

containing in all about

239 a. 0 r. 24 p.

As set forth in the following Schedule :—

NUMBER ON PLAN AND ORDNANCE SURVEY MAP	DESCRIPTION	ARABLE	PASTURE
910	Arable	10.047	
908	Arable	14.159	
906	Pasture		11.400
1334	Pasture and house		7.371
1374	Pit		.170
1375	Pasture		.233
1373	Orchard		.353
1369	Stackyard		.290
1368	Premises and Yard (in part)		.536
1370	Roadway		.451
1371	Cottages and Garden		.684
1372	Arable	9.792	
1385	Pasture		12.534
1438	Arable	16.288	
1439	Arable	11.104	
1440	Arable	10.300	
1442	Pit		.099
1441	Off Premises		.147
1383	Arable	7.782	
1384	Arable	8.459	
1382	Arable	13.105	
1381	Pit		.111
1380	Arable	6.824	
1379	Pit		.094
1378	Arable	11.737	
1376	Arable	7.142	
1377	Roadway		.724
1332	Roadway		.600
1331	Arable	3.685	
1333	Arable	9.285	
1329	Arable	9.035	
233	Arable (in Wicklewood)	6.866	
234	Arable „	6.600	
238	Arable „	7.191	
239	Arable „	11.256	
240	Arable „	4.472	
242	Wood „		1.951
241	Arable „	3.836	
243	Arable „	3.188	
236	Arable „	2.006	
237	Wood „		6.594
235	Lokeway „		.655
		PASTURE	44.997
		ARABLE	194.159
	TOTAL ACREAGE		<u>239.156</u>

As now let to Mr. T. F. M. Thackeray on a Lease expiring Michaelmas, 1925, at an Annual Rental of £400.

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment £69 18s. 10d. Land Tax as assessed.

The purchaser will be required to pay, in addition to the purchase price, the sum of £656 for Growing Timber (consisting of about 1,119 Oak, Ash, Elm, Beech, and other trees).

The Vendor, by agreement, permits the adjoining owner at Burfield Hall to carry his drainage into a ditch in enclosure 1334, for which an Annual Payment of 5s. is made to the Vendor. This Lot is sold subject to and with the benefit of this agreement.

The Engine shafting and grinding plant in the Engine and Grinding Houses, the Elevator Shelter near the Barn, the Wooden Partition in the Barn, One Living Room and Two Bedroom Stoves and Two Iron Pans in the Farm Yard Cottages, are the property of the tenant and are not included in the sale.

Lot 8.

(COLOURED PURPLE ON PLAN)

In Morley St. Botolph.

An Enclosure of excellent deep mixed soil

Arable Land

being No. 4 on the Ordnance Survey Sheet and containing thereby about

4 a. 1 r. 22 p.

situate on the North Side of the Occupation Road directly opposite Lot 2 on the South, adjoining Land of Mr. H. Wigby on the East and West, as now occupied by the Vendors.

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment. Land Tax as assessed.

Vacant Possession on completion.

Lot 9.

In Morley St. Peter.

TWO SUPERIOR COTTAGES

substantially built of red brick and tiles in 1911. Each containing :—Small Entrance Hall, Parlour, very large Living Room, Kitchen with Oven and Cupboard, Storeroom, and Three Bedrooms; with Paved Yards, two good brick and tiled Wash Houses with coppers, Two Coal Sheds, Two E.C.'s, pump of good drinking water, soft water cistern and pump, and good

Gardens

with Southern Aspect

most pleasantly situated at the junction of Hill Road and The Main London Turnpike, about two miles from Spooner Row Station and three miles from Attleborough as now occupied by Thurling and Daniels whose tenancies expire Michaelmas next, when

Vacant Possession will be given on completion.

Tenure :—FREEHOLD.

Outgoings :—Commuted Tithe Apportionment. Land Tax as assessed.

The Poultry Houses or any other tenants' erections are not included in the Sale.

Conditions of Sale.

Biddings, Reserve Price, Etc.

1. The highest bidder for each Lot shall be the Purchaser thereof and should any dispute arise as to any bidding the Lot shall be put up again at the last undisputed bidding. The amount of the advance of each bidding shall be regulated by the Auctioneer and no bidding shall be retracted. A reserve price is placed on each Lot and the Vendor reserves the right to bid by himself or his Agent and to withdraw any Lot or Lots at any time before the same has been actually sold without declaring the reserve price; and to consolidate combine re-arrange alter or sub-divide any Lots or Lot.

Deposit and Completion.

2. Immediately after the Sale each Purchaser shall pay to the Auctioneers, as Agents for the Vendor, a deposit of £10 per centum on the amount of his purchase money and shall sign the Agreement subjoined to these Conditions for the completion of his purchase according to these Conditions and shall pay the remainder of his purchase money and the amount of the Tenant Right Valuation (if any) to the Vendor or as he shall direct on the 11th day of October 1921 at the Office of the Vendor's Solicitors, Messrs. Bridgman & Co., situate at 4, College Hill, Cannon Street, London, E.C. 4, at which time and place the purchases are to be completed and a Purchaser of two or more Lots shall sign a separate Agreement in respect of each Lot purchased by him and a Purchaser paying his purchase money and the amount of the Tenant Right Valuation (if any) is as from the date fixed for the completion of his purchase to be let into possession or receipt of the rents and profits of the Lot or Lots purchased by him and to pay all outgoing (including all rates and taxes made before but not demanded until after that day) and up to that day all rent rates taxes and other outgoing are (if necessary) to be apportioned and each Purchaser shall on completion pay to the Vendor his proportion of the current rents (including and treating as current any rent falling due on or remaining payable in respect of the period ending on the day fixed for completion) less the Vendor's proportion of the current outgoing attributable to the Lot or Lots purchased by such Purchaser. And any Purchaser who is the Tenant to the Vendor of any Lot purchased by him or of any other Lot shall on completion also pay to the Vendor all arrears of rent due from him in respect thereof. And if from any cause other than the wilful default of the Vendor the purchase of any Lot shall not be completed on the before mentioned day the Purchaser of such Lot shall pay to the Vendor interest on the balance of his purchase money and the amount of the Tenant Right Valuation (if any) at the rate of £7 per cent. per annum from that day until the purchase shall be actually completed but this stipulation is without prejudice to the Vendor's other rights under these conditions.

Matters subject to which all Lots are sold.

3. Each Lot is sold and if and so far as required by the Vendor will be conveyed subject to the following matters whether or not the same respectively are referred to in the Particulars of Sale or indicated on the sale plan, namely:—

Matters mentioned in Particulars of Sale.

(1) All matters subject to which such Lot is sold as mentioned in the particulars of such Lot or the General Stipulations or any revision notes thereto respectively.

Outgoings and Easements.

(2) All Chief quit and other rents and outgoing and all manorial rights and incidents of tenure and rights of way (whether public or private) water light drainage and other easements (if any) and privileges and rights in the nature of easements and all rights in respect of telegraph or telephone poles wires and cables.

Quasi Easements.

(3) Save as expressly provided in the Particulars of Sale of the dominant or servient tenement all such quasi easements or rights of way drainage water or watercourse or other rights in the nature of easements now or usually enjoyed over the Lot by or in respect of or for the benefit of other land of the Vendor whether adjoining or not and whether included in this present Sale by auction or not.

Liabilities to Repair Roads, Fences, Etc.

(4) Any and every liability to repair or to contribute to the repair of and all agreements orders of Justices of the Peace and other arrangements for the up-keep of or maintenance of or otherwise with respect to roads footpaths ways passages bridges watercourses pipe-lines dykes sewers drains gutters ditches hedges fences telegraph or telephone poles wires and cables and other like matters.

Rights of Tenants.

(5) The existing Leases and Tenancy Agreements (written or verbal) and all allowances to and claims for compensation and other rights of the Tenants (including rights as to fixtures and to compensation for disturbance) whether of the usual character or not and whether arising during the continuance or upon or after the expiration or determination of their tenancies and whether arising under their Leases or Agreements the custom of the Country Statute or otherwise and whether such Leases or tenancies shall be subsisting at the date hereby fixed for completion or shall have expired or been determined after the auction. The Vendor shall not be required to specify or give any information as to such allowances claims or rights as aforesaid nor in particular as to what fixtures are tenants' fixtures. All such allowances claims and rights as aforesaid shall be settled between the Purchaser and the Tenants concerned without the Vendor or his Agent being consulted in the matter.

Informal Apportionment.

(6) Such informal apportionment of any receipt or outgoing affecting any Lot and any other property as has been made for the purpose of arriving at the amount thereof stated in the Stipulations or Particulars or (in the absence of such statement) as may before the date of completion be made by the Auctioneers. Every apportionment shall be binding on the Purchaser or Purchasers affected although the Stipulations or Particulars may not state that the amount therein stated of any receipt or outgoing is only an informally apportioned part of a larger receipt or outgoing.

Orders of any Authority.

(7) Any and every order already made or before the date of completion to be made by any competent body or authority for the ploughing up of any meadow or pasture or otherwise as to the cultivation of any Lot.

As to Light and Air.

(8) No Purchaser shall be entitled to any right of light or air which would restrict or interfere with the free use of any adjoining or neighbouring land of the Vendor or any other Purchaser for building or other purposes and the Conveyance to each Purchaser shall expressly exclude the grant of such right.

Water Supply.

4. Every Lot which the Vendor shall require to be so conveyed will be conveyed subject to and with the benefit of all existing arrangements for the supply of water coming from or to or passing over such Lot with full power for any person or persons entitled to or heretofore enjoying a supply of water coming from or passing over such Lot and his and their workmen and servants to enter thereon for the purpose of examining cleaning renewing repairing or relaying any ram pipes tanks reservoirs or works connected therewith and with the like right for the Purchaser of such Lot and his workman and servants to enter on any other Lots from or over which such water supply may come to his Lot for the like purposes the person or persons from time to time making such entry to make good all lands disturbed and to pay reasonable compensation for all damage occasioned thereby to the person or persons whose lands shall be so damaged. The Purchaser of any Lot or Lots shall accept without further inquiry such information as the Vendor has as to the existing arrangements for the supply of water to any of the Lots or the person or persons or land heretofore entitled to or lately enjoying the same but the Vendor does not guarantee the sufficiency quantity quality or continuance of any water supply to any Lot or that the pipes tanks accessories or other works in connection therewith are in working order.

Notice of Various Documents and Rights.

5. Counterparts or copies of the Leases or written Agreements (if any) with the tenants and of any other indentures documents or plans referred to in the Particulars as affecting any Lot or Lots and grants of all Easements or rights whether referred to in the Particulars of Sale or not will be produced at the Sale and may be inspected by appointment at the Office of the Auctioneers at any time during office hours within 7 days prior to the Sale and each Purchaser (whether availing himself of such opportunity of inspection or not) shall be deemed to have full notice of the contents of all such documents (whether of the usual character or not) and of all notices given to and consents given by the Vendor for the purposes of the Agricultural Holdings Act 1908 to 1920 or otherwise notwithstanding any partial or incomplete statement of such contents or of the terms of the tenancies or of such notices and consents in the Particulars or these Conditions or any inaccuracy in any such statement. In any case in which the Vendor has no counterpart of the Lease or Tenancy Agreement or if there is no written Agreement the Purchaser shall be satisfied with such evidence of the terms of the tenancies as the Vendor may be able to adduce and in case of variation between the Vendor's and the Tenant's version of the terms of the tenancy or the Tenant's rights each Purchaser shall accept the Vendor's version as correct.

Notice as to State of Lots.

6. Notwithstanding any and every mis-statement or inaccuracy or omission in the Particulars, each Purchaser shall be deemed to buy with full knowledge of the condition of the Lot or Lots purchased by him and in particular as to the cultivation water supply and drainage and as to the state of repair of all buildings and other erections and things thereon. Any statement or the absence of any statement in the Particulars as to any outgoing easement or other matter affecting a Lot is not to be taken as a representation that nothing else affects such Lot.

No Compensation for Misdescription, Etc.

7. Each Lot is believed and shall be taken to be correctly and sufficiently described as to quantity receipts outgoings and otherwise and any error mis-statement or omission in the Particulars or Sale Plan or these Conditions shall not annul the Sale or be a ground for any abatement or compensation on either side.

Identity.

8. Each Purchaser shall notwithstanding any discrepancies or variations in names quantities measurements boundaries abuttals contour or otherwise admit the identity of the property purchased by him with that or as part of that comprised in the muniments offered by the Vendor as the title to such property upon the evidence afforded by a comparison of the descriptions in the Particulars and muniments.

Title.

9. The property offered for sale for many years formed part of the well-known "Graver Browne" Estate. On the occasion of the last purchase by the Vendor in 1918 the title affecting the property back to the year 1871 was very carefully investigated on behalf of the Vendor by Conveyancing Counsel and all requisitions and other matters on the title raised by him were explained or disposed of to Counsel's satisfaction. It is accordingly stipulated in order to save the unnecessary trouble and expense of another investigation that a Purchaser shall be satisfied with the following title. The title as to part of the property to be sold shall commence with a Conveyance on Sale dated the 27th day of March 1908 and made between Herbert Haynes Twining and Edmund Roger Allday Kerrison (the Vendors) of the 1st part Wm. Geo. Keppel of the 2nd part the Revd. Hugh James Hare of the 3rd part Roger Kerrison of the 4th part and John Cyril Crossley (the Purchaser) of the 5th part; and as to the remainder with a Conveyance on Sale dated the 2nd day of August 1918 and made between Violet B. Graver Browne (the Vendor) of the 1st part Alice Maud Mary Bavin of the 2nd part Hy. Hardinge Denne Stracey and the Honourable John Wodehouse (Lord Wodehouse) of the 3rd part the said Hy. Hardinge Denne Stracey of the 4th part Edgar Robert Waters and the Revd. Hy. Whitelock Turner of the 5th part Herbert Coaks and the said Edgar Robt. Waters of the 6th part, the said Edgar Robt. Waters and Hy. Whitelock Turner of the 7th part Elizabeth Margaret Webster of the 8th part and John Cyril Crossley (the Purchaser) of the 9th part. No Purchaser shall require the production of or investigate or make any objection or requisition in respect of the prior title whether the same shall appear to be in the Vendor's possession or power or not.

Restrictions on Requisitions.

10. In making requisitions on or objections to the title or evidence of title or the abstract or the particulars or these conditions each Purchaser shall also strictly comply with the following provisions namely:—

No Requisition as to Grant of any Lease, Etc.

(a) He shall make no objection or requisition on account or in respect of (1) any lease or tenancy Agreement or notice to quit not being validly granted or given or (2) the acreage mentioned in any lease or tenancy agreement not agreeing with that mentioned in the particulars or (3) the whole or any part of a Lot being an encroachment on or otherwise forming part of a highway or waste of a Manor or (4) the Vendor having no acknowledgment of his right to production of any document of title not in his possession or (5) any document being abstracted unnecessarily.

Nor as to Origin of Outgoings and Easements.

(b) He shall not call for any information or evidence not in the possession of the Vendor as to the origin or creation or nature of or property affected by any rent outgoings Easement quasi-Easement or other right (whether specifically mentioned in the particulars or these conditions or not) subject to which the property is sold as mentioned in Clause 3 hereof.

Apportionment of Amounts of Receipts and Outgoings.

(c) He shall not require the Vendor to obtain the legal apportionment or the concurrence of any party interested in any informal apportionment of any rent or other receipt or of any land tax tithe rent-charge or other outgoings nor to procure or give any indemnity against any informally apportioned outgoings.

Documents not to be Abstracted.

(d) He shall not require the Vendor to abstract in chief any Will or Codicil or order of Court or resolution sufficiently recited in any abstracted document nor to abstract or produce any expired or determined lease or tenancy agreement nor to supply any evidence of or information as to the expiration surrender or determination of any such Lease or Agreement. The Purchaser shall assume that every tenancy however created (not being that under which the existing tenant holds) has duly expired or been surrendered or otherwise effectually determined.

No Information as to Facts to be assumed.

(e) He shall not require the Vendor to furnish any evidence or information as to or in reference to any fact or event which the Purchaser is by these conditions required to assume nor to supply any acknowledgment or covenant for production of any document which the Vendor is not bound to abstract.

Time for Requisitions.

11. Each Purchaser is within 14 days after the delivery of his abstract to send to the Solicitors for the Vendor a Statement in writing of all objections and requisitions (if any) to or in respect of the title of evidence of title or the Abstract or particulars or these conditions or anything appearing therein and subject thereto the title is to be deemed accepted and all objections and requisitions not included in any Statement sent within the time aforesaid shall be considered waived and an abstract though in fact imperfect is to be deemed perfect except for the purpose of any further objections or requisitions which could not be taken or made on the information therein contained and the Vendor's answer to an objection or requisition is to be replied to in writing within 7 days after the delivery thereof and if not so replied to is to be considered satisfactory and in these respects time shall be deemed of the essence of the Contract. If any Purchaser shall take or make any objection or requisition (including one to the effect that the Vendor can make no Title to all or some part of any Lot) which the Vendor shall be unable or unwilling to remove or comply with or if any question shall arise as to the Conveyance and the Purchaser should not withdraw such objection or requisition or waive the question within 7 days after being required in writing so to do the Vendor shall be at liberty (notwithstanding any intermediate negotiation or litigation on the subject of such objection or requisition or attempts to remove or comply with the same) by notice in writing delivered to such Purchaser or his Solicitor to rescind the sale; in which case the Purchaser shall receive back his deposit and shall return the Abstract of Title and contract and any other papers in his possession belonging to the Vendor; but the Purchaser shall have no claim for interest or costs or otherwise.

Conveyance.

12. Upon payment of the balance of his purchase money and the amount of his valuation money (if any) and all other moneys payable by him hereunder to the Vendor each purchaser shall be entitled to a proper assurance of the Lot or Lots purchased by him such assurance to be prepared by and settled in accordance with the following provisions namely:—

Preparation of Conveyance.

(a) The Conveyance is to be prepared by and at the expense of the Purchaser and the engrossment thereof to be left by him at the office of the Vendor's Solicitors not less than 14 days before the date fixed for completion for execution by the Vendor and all other necessary parties (if any) and the draft of such Conveyance for perusal and approval on behalf of the Vendor and other necessary parties (if any) to be left at the office at least 7 days before the delivery of the engrossment.

Costs of Conveyance.

(b) The Conveyance and every other assurance document evidence and act (if any) which shall be properly required by the Purchaser for getting in surrendering or releasing any outstanding Estate right title or interest or completing or perfecting the Vendor's title or for any other purposes shall be made and done and the title thereto traced by and at the expense of the Purchaser requiring the same.

Only One Conveyance to each Purchaser.

(c) All Lots purchased by any one Purchaser either directly or through an Agent and whether subsold in whole or in part or not shall be comprised in one single Conveyance. So far as possible each Lot will be conveyed and described by reference to the Ordnance Survey maps and acreage and to a copy of or extract from such map to be drawn on or annexed to the Conveyance. All statements as to boundaries required by any Purchaser to be inserted in his Conveyance shall be checked on the spot by the Vendor's Agents at the expense of the Purchaser and the decision of such Agents on any dispute as to boundaries shall be final.

Contents of Conveyance.

(d) The Conveyance shall contain all such exceptions reservations regrants covenants and provisions for giving effect to the Particulars and these Conditions as the Solicitors for the Vendor shall reasonably require and also covenants by the Purchaser with the Vendor to observe satisfy and discharge and to keep the Vendor indemnified against the allowances claims and rights of the Tenants and all other obligation and liabilities which under the Particulars or Conditions of Sale are transferred to or imposed on the Purchaser (obligations to fence or do other works shall be covenanted to be performed within 3 calendar months from the completion of the Sale) except where otherwise mentioned in the Particulars shall include obligations at all times to maintain such fence or other work. Any right reserved to repair or renew any pipe tank cistern or other work shall include all necessary incidental rights of access.

Purchaser not to be entitled to peruse Conveyances of other Lots.

(e) The purchaser of any Lot shall not be entitled to have the Conveyance of any other Lot or Lots submitted for his perusal or approval or to require the concurrence of any other Purchaser in his own Conveyance nor shall the completion of the Purchase of any Lot be delayed on account of the non-completion or any delay in the completion of the Sale of any other Lot.

No undertaking for safe custody of documents retained by Mortgagees.

(f) The Purchaser shall not require any covenant or undertaking for or with reference to the safe custody of any document properly retained by any Trustee or Mortgagee.

Disputes as to Easements, Etc.

(g) If any question or dispute shall arise as to the existence or extent of any easement quasi-easement or privilege belonging to any Lot or sold therewith or subject to which it is sold or as to any other like question the same shall before the completion of the Purchase of the Lot or Lots affected thereby be referred to or settled by the Auctioneers or such other person as the Vendor may select whose decision shall be binding on all parties and who shall decide how the costs of such reference shall be borne.

Vendor's Position as to Unsold Lots.

(h) Where any Lot is not sold the Vendor shall for the purposes of any of the stipulations in the Particulars or in these Conditions stand in the position of the Purchaser of the Lot if and so far as the Vendor shall think fit so to do but not further or otherwise.

Requirements of Local Authorities.

13. If at any time after the sale and before the completion of the purchase any requirement or demand shall be made or resolution passed by any Local Authority of the County District or Parish within which any Lot is situated in respect of such Lot or of any alterations works or improvements in respect thereof or of the forming paving flagging sewerage lighting or draining of the roads streets or passages on or adjoining the same the Purchaser of such Lots (notwithstanding the provision for payment of outgoings contained in Condition 2 hereof) shall on the completion of the purchase repay to the Vendor the amount expended by him in complying with such requirement or demand or resolution and in case any such requirement or demand or resolution shall not have been complied with before the completion of the purchase the Purchaser shall covenant to indemnify the Vendor in respect thereof and charge the Lot with such indemnity ; but the Vendor shall upon receiving notice of any such requirement inform the Purchaser thereof and (without prejudice to any other rights of the parties) give to him the option and opportunity of complying therewith in lieu of the Vendor doing so or contesting the same at his own cost and shall not expend any money for the purpose aforesaid unless the Purchaser shall refuse or neglect to comply with such requirement or demand within a reasonable time.

Title Deeds.

14. After the sale of all the Lots or of all the Lots to which any document or set of documents relates as the case may happen the Purchaser whose purchase money is largest or in case of equality the Purchaser of the first Lot sold is to be entitled to the custody of such muniments in the Vendor's possession as relate to any other Lot as well as the Lot or Lots purchased by such Purchaser and do not relate to any other property besides that comprised in this sale but in respect of documents delivered to him which relate to the Lot or Lots of any other Purchaser is to give to that other Purchaser if he shall require the same a statutory acknowledgment of his right to production and to delivery of copies thereof and also (except where the Purchaser giving the acknowledgment is a Trustee) a statutory undertaking for safe custody thereof. If any Lot be not sold the Vendor may until sale thereof retain all documents relating thereto and in respect thereof or of any other documents retained he is to give to any Purchaser who may so require the before mentioned statutory acknowledgment and undertaking and every acknowledgment or undertaking given under this condition shall be prepared and approved on behalf of all parties thereto and executed at the expense of the person to whom it is given. The Vendor shall not be required to give any covenant for safe custody or otherwise with respect to any documents properly retained by his mortgagees and the Purchaser shall be satisfied with the statutory acknowledgment of such mortgagees for the production and delivery of copies of any documents retained by them.

Forfeiture of Deposit, Etc.

15. If any purchaser shall fail to comply with any of the foregoing conditions his deposit money shall thereupon be forfeited to the Vendor who may with or without notice resell the Lot or Lots in respect whereof default occurs without previously tendering a conveyance to the Defaulter at the sale any re-sale may be made either by public auction or private contract at such time and place and subject to such conditions and in such manner generally as the Vendor shall think fit. And if thereby the Vendor should incur a loss by reason of diminution in price or expenses incurred or both after taking into account the deposit the Defaulter at this sale is to pay to the Vendor the amount of such loss as liquidated damages and on any such re-sale by auction the Lot or Lots offered for sale may be bought in and all expense consequent on an unsuccessful attempt to resell are to be forthwith paid to the Vendor by the Defaulter at this sale. And any profit on a re-sale shall belong to the Vendor absolutely.

Headings and Sub-Headings.

16. The Headings and Sub-Headings are only to facilitate reference and are not to affect the construction of these conditions or any part thereof.

MEMORANDUM.

It is hereby agreed and declared *that*

is the Purchaser of the property described in the annexed Particulars of Sale from John Cyril Crossley, Esq., the Vendor, at the price of

Pounds, subject to the accompanying Stipulations,

Particulars and Conditions of Sale, and he has paid to MESSRS. HALL & PALMER, the sum of

as a Deposit and in part payment of the Purchase-money and it is agreed that the Purchase is made and is to be completed according to the said Stipulations, Particulars and Conditions of Sale.

As witness our hands, the

day of

1921.

£ s. d.

Purchase-money : :

Deposit : :

Balance payable : :
