

The
Chenies Estate
BUCKINGHAMSHIRE

For Sale by Auction

1954

Buckinghamshire

Chorleywood 2 miles.

Amersham 4 miles.

London 20 miles.

Particulars, Plans and Conditions of Sale

OF THE

AGRICULTURAL and RESIDENTIAL PROPERTY

KNOWN AS

CHENIES ESTATE

extending to about

1,676 acres

FREEHOLD

and comprising

SEVEN DAIRY and MIXED FARMS

THE "BEDFORD ARMS" HOTEL

44 RESIDENTIAL AND COTTAGE PROPERTIES

ABOUT 255 ACRES WOODLANDS

ALLOTMENTS, WATERCRESS BEDS

FISHING RIGHTS, ETC.

The let portions producing

Per **£4,685 7s. 1d. Annum**

FOR SALE BY AUCTION

(unless sold previously)

as a whole or in lots by

HUMBERT & FLINT

At THE SMALL TOWN HALL, WATFORD

On WEDNESDAY, 23rd JUNE, 1954

Commencing 11.0 a.m.

Auctioneers:

MESSRS. HUMBERT & FLINT
6 Lincoln's Inn Fields
London, W.C.2
(Tel. CHAncery 3121-5)

Solicitors:

MESSRS. TAYLOR & HUMBERT
2 Raymond Buildings
Grays Inn, London, W.C.1
(Tel. CHAncery 8016 and
HOLborn 6477)

The Steward:

P. STAINER, ESQ., The Estate Office, Woburn, Beds

GENERAL REMARKS AND STIPULATIONS

1. SITUATION

Chenies Estate has been continuously associated with the Russell family since the sixteenth century. The Village was developed during the late 1800's as one of the first garden communities and retains its character today unspoiled by post-war development. It is situated in most attractive countryside on the borders of Buckinghamshire and Hertfordshire, some four miles from Amersham. London is about twenty miles distant and is easily reached by road and by train.

2. SOIL

The soil is basically chalk and gravel with flints giving a free draining, easily worked, fertile light to medium loam.

3. SERVICES

The Estate as a whole is well served by main Water, Electricity and Gas and by public roads and the River Chess.

4. TIMBER

All growing timber and timberlike trees are included in the purchase price of the respective lots.

5. SPORTING

The shooting rights over almost the whole of the Estate are reserved to the Vendor until 1st April, 1955, as to part of the area let and until 1st February, 1955, as to the remainder. After these dates the shooting rights will revert to Purchasers. Trout fishing is available in the Chess. See Special Conditions for rights and liabilities affecting the lots concerned.

6. TENURE

The whole of the Estate is freehold.

7. AGREEMENTS

Tenancies are, wherever possible, stated in the Particulars. The Agreements or Leases may be inspected by appointment at the offices of Messrs. HUMBERT & FLINT prior to the sale or in the Auction Room.

8. BOUNDARIES, FENCES, Etc.

Where the boundary between two lots is a hedge or fence without a ditch, the boundary of such lots shall be the centre of such hedge or fence. Where hedges or fences form the boundary between a house or cottage garden and farmlands, the hedge or fence shall be the property of the Purchaser of the house or cottage.

Any dispute arising as to the ownership or situation of boundaries, hedges, and fences, or as to any rights of way, water, drainage or other easements connected with the sale, whether mentioned in the Particulars or not, shall be referred to the decision of the Auctioneers whose decision shall be conclusive and binding on all parties and whose costs shall be paid as they decide. In any case where the boundary between two Lots or between any Lot and property not for sale is unfenced the Vendors shall not be required or be under any liability to fence the same.

9. RIGHTS, OUTGOINGS, EASEMENTS, Etc.

Each Lot is sold subject to existing tenancies, outgoing, incidents of tenure, rights of way, light, drainage and all other rights and easements (if any) affecting the same and whether mentioned in the Particulars or Special Conditions or not and to all notices served by the local or other authorities and all liabilities as to maintenance of fences, drains, banks, ditches, rivers or watercourses, charged or subsisting upon the property and otherwise. With regard to roads, rivers, streams, ditches, walls, fences, hedges or other boundaries, the Vendors sell only such Estate and interest therein (if any) as they may have power to dispose of and they shall not be required to specify the existence, extent or nature of such interest (if any) or to convey such interest in express terms. All Tithe and Land Tax has been redeemed.

10. WAYLEAVES

Each Lot is sold subject to all easements and wayleaves for electric cables, wires, poles, stays and transformers (if any) and also all telephone poles, struts and stays, or other poles, etc., and all wires at present erected on or passing over such Lot, and to all agreements or pending agreements in regard thereto. The Vendors shall not be required to apportion between the purchasers of any Lots the rents payable under such any agreements, but the approximate totals relating to these and other matters mentioned on page 52 are shown in the Particulars of each Lot concerned.

11. TENANT'S FIXTURES

Every effort has been made to omit any buildings or fixtures belonging to the tenants from the description of the various Lots, but the properties are sold subject to the tenants' rights of removal of, or payment for, as the case may be, any such buildings or fixtures, whether mentioned in the Particulars or not.

12. CULTIVATIONS

The description of the cultivations of the land are believed to represent their present state. The sale of each and every Lot and the description thereof is subject to all notices (if any) directing the ploughing up of grassland issued by the County Agricultural Executive Committee or other competent body and the Vendor shall in no way be held liable for the operation or effect of these orders or any claim that may arise therefrom.

13. PRIVATE ROADS

Every Purchaser shall take over the Vendors' rights and liabilities in respect to any water courses or private roads bounding, leading to or from, or passing through the property sold to him and in particular if any roadway included in the area of any Lot shall in fact be a public road, the same is sold subject thereto.

14. LOCAL AUTHORITY

The Local Authority for the greater part of the Estate is the Amersham Rural District Council.

15. TOWN AND COUNTRY PLANNING ACT, 1947

Claims for the loss of development value under Part VI of the Town and Country Planning Act, 1947, amounting to approximately £80,000 have been determined and provisionally apportioned between the lots concerned. Further details may be obtained from the Auctioneers' Offices or in the Sale Room prior to the Sale.

16. RESERVES AND LOTTING

The Vendors reserve the right to alter the order of sale, to amalgamate or divide Lots or to withdraw the whole of any Lot or Lots without declaring the reserve price.

17. PLANS AND SCHEDULES

Although the Plans are believed to be correct, they are only issued as a guide to the property and accuracy is not guaranteed. Schedules are based on the 1914, 1924 and 1925 Ordnance Survey Editions and in many cases acreages are estimated only.

18. INCOME TAX

Substantial reliefs are available under Maintenance Claims and claims under Sec. 314 of the Income Tax Act, 1952. Further particulars will be supplied on application to the Auctioneers.

VIEWING

Tenants are kindly requested to allow prospective purchasers to view at reasonable times upon production of these particulars.

To avoid difficulties it is suggested that an appointment be made whenever possible.

Summary Schedule of Lots

Lot No.	Plan No.	Colour	Description	Tenant	Area (acres)	RENT	With Vacant Possession (acres)
1	1 & 2		Chenies Estate	—	1676.169	£ 4685 7 1	262.217
2	1 & 2		Farms, Woods, other lands and Fishing ..	—	1647.354	3238 10 9	260.972
3	1 & 2	Green	Great House Farm ..	W. S. Simpson ..	333.423	927 5 10	7.326
4	1 & 2	Yellow	Mill Farm ..	W. and W. Fitch	94.024	283 11 4	
5	1 & 2	Pink ..	Mountwood Farm ..	W. S. Simpson ..	165.213	336 16 8	2.662
6	1 & 2	Blue ..	Great Greenstreet Farm	W. T. Dickins ..	279.291	399 14 4	
7	1 & 2	Green	Little Greenstreet Farm	R. C. Dickins ..	172.900	347 11 8	5.942
8	1	Brown	Newhouse Farm ..	D. G. Campbell ..	129.856	274 12 4	
9	1	Pink ..	Lodge Farm ..	W. and H. Aspinall	166.056	365 7 4	
10	1 & 2	Brown	Smallholding and Butcher's Premises..	J. M. Hughes ..	30.112	145 0 0	
11	1	Brown	Mount Wood ..	Vacant Possession	57.951		57.951
12	1	Yellow	Turveylane and other Woods ..	" "	49.395		49.395
13	1	Yellow	Carpenters and other Woods ..	" "	62.863		62.863
14	1	Brown	The Hanging Woods and Lodge Copse ..	" "	41.660		41.660
15	1	Blue ..	Placehouse Copse, Coney Wood and Walk Wood ..	" "	31.850		31.850
16	1 & 2	Yellow	Allotments at Claypits	Various ..	2.462	3 15 6	
17	1 & 2	Brown	Allotments in Back Lane	Various ..	.569	1 15 9	
18	1	Pink ..	Land near Mill Farm ..	T. Clutterbuck ..	6.441	10 0 0	
19	1 & 2	Green	The Cricket Ground..	Chenies and Latimer Cricket Club ..	4.817	9 0 0	
20	1	Brown	Camping Site in Chiltons Wood ..	Holborn Borough Council ..	.764	3 0 0	
21	1 & 2	Pink ..	Orchard at Chenies ..	Vacant Possession	.925		.925
22	1	Blue ..	Meadow and Watercress Beds, Sarratt Bottom ..	F. Tyler ..	4.890	15 0 0	
23	1	Blue ..	Watercress Beds near Latimer ..	W. Maling ..	.494	16 0 0	
24	1 & 2	Pink ..	Swimming Pool ..	Vacant Possession	.398		.398
25	1	Brown	Chenies Park ..	C. E. Benson ..	11.000	Rent Free	
26	2	Green	Bedford Arms Hotel	L. G. Mobsby ..	2.710	150 0 0	
27	1	Blue ..	Woodside House ..	C. E. Benson ..	10.226	358 0 0	
28	1	Brown	Sarratt Mill House ..	J. T. Baker ..	7.793	140 0 0	
29	2	Pink ..	Chenies Lodge ..	Vacant Possession	.261		.261
30	1	Pink ..	59 Chenies ..	" "	.610		.610
31	2	Yellow	33 Hillside ..	R. C. Franklin ..	.480	19 10 0	
32	1	Brown	1 Chesham Road ..	G. W. Rumbold..	.409	62 10 0	
33	1	Yellow	Sarratt Mill Cottage ..	W. Christopher ..	.461	48 0 0	
34	2	Blue ..	41 Chenies ..	E. Kilby ..	.474	23 19 4	
35	2	Yellow	29 Hillside ..	R. Jackman ..	.131	28 0 0	
36	2	Green	28 Hillside ..	S. J. Pickton..	.139	16 13 8	
37	2	Brown	53 Chenies ..	J. M. Hughes ..	.027	15 16 4	
38	2	Pink ..	54 Chenies ..	*J. Biggs ..	.045	13 13 0	
39	2	Blue ..	18 Hillside ..	F. Le Neve Foster..	.265	29 5 0	
40	2	Pink ..	19 Hillside ..	J. M. Hughes ..	.098	18 17 0	

SUMMARY SCHEDULE OF LOTS (continued)

Lot No.	Plan No.	Colour	Description	Tenant	Area (acres)	RENT	With Vacant Possession (acres)
						£ s. d.	
41	2	Blue ..	8 Chenies	H. F. Jacklin.. ..	.188	16 13 8	
42	2	Yellow	9 Chenies	E. M. Boyd	.133	25 11 4	
43	2	Pink ..	10 Chenies	T. M. Jones	.155	15 12 0	
44	2	Pink ..	63 Claypits	D. Hughes	.112	16 9 4	
45	2	Green	64 Claypits	Vacant Possession	.170		.170
46	1	Pink ..	1 Mill Cottages	J. R. Bastin	.170	12 2 8	
47	1	Blue	2 Mill Cottages	Vacant Possession	.204		.204
48	2	Green	3 Chesham Road	W. J. Weller	.138	17 11 0	
49	2	Pink ..	4 Chesham Road	*A. E. Ayres.. ..	.145	20 16 0	
50	2	Blue ..	5 Chesham Road	L. Pearce	.170	17 6 8	
51	2	Pink ..	6 Chesham Road	*J. Bastin	.143	19 5 8	
52	2	Brown	7 Chesham Road	H. Dancer	.130	19 18 8	
53	2	Green	20 Hillside	C. Simmonds	.145	17 15 4	
54	2	Blue ..	21 Hillside	*A. Simmonds	.100	21 13 4	
55	2	Brown	22 Hillside	S. F. Beeson.. ..	.115	20 16 0	
56	2	Pink ..	24 Hillside	*F. G. Buck	.083	14 10 4	
57	2	Blue ..	25 Hillside	*C. Beeson	.075	21 13 4	
58	2	Yellow	26 Hillside	S. Body.. ..	.068	21 13 4	
59	2	Pink ..	27 Hillside	W. Cant	.065	19 5 8	
60	2	Blue ..	30 Hillside	A. Holloway	.095	13 13 0	
61	2	Brown	31 Hillside	*E. E. Puddephatt..	.088	17 19 8	
62	2	Brown	42 Chenies	W. J. Hounslow ..	.255	15 12 0	
63	2	Green	43 Chenies	L. Austin	.203	17 2 4	
64	2	Brown	46 Chenies	*A. Barden	.300	21 13 4	
65	2	Pink ..	49 Chenies	J. Tomlin	.193	22 15 0	
66	2	Green	50 Chenies	W. Matthews	.050	19 5 8	
67	2	Pink ..	51 Chenies	Holloway	.015	9 2 0	
68	2	Blue ..	52 Chenies	*J. Chilton	.113	25 2 8	
69	2	Yellow	58 Chenies	A. Salmon	.629	22 8 0	
70	2	Green	The Village Shop ..	H. W. Wilson	.216	18 4 0	
71	2	Brown	The Electricity Trans- former Station ..	Eastern Electricity Board	.020	1 0 0	
72	—	—	The Fishing Rights ..	F. Le Neve Foster		100 0 0	
				Total	1676.169	4685 7 1	262.217

*The Representatives of

NOTE

In the event of the Sale proceeding by LOTS there will be a break from 1 p.m. to 2 p.m.

175
Particulars of Sale

LOT 1

THE WHOLE OF THE

CHENIES ESTATE

1,676 Acres 0 Roods 27 Perches

This well farmed agricultural and residential property lotted in these particulars, lies in a compact block only twenty miles from London yet has preserved its rural character unspoiled by post-war housing development. The houses and cottages have considerable charm and close attention has been paid to the upkeep of buildings. Woodlands contain much good timber and have reached a stage where little need be spent on maintenance.

Many of the tenants are of long standing and the Estate as a whole forms a most attractive investment.

It comprises:

SEVEN FARMS, THE "BEDFORD ARMS" HOTEL
FORTY-FOUR RESIDENTIAL AND OTHER PROPERTIES
ABOUT 255 ACRES OF WOODLAND, ALLOTMENTS
WATERCRESS BEDS, FISHING RIGHTS, ETC.

The let portions produce an income of

Per £4,685 7s. 1d. annum

There is no Tithe or Land Tax payable.

Total Rateable Value £952 0s. 0d. (The landlord pays rates on a total Value of £302 0s. 0d.) Particulars of the Schedule "A" Maintenance Claim, claims under Section 314 of the Income Tax Act, 1952, and details of claims for loss of development value under Part VI of the Town and Country Planning Act, 1947, amounting to about £80,000, may be obtained on application to the Auctioneers.

About 262 acres, mainly Woodland, are in hand.

LOT 2

THE WHOLE OF

**THE FARMS, WOODS,
OTHER LANDS AND FISHING**

1,647 Acres 1 Rood 17 Perches

The property offered is described as Lots 3 to 25 inclusive, and Lot 72 in these particulars and is most attractive to the investor interested mainly in Agricultural Property with its financial and other advantages.

The Lot includes:

SEVEN FARMS, ABOUT 255 ACRES OF WOODLAND
ALLOTMENTS, WATERCRESS BEDS, ETC.

The let portions produce

Per £3,238 10s. 9d. annum

There is no Tithe or Land Tax payable.

Total Rateable Value £300 0s. 0d. (The landlord pays rates on a total Value of £70 0s. 0d.) Particulars of the Schedule "A" Maintenance Claim, claims under Section 314 of the Income Tax Act, 1952 and provisional apportionments of the greater part of the claim for loss of development value under Part VI of the Town and Country Planning Act, 1947, amounting to about £80,000, may be obtained on application from the Auctioneers.

About 261 acres, mainly Woodland, are in hand.



LOT 3. GREAT HOUSE FARM—THE HOUSE



LOT 3

(Coloured *Green* on Plans 1 and 2)

GREAT HOUSE FARM

333 Acres 1 Rood 28 Perches

A well equipped attested dairy and arable farm with a house of great character.

THE FARMHOUSE

This extremely interesting house has a long history extending from the building erected about 1550 by the first Earl of Bedford on the site of an old castle of which there is only a small section of the East elevation, with turret and battlemented wall remaining. It was almost entirely rebuilt in the eighteenth century with a few more recent additions, always in keeping with the original design. Construction is in red brick with tiled roofs and stepped gables and the elaborate chimney stacks are a most attractive feature being partly original but much restored. The house occupies a fine position on a rise just off the Village Green.

Accommodation is as follows:

On the Ground Floor:

Entrance Hall, Dining Room, Drawing Room, Breakfast Room, Cloakroom with W.C. and lavatory basin, Kitchen, Scullery, Pantry, Coal Cellar, two Stores.

On the First Floor, approached by a wide spiral staircase and secondary stairs:

Seven Bedrooms, Bathroom with W.C. and lavatory basin.

On the Second Floor:

Original Armoury.

Outside:

Workshop, Woodshed, attractive Flower and Vegetable Gardens, "En-Tout-Cas" hard Tennis Court with surrounding netting and Pavilion.

Services:

Main Electricity, Gas, main Water; part Centrally Heated. Drainage to Cesspool.

NOTE: The house is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

THE FARM BUILDINGS

Arranged around three open concreted yards, the well maintained buildings are constructed mainly in brick with tiled or slated roofs. They comprise:

Three single-range Cowhouses with standings for 18, 16 and 12 cows respectively, Dairy, Sterilising Room, Engine House, Corn Barn, six-bay Implement Shed, four-bay Implement Shed and Mixing Room with Granary over, eight-bay Dutch Barn, four Loose Boxes, Bull Pen, Calf House with feeding passage, open-fronted Cattle Shed, Stable and Harness Room, two Stores, double Garage, Wellhouse. Electricity to most buildings and main water to dairy buildings and yards.

THE COTTAGES AND OTHER BUILDINGS

THE PLATT. A block of estate designed brick and tiled cottages near the farm buildings, containing:

No. 37. Sitting Room, Kitchen, three Bedrooms, Bathroom.

No. 38. Two Sitting Rooms, Kitchen, Scullery, two Bedrooms, Bathroom.

No. 39. Two Sitting Rooms, Kitchen, Scullery, three Bedrooms, Bathroom.

They each have two Outbuildings and Garden and share the Washhouse and Well.

No. 36 OLD HOUSE. An annexe to the Farmhouse, similarly built in brick with a tiled roof. It has Sitting Room, Kitchen, four Bedrooms, Boxroom, W.C., Woodshed, Coal Store and a good Garden. Main Electricity, Gas and main Water are connected and drainage is to a Cesspool.

THE LONG ROOMS. These two large rooms on ground and first floors are contained in the South wing of the Farmhouse and are used as schoolrooms and for Village Meetings. Main Electricity, Gas and main Water are connected, and there is also a Store Room and a W.C.

THE LAND

Most of the land lies to the South-West of the homestead. Generally, enclosures are easily accessible, of a convenient size, level and well served by public roads and in certain cases by the River Chess. Mains Water is supplied to some fields. The soil is a light to medium loam. Included are a useful number of Oak, Elm, Beech and other hardwood trees.

Tenancies

Except for 7.326 acres property included in this Lot is all let as shown, at a total rent of

Per £927 5s. 10d. annum

Property	Tenant	Rent	Term	Original Agreement	Commencement	Remarks
		£ s. d.				
Farmhouse, Buildings, Land, Tennis Court and Pavilion	W. S. Simpson	798 15 0	Annual	1st Sept. 1934	29th Sept. 1933	Rent last adjusted as from 29th September, 1953.
37 The Platt	W. S. Simpson	31 12 6	Weekly	11th Jan. 1949	27th Dec. 1948	Occupied by Agricultural Worker.
38 The Platt	W. S. Simpson	25 7 0	Weekly	21st Dec. 1948	27th Sept. 1948	Ditto
39 The Platt	W. S. Simpson	33 3 0	Weekly	21st Dec. 1948	27th Sept. 1948	Ditto
36 Old House	E. North	37 18 4	Weekly	5th June 1945	12th Mar. 1945	
The Long Rooms, Chenies	Rector and Churchwardens Chenies Parish	10 0	Quarterly	31st Dec. 1938	29th Sept. 1938	
		£927 5 10				

NOTE: An allowance of £2 2s. 0d., per annum is receivable by the farm tenant in respect of water consumed at No's. 37, 38 and 39 The Platt, which passes through the farm meter.

By arrangement made in August, 1944, the Estate pays for water supplied to two drinking troughs, one situated on O.S. 161 of this Lot and the other on O.S. 128 of Lot 6, up to a maximum of 25,000 gallons per quarter. The cost of any excess consumed is borne by the tenants of these Lots by mutual agreement. The Estate's liability, the cost of which shall be finally apportioned by the Auctioneers in the event of non-agreement, will pass to the respective Purchasers of these Lots.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse, Tennis Court and Long Rooms	39	
37, 38 and 39 The Platt, and 36 Old House		
(Rates paid by Landlord)	 23	
	—	62 0 0
N.A.V. Income Tax Schedule "A"		242 4 0
Approximate Wayleave rentals, etc., receivable (see page 53)		1 13 6

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 17	Pasture	9.692	
	Part 20	Part river	.730	Estimated
	21	Pasture	8.209	
	25	"	22.235	
	46	Arable	7.521	
	47	Woodland	2.176	With Vacant Possession
	49	Pasture	.126	
	Part 51	Waste	.150	
	52	Pasture	25.167	
	53	"	9.147	
	Part 54	Part river	1.020	Estimated
	55	Pasture	1.837	
	67	Waste and Pasture	5.150	With Vacant Possession
	71	Track	.161	
	72	Paddock and Tennis Court	1.750	Estimated
	73	Farm Buildings, Garden, etc.	2.156	
	74	House, Cottage, Garden, etc.	1.026	
	76	Cottages and Gardens	.948	
	77	Pasture	5.000	
	Part 127	Rough Woodland	.893	Estimated
	127a	Pond	.157	
	Part 141	Part track	.720	Estimated
	Part 161	Arable and Pasture	79.389	"
	Part 162	" "	88.890	"
	Part 189	" "	53.000	"
Sarratt	191	Track	.551	
	246	Pasture	5.622	

333.423 acres.



LOT 4. MILL FARM—LOOKING SOUTH-EAST



LOT 4

(Coloured *Yellow* on Plans 1 and 2)

MILL FARM

94 Acres 0 Roods 4 Perches

An attested Dairy Farm situated on the northern fringe of the Estate in the Chess Valley.

THE FARMHOUSE

An attractive house occupying a pleasant position. Part of the adjoining Mill, which is otherwise disused, has been converted to provide more bedrooms. The whole is built of brick with slated and tiled roofs. Accommodation consists of:

On the Ground Floor:

Entrance Hall, Dining Room, Drawing Room, Sitting Room, Bathroom with W.C. and lavatory basin, Kitchen, Larder, Cellar beneath.

On the First Floor:

Four Bedrooms.

Outside:

Dairy, Coal Store, good Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

Most of the buildings stand round a concreted yard and are mainly constructed of brick with slated roofs. They consist of: Two single-range Cowhouses with standings for 10 cows each, open-fronted Cowhouse with standings for 6 cows, Engine House, Barn, two Stables, two Loose Boxes, Calfhouse, open-fronted Cattleshed, Implement Shed and Garage. Main Electricity is connected to a number of the buildings and main Water to milk production buildings and yard.

NOTE: By an agreement dated 24th January, 1941, the tenant may remove the lean-to Cowhouse for 20 cows, erected by him, at the termination of his tenancy.

THE COTTAGES

There are two cottages:

2 CHESHAM ROAD. One of a block of three, this cottage is brick and tiled and contains Sitting Room, Parlour-Kitchen, Pantry, three Bedrooms, Pail Closet, Washhouse and Garden. The Well is shared with all occupiers of the remainder of the block. Main Electricity and main Water are connected.

48 THE VILLAGE. One of a pair, built of brick with slated roof. The cottage contains: Living Room, Kitchen, Pantry, two Bedrooms, Boxroom, Coal Store, Pail Closet, and Garden. Main Electricity, Gas and main Water are connected. There is a right to use the well conveyed with the adjoining cottage.

THE LAND

Most of the fields lie on both sides of the Chess near the homestead but there are about twelve acres near the "Bedford Arms" in the Village. The soil is light to medium in texture and the farm is well watered and highly suitable for dairying.

Tenancies

The whole Farm is let to Messrs. W. and W. Fitch as shown below at a rent of

Per £283 11s. 4d. annum

Property	Rent	Term	Original Agreement	Commence-ment	Remarks
	£ s. d.				
Farmhouse, Buildings and Land	241 15 0	Annual	18th Nov., 1943	29th Sept. 1943	Rent last adjusted as from 29th September, 1953.
2 Chesham Road	21 0 4	Weekly	9th Feb., 1953	29th Dec. 1952	Occupied by Agricultural Worker.
48 The Village	20 16 0	Weekly	13th Nov., 1951	12th Nov., 1951	
	<u>283 11 4</u>				

NOTE: An allowance of £3 per annum is receivable by the farm tenants in respect of water consumed at No's. 1 and 2 Mill Cottages (lots 46 and 47), which passes through the farm meter.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse	10	
2 Chesham Road and 48 The Village (Rates paid by Landlord)	14	
	—	24 0 0
N.A.V. Income Tax Schedule "A"	..	118 10 0
Approximate Wayleave rentals, etc., receivable (see page 53)	..	2 5 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	18	Arable	11.857	Estimated
	Part 20	Part river	1.410	"
	27	Pasture	1.999	
	28	"	2.757	
	30	"	6.550	
	Part 31	Part river	.292	Estimated
	Part 33	Farmhouse Buildings, etc. and Garden	.407	"
	Part 34	Waste	.012	"
	35	Pasture	.289	
	Part 36	Cottage and Garden	.140	Estimated
	37	Orchard	.321	
	44	Pasture	.489	
	Part 54	Part river	.410	Estimated
	89	Pasture	4.862	
	90	"	3.909	
	120	"	3.222	
	Part 121	Cottage and Garden	.203	Estimated
Flaunden	100	Pasture	6.814	
	102	Arable and Pasture	26.540	
	117	Pasture	1.250	
	118	Part river	.216	
	119	Pasture	.776	
	120	Part river	.166	
	121	Pasture	.902	
	Part 122	Farm Buildings, etc.	.309	Estimated
	125	Pasture	5.338	
	125a	"	3.548	
	126	Part river	.571	
	127	Pasture	1.212	
	128	"	7.253	
			<u>94.024</u>	acres



LOT 5. MOUNTWOOD FARM



LOT 5

(Coloured *Pink* on Plans 1 and 2)

MOUNTWOOD FARM

165 Acres 0 Roods 34 Perches

Another attested dairy and arable holding situated just East of the Village.

THE FARMHOUSE

Built of brick with a slated roof, the house contains:

On the Ground Floor:

Sitting Room, Parlour-Kitchen, Larder, Scullery, two Storerooms, Cellar beneath.

On the First Floor:

Four Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

The buildings are chiefly constructed of brick with slated roofs. They stand around a central yard and include: Single-range Cowhouse with standings for 24, Dairy, Calf house and Bull Pen with Loft over, Barn, two-bay Implement Shed, Lean-to. The buildings are lit by main Electricity and main Water is connected.

THE COTTAGE

47 THE VILLAGE. One of a brick and slated pair. It contains Living Room, Kitchen, Pantry, two Bedrooms and Boxroom, with Coal Store, Pail Closet, and a good Garden outside.

Main Electricity, Gas, and main Water are supplied, and there is a well in which the occupier of No. 48 has a right to share.

THE LAND

The greater part of the farm surrounds the homestead and there are further fields near Latimer. The soil is a light to medium loam. Some of the fields are served by main Water and there are a useful number of well grown Oak, Beech and other trees.

Tenancies

The whole farm, except for a small piece of Woodland (Pt. O.S. 116, 2.662 acres) in hand, is let to Mr. W. S. Simpson, on two Agreements as shown, at a total rent of

Per £336 16s. 8d. annum

Property	Rent	Term	Original Agreement	Commencement	Remarks
	£ s. d.				
Farmhouse, Buildings and Land	316 5 0	Annual	15th Feb., 1941	29th Sept., 1940	Rent last adjusted as from 29th September, 1953
47 The Village	20 11 8	Weekly	12th May, 1952	28th April, 1952	Occupied by Agricultural Worker.
	336 16 8				

OUTGOINGS, Etc.

Rateable Value:	£	£	s.	d.
Farmhouse	22			
Cottage (Rates paid by Landlord)	7			
	—	29	0	0
N.A.V. Income Tax Schedule "A"	..	110	15	0
Approximate Wayleave rentals, etc., receivable ..	..			
(see page 53)	..	5	0	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 20	Part river	.910	Estimated
	56	Pasture	2.349	
	58	"	.788	
	61	"	9.136	
	62	"	8.612	
	63	"	12.397	
	65	"	5.338	
	66	Arable	20.019	
	91	"	20.449	
	92	Road	2.287	
	93	Farmhouse Buildings, etc. and Garden	.990	
	94	Pasture	2.218	
	94a	Paddock	.560	
	95	Pasture	20.356	
	97	Arable	8.935	
	Part 100	Part river	1.510	
	104	Pasture	10.449	
Flaunden	Part 121	Cottage and Garden	.208	Estimated
	253	Pasture	4.299	Estimated, with Vacant Possession
	113	"	29.564	
	Part 116	Woodland	2.662	
Latimer	Part 470	"	.973	Estimated
	471	"	.204	
			165.213 acres	

LOT 6

(Coloured *Blue* on Plans 1 and 2)

GREAT GREENSTREET FARM

279 Acres 1 Rood 7 Perches

A very useful holding, attested and well equipped for both dairy and arable farming.

THE FARMHOUSE

Standing a short distance back from Green Street, the house is brick built and partly timbered, with slated and tiled roofs. The accommodation afforded is:

On the Ground Floor:

Dining Room, Drawing Room, Office, Kitchen, Scullery, Pantry and Store.

On the First Floor:

Five Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Very good Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

Well constructed in brick and timber, with tiled and slated roofs, the buildings stand round two yards, and include: Double-range Cowhouse for 32, single-range Cowhouse for 12, Dairy and Sterilising Room, two open-fronted Cattle Sheds, two Cattle Barns, four Loose Boxes, Stables and Harness Room, five-bay Dutch Barn, four-bay Implement Shed, two Corn Barns, four Stores, double Garage. Main Electricity and main Water to buildings and mains Water to yards.

THE COTTAGES

There are two cottages:

44 THE VILLAGE. One of a brick and tiled block. It comprises Living Room, Parlour-Kitchen, Pantry, three Bedrooms, Coal Shed, Pail Closet and Garden with Pigsty. Main Electricity, Gas, main Water are connected, and there is a right to use the Well in common with the adjoining occupier.

61 CLAYPITS. Situated at the north-west corner of the farm, and an end cottage of a block of three. It is built of brick with slated roof, and has Living Room, Kitchen, two Bedrooms, Coal Store, Pail Closet, and Garden. Gas is supplied and main Water to a standpipe shared with the other occupants of the block. There is a Well which is likewise shared.

NOTE: The Estate is at present carrying out the following improvements to No. 61 Claypits: W.C. with drainage to Cesspool, main Water extension to sink in kitchen, with drain, wiring for Electric light and connection to main.

THE LAND

The farm lies in a compact block with the farmstead almost in the centre. The enclosures are level and easily accessible, and well served by public roads. Soil is a light to medium loam. Mains Water has been connected to some of the fields.

Tenancies

The farm is let to Mr. W. T. Dickins, under three Agreements, as shown below at a total rent of

Per £399 14s. 4d. annum

Property	Rent	Term	Original Agreement	Commencement	Remarks
	£ s. d.				
Farmhouse, Buildings and Land	380 0 0	Annual	11th Dec., 1928	29th Sept., 1928	Rent last adjusted as from 25th March, 1952.
44 The Village	11 5 4	Weekly	20th Dec., 1951	10th Dec., 1951	Occupied by Agricultural Worker.
61 Claypits	8 9 0	Weekly	26th Nov., 1947	29th Sept., 1947	Ditto
	<u>£399 14 4</u>				

NOTE: By arrangement made in August, 1944, the Estate pays for water supplied to two drinking troughs, one situated on O.S. 128 of this lot, and the other on O.S. 161 of Lot 3, up to a maximum of 25,000 gallons per quarter. The cost of any excess consumed is borne by the tenants of these lots by mutual agreement. The Estate's liability, the cost of which shall be finally apportioned by the Auctioneers in the event of non-agreement, will pass to the respective purchasers of these lots.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse	22	
44 The Village and 61 Claypits (rates paid by Landlord)	7	
	—	29 0 0
N.A.V. Income Tax Schedule "A"	..	155 5 0
Approximate Wayleave rentals, etc., receivable (see page 53)	..	5 2 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 121	Cottage, etc.	.105	Estimated
	Part 121	Garden	.108	"
	Part 126	Garden	.113	"
	Part 126a	Cottage, etc.	.057	"
	Part 128	Pasture	24.671	"
	Part 129	"	25.372	"
	Part 130	Orchard	1.039	"
	Part 138	Arable	25.812	"
	139	Farmhouse, Buildings, etc.	2.968	
	Part 140	Pasture	22.398	Estimated
	147	"	6.400	
	148	"	8.987	
	152	Arable	69.775	
	154	Pasture	12.963	
	Part 155	"	22.906	Estimated
	156	"	44.032	
Chorleywood	Part 148	Arable	11.585	Estimated

279.291 acres

LOT 7

(Coloured Green on Plans 1 and 2)

LITTLE GREENSTREET FARM

172 Acres 3 Roods 24 Perches

A useful attested holding against the Amersham road.

THE FARMHOUSE

Readily accessible from the public road, the house is brick and tiled with:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen with independent hot water boiler, Bathroom with W.C. and lavatory basin, Larder, Washhouse, Cellar beneath.

On the First Floor:

Four Bedrooms.

Outside:

Coal Store and Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

The buildings are mainly of brick, with slated roofs. They are grouped round two concreted yards and consist of: Two Cowhouses with standings for 21 and 13 respectively, Dairy, two open-fronted Cattle Sheds, two Loose Boxes, Poultry House, two Implement Sheds, Garage and Store. Main Electricity to buildings and main Water to dairy buildings and yards.

THE COTTAGES

Both cottages are in the Village.

11 CHENIES. One of a brick and tiled block of four in the estate pattern near the Rectory. Accommodation comprises Sitting Room, Kitchen, Pantry, three Bedrooms, Washhouse, and Pail Closet. Electricity, Gas, and main Water are connected, and there is a right to share the Well and Store in common with the other occupiers of the block.

23 HILLSIDE. An end cottage of a block of three, in brick with tiled roofs. It contains Dining Room, Parlour-Kitchen, and three Bedrooms, with a Coal Store, Washhouse, Pail Closet and good Garden outside. Services are main Electricity, Gas, and main Water, and there is a right to use the Well in common with other occupiers of the block.

THE LAND

The fields are bounded on two sides by public roads and lie mostly to the east of the farmstead. Soil is light to medium, and main Water is laid on to some of the fields. There are a number of Oak and other hardwood trees.

Tenancies

About six acres of Woodland (O.S. No. 2) are in hand. The remainder of the Lot is let to Mr. R. C. Dickins, as shown below at a total rent of

Per £347 11s. 8d. annum

Property	Rent	Term	Original Agreement	Commencement	Remarks
	£ s. d.				
Farmhouse, Farm Buildings and Land	310 15 0	Annual	16th Nov., 1933	29th Sept., 1933	Rent last adjusted as from 29th September, 1953
11 Chenies	15 12 0	Weekly	27th Jan., 1949	27th Dec., 1948	Occupied by Agricultural Worker.
23 Hillside, Chenies	21 4 8	Weekly	12th April, 1952	31st March, 1952	
	<u>£347 11 8</u>				



LOT 7. LITTLE GREENSTREET FARM



LOT 8. NEWHOUSE FARM

OUTGOINGS, Etc.

Rateable Value:	£	£	s.	d.
Farmhouse	18			
11 Chenies and 23 Hillside, Chenies (Rates paid by Landlord)	11			
N.A.V. Income Tax Schedule "A"	—	29	0	0
Approximate Wayleaves, rental, etc., receivable (see page 53)	..	127	0	
			2	6

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 59	Pasture	1.119	Estimated
	60	Pasture and Stream	12.429	
	Part 85	Cottage, etc.	.060	Estimated
	Part 85	Garden	.058	"
	98	Pasture and Stream	4.253	
	Part 100	Part river	.650	Estimated
	101	Arable and Pasture	49.645	
	Part 102	Track	1.120	Estimated
	103	Arable	10.409	
	Part 111	Cottage and Garden	.157	Estimated
	132	Orchard	1.362	
	132a	"	.507	
	133	Farmhouse, Buildings, etc., and Garden	1.106	
	Part 134	Pasture	8.864	Estimated
	Part 136	Arable	6.707	
Chorleywood	Part 137	Pasture	7.962	"
	Part 1	Arable	29.432	"
	2	Woodland	5.942	"
	4	Pasture	20.553	With Vacant Possession
	5	Pasture and Stream	5.988	
Sarratt	7	" "	3.088	
	289	Pasture	1.249	
	Part 290	Part river	.240	Estimated
			172.900 acres	

LOT 8

(Coloured *Brown* on Plan No. 1)

NEWHOUSE FARM

129 Acres 3 Roods 17 Perches

A mixed farm at the southern end of the Estate.

THE FARMHOUSE

The house is solidly built of brick, with a tiled roof. Accommodation includes:

On the Ground Floor:

Dining Room, Drawing Room, Breakfast Room, Kitchen, Washhouse.

On the First Floor:

Four Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Coalhouse, W.C. and Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

Grouped round two yards (one concreted), the buildings are of brick, with tiled and slated roofs. They include: Single-range Cowhouse for 12 cows, Dairy, two open-fronted Cattle Sheds, Stables, four Loose Boxes, Piggery, two Barns, Granary, four-bay Implement Shed, Tractor House, and Garage. Main Electricity and main Water are laid on to the buildings.

THE COTTAGE

- 1 NEWHOUSE FARM.** One of a pair of good brick and tiled cottages standing at the end of the road to the farmstead. Accommodation provided is Sitting Room, Kitchen, Pantry, three Bedrooms, Woodshed, and Pail Closet. Main Electricity, main Water from a stand-pipe in Washhouse. Garden.

THE LAND

Enclosures lie in a regular block to the west of the farmstead and are served by main Water. The soil is a light to medium loam.

Tenancies

The whole of the property included in this Lot, except for the cottage, is let to Mr. D. G. Campbell, as shown below at a rental of

Per £274 12s. 4d. annum

Property	Tenant	Rent	Term	Original Agreement	Commencement	Remarks
£ s. d.						
Farmhouse, Farm Buildings and Land	W. G. Campbell	260 15 0	Annual	19th Jan., 1939	29th Sept., 1938	Rent last adjusted as from 22nd October, 1953.
1 Newhouse Farm	A. West	13 17 4	Weekly	10th Nov., 1926	1st Nov., 1926	
		<u>£274 12 4</u>				

NOTE : An allowance of £1 2s. 8d. per annum is receivable by the farm tenant in respect of water consumed at No. 1 Newhouse Farm (included with this lot) and No. 2 Newhouse Farm (Lot 9), which passes through the farm meter.

OUTGOINGS, Etc.

Rateable Value :	£	£ s. d.
Farmhouse	22	
1 Newhouse Farm (Landlord pays rates) ..	4	
	—	26 0 0
N.A.V. Income Tax Schedule "A"	..	102 5 0
Approximate Wayleave, rentals, etc., receivable (see page 53)	..	1 8 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chalfont St. Peter	4	Pasture	10.437	
	4a	Orchard	2.099	
	4b	Pond, etc.	.592	
	5	Farmhouse, Buildings, etc., and Garden	.768	
	7	Pasture	48.719	
	13	Road	.745	
	Part 14a	Cottage and Garden	.190	Estimated
Chalfont St. Giles	16	Pasture	9.120	
	Part 45	Arable and Pasture	57.186	
			<u>129.856</u> acres	



LOT 9. LODGE FARM



LOT 9

(Coloured *Pink* on Plan No. 1)

LODGE FARM

166 Acres 0 Roods 9 Perches

A capital attested holding for the mixed farmer.

THE FARMHOUSE

Parts of the house have great character, and many original oak beams have been uncovered. The main structure is of brick, with a slated roof. It contains:

On the Ground Floor:

Hall, Cloakroom with W.C. and lavatory basin, Dining Room, Drawing Room, Kitchen, Larder, Coal Cellar.

On the First Floor:

Five Bedrooms, Bathroom with W.C. and lavatory basin, large Loft over.

Outside:

Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

THE FARM BUILDINGS

The buildings are built round a concreted yard. They are of brick, timber, slate and tile, and include: Single-range Cowshed for nine, Dairy, Calf house, three open-fronted Cattle Sheds, two Loose Boxes, two Barns one with Granary over, Grain Store with Loft over, Tractor House. Main Water is connected to buildings.

THE COTTAGE

2 NEWHOUSE FARM. A good semi-detached cottage constructed of brick, with tiled roof. It contains Sitting Room, Kitchen, Pantry, three Bedrooms, Woodshed and Pail Closet. Main Electricity, main Water from standpipe in Washhouse, and a good Garden.

THE LAND

The farm lies well, with enclosures of good shape and size, many of which are supplied with main Water. The soil is a readily workable loam.

Tenancies

The whole farm is let as shown below, at a total rental of

Per £365 7s. 4d. annum

Property	Tenant	Rent	Term	Original Agreement	Commencement	Remarks
		£ s. d.				
Farmhouse, Farm Buildings and Land	W. H. E. and H. F. E. Aspinall	351 10 0	Annual	24th Oct 1949		Rent last adjusted as from 29th September, 1953.
2 Newhouse Farm	W.H.E. Aspinall	13 17 4	Weekly	22nd May 1951		Occupied by Agricultural Worker.
		<u>£365 7 4</u>				

NOTE: A total of 11s. 4d. per annum is payable by the farm tenant to the tenant of Newhouse Farm (Lot 8) in respect of water consumed at No. 2 Newhouse Farm, which passes through the farm meter.

OUTGOINGS, Etc.

Rateable Value:	£	£ s. d.
Farmhouse	26	
2 Newhouse Farm (Rates paid by Landlord)	4	
	—	30 0 0
N.A.V. Income Tax Schedule "A"	..	97 15 0
Approximate Wayleave rental receivable (see page 53)	..	2 10 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	144	Arable	4.764	
	158	"	17.638	
	159	"	12.550	
	Part 194	"	4.389	Estimated
	195	"	9.983	
	206	"	4.548	
	208	"	16.100	
	209	Roadway	1.006	
	210	Orchard	1.575	
	211	Farmhouse, Buildings, etc., and Garden	1.048	
	212	Arable	.628	
	213	Pasture	.728	
	214	"	2.506	
	214a	Pond	.145	
	215	Arable and Pasture	7.735	
	216	Arable	11.221	
	217	Pasture	10.056	
	218	Wooded Dell	.415	
Chalfont St. Giles	21	Arable	2.646	
	22	"	1.997	
	23	Pasture	9.596	
	42	Arable	13.239	
	43	Pasture	9.786	
Chalfont St. Peter	44	"	10.336	
	1	Arable	4.894	
	2	Pasture	6.322	
	Part 14a	Cottage and Garden	.205	Estimated
			<u>166.056</u> acres	

LOT 10

(Coloured *Brown* on Plans 1 and 2)

SMALLHOLDING AND BUTCHERS PREMISES

To be sold together with Lot 37

30 Acres 0 Roods 18 Perches

A valuable tradesman's property in the Village, consisting of a house, butcher's shop, farm buildings and land.

THE HOUSE

A well built brick and tiled semi-detached property with:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen and Cellar beneath.

On the First Floor:

Three Bedrooms.

Outside:

Washhouse, Earth Closet, and good Garden.

Services:

Main Electricity, Gas, main Water, Well.

THE SHOP

The shop and outbuildings are in two detached blocks opposite the house and of similar construction. They consist of: Shop, Meat Store, Stable, two Pigsties, Store and Garage.
Main Electricity and main Water are connected.

THE FARM BUILDINGS

There are two sets of buildings:

NEAR 53 THE VILLAGE: Brick and slated Stable, Implement Shed and Store.

ON THE LAND: Timber, tiled and slated group consisting of Barn, single-range Cowhouse for four cows, Loose Box, two open-fronted Cattle Sheds, Implement Shed, and pair of sties.

THE LAND

The valuable enclosures of accommodation or farm land have frontages to the Main Street near the house and shop and to other public roads. Included is a useful small orchard. The soil is light to medium, fairly typical of the Estate.

Tenancy

The whole is let to Mr. J. M. Hughes, together with 53 Chenies, on an annual agreement, the original dated 20th August, 1941. The rent of this Lot is

Per £145 0s.0d. annum

	£	s.	d.
Rateable Value	25	0	0
N.A.V. Income Tax Schedule "A" (provisional apportionment)	55	0	0
Approximate Wayleave rental receivable (see page 53) ..	5	0	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 45	Pasture	2.031	
	Part 106	Arable	8.750	Estimated
	109	Orchard	2.028	
	Part 110	Pasture	6.756	Estimated
	116	"	2.670	
	Part 117	House, Shop, Buildings, Garden, etc.	.313	Estimated
	Part 117	Farm Buildings, etc., and Roadway	.053	Estimated
	119	Pasture	3.814	
	125	Arable	3.697	
			<u>30.112</u> acres	

LOT 11

(Coloured *Brown* on Plan No. 1)

MOUNT WOOD

57 Acres 3 Roods 32 Perches

This valuable Woodland area carries a considerable volume of good quality Beech, Oak, Ash, Cherry and other hardwood timber. The trees are in various stages of growth, the more mature timber being situated in the northern part. There are numerous rides within the Wood and access is provided over the road leading to Mountwood Farm (see Special Conditions).

The whole is offered

WITH VACANT POSSESSION

	£	s.	d.
N.A.V. Income Tax Schedule "A" (provisional apportionment)	5	16	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	64	Woodland	<u>57.951</u> acres	With Vacant Possession

LOT 12

(Coloured Yellow on Plan No. 1)

**TURVEYLANE
AND OTHER WOODS****49 Acres 1 Rood 23 Perches**

Another parcel of good quality Beech and other hardwoods of all ages. Extraction can be carried out over well-sited rides direct to the public road or to the road leading to Mountwood Farm, over which access is provided (see Special Conditions).

The whole area is

WITH VACANT POSSESSION

	£	s.	d.
N.A.V. Income Tax Schedule "A" (provisional apportionment)	5	0	0
Approximate Wayleave rental receivable (see page 53)		1	6

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	96	Woodland	34.128	With Vacant Possession
	Part 102	"	.190	Estimated. With Vacant Possession
	Part 105	"	6.958	With Vacant Possession
	Part 135	"	8.119	"
			<u>49.395</u> acres	"

LOT 13

(Coloured Yellow on Plan No. 1)

**CARPENTERS
AND OTHER WOODS****62 Acres 3 Roods 18 Perches**

A very attractive parcel to timber merchants and investors. The trees are in various stages of growth and are mainly Beech, with some Ash, Oak, Chestnut, Cherry and other hardwood and coniferous species.

The Woods are accessible through Newhouse Farm (see Special Conditions) and there are ample rides within the area which is offered

WITH VACANT POSSESSION

	£	s.	d.
N.A.V. Income Tax Schedule "A" (provisional apportionment)	7	9	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 141	Roadway	.870	Estimated. With Vacant Possession
	142	Woodland	4.643	With Vacant Possession
	146	"	1.703	"
	157	"	11.927	"
	219	"	1.541	"
	220	Roadway	.248	"
	221	Woodland	2.340	"
			13.454	"
Chalfont St. Peter	3	"		"
	17	Roadway	.118	"
	18	Woodland	.004	"
	19	"	25.615	"
			<u>62.863</u> acres	

LOT 14(Coloured *Brown* on Plan No. 1)**THE HANGING WOODS
AND LODGE COPSE****41 Acres 2 Roods 26 Perches**

These Woods are situated on both sides of the railway and New Hanging Wood is against the public road. The timber consists mostly of young Beech, Ash, Oak, Cherry and other hardwoods. Provision is made for timber on the north side of the railway to be extracted over Lodge Farm or over the track to the public road (see Special Conditions).

The whole of the Woodland is

WITH VACANT POSSESSION

N.A.V. Income Tax Schedule "A" (provisional apportionment)

£ s. d.
4 4 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	160	Woodland	13.035	With Vacant Possession
	192	Scrub	3.344	"
	193	Woodland	4.441	"
	196	"	.305	"
	205	"	9.731	"
	207	"	10.804	"
			<u>41.660</u> acres	

LOT 15(Coloured *Blue* on Plan No. 1)**PLACEHOUSE COPSE,
CONEY WOOD and WALK WOOD****31 Acres 3 Roods 16 Perches**

Two useful areas of Woodland with direct access to public roads. The main species are Beech and Ash of various ages. The whole is offered

WITH VACANT POSSESSION

N.A.V. Income Tax Schedule "A" (provisional apportionment)
Wayleave rental receivable (see page 53)

£ s. d.
3 4 0
1 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	19	Woodland	4.838	With Vacant Possession
	Part 23	"	1.447	Estimated. With Vacant Possession
	Part 26	"	14.568	"
	75	Roadway	.123	" With Vacant Possession
	163	Woodland	1.817	"
	164	Roadway	.176	"
	165	Woodland	8.881	"
			<u>31.850</u> acres	

LOT 16

(Coloured *Pink* on Plans 1 & 2)

ALLOTMENTS AT CLAYPITS

2 Acres 1 Rood 34 Perches

A number of good Allotments near Claypits Cottages with a frontage to the public road. Most of the Plots are let on annual written Agreements as follows:

Tenant			A. R. P.	Rent £ s. d.
J. M. Hughes	..	..	1 0 11	1 17 0
M. Chilton	..	..	15	3 3
In hand	..	..	15	
D. E. Folkes	..	..	15	3 3
J. Biggs	..	..	15	3 3
J. Biggs	..	..	15	3 3
W. Maling	..	..	15	3 3
W. Maling	..	..	14	3 0
J. A. Rennie	..	..	15	3 3
W. Maling	..	..	15	3 3
In hand	..	..	15	
H. W. Scott	..	..	15	3 3
In hand	..	..	15	
D. Hughes (no agreement)			14	3 0
D. Hughes	..	..	15	3 3
W. Matthews	..	..	15	3 3
			<u>2 1 34</u>	<u>£3 15 6</u>

N.A.V. Income Tax Schedule "A" (provisional apportionment)	£	s.	d.
Approximate Wayleave rental receivable (see page 35)	5	0	0
	..	5	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 126	Allotments	<u>2.462 acres</u>	

LOT 17

(Coloured *Blue* on Plans 1 & 2)

ALLOTMENTS IN BACK LANE

2 Roods 11 Perches

A number of Allotment Plots close to the Village. They are all let on annual agreements as follows:

Tenant			A. R. P.	Rent £ s. d.
S. F. Beeson	..	..	12	3 3
S. F. Beeson	..	..	12	5 3
A. Holloway	..	..	23	6 3
S. Pickton	..	..	10	3 0
C. A. Simmonds	..	..	10	2 9
A. Newnes	..	..	12	12 0
S. Pickton	..	..	12	3 3
			<u>2 11</u>	<u>£1 15 9</u>

N.A.V. Income Tax Schedule "A" (provisional apportionment)	£	s.	d.
Wayleave rental receivable (see page 53)	8	0	0
	..	..	1 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Allotments	<u>.569 acres</u>	

LOT 18(Coloured *Pink* on Plans 1 & 2)**LAND NEAR MILL FARM****6 Acres 1 Rood 31 Perches**

A very useful enclosure with a frontage to Holloway Lane, and watered by the Chess. It is let to Mr. T. Clutterbuck, on an agreement dated 18th September, 1953, at a rental of

Per £10 annum

	£	s.	d.
N.A.V. Income Tax Schedule "A"	6	0	0
Approximate Wayleave rental receivable (see page 53)	3	0	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Flaunden	129	Pasture	5.349	
	130	Part River	.117	
Chenies	48	Pasture	.750	
	Part 54	Part River	.200	Estimated
	54a	Pasture	.025	
			<u>6.441</u> acres	

LOT 19(Coloured *Green* on Plans 1 & 2)**THE CRICKET GROUND****4 Acres 3 Roods 11 Perches**

The Ground is situated opposite the Rectory with a good frontage to the public road. It is let to Chenies and Latimer Cricket Club on an annual tenancy dated 11th June, 1934, commencing 25th March, 1934, at a rental of

Per £9 annum

	£	s.	d.
N.A.V. Income Tax Schedule "A" (provisional apportionment)	3	0	0

N.B.—The buildings are not included in the sale.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 110	Cricket Ground	<u>4.817</u> acres	

LOT 20

(Coloured *Brown* on Plan No. 1)

CAMPING SITE IN CHILTON'S WOOD

3 Roods 2 Perches

The site is approached from the public road through Chilton's Wood (see Special Conditions) and is very pleasantly situated in a secluded spot. It is let to Holborn Borough Council on an annual agreement dated 25th September, 1950, at a rental of

Per £3 annum

N.A.V. Income Tax Schedule "A" (provisional apportionment)

£ s. d.
2 0

NOTE.—All buildings are the property of the tenant.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 135	Cleared Woodland	<u>.764 acres</u>	

LOT 21

(Coloured *Pink* on Plan Nos. 1 & 2)

ORCHARD AT CHENIES

3 Roods 28 Perches

A very useful Orchard containing a number of apple, pear and cherry trees, and suitable for building. Main Electricity, Gas, and main Water are all in the vicinity.

The property is offered

WITH VACANT POSSESSION

N.A.V. Income Tax Schedule "A" (provisional apportionment)

£ s. d.
3 8 0

NOTE: The buildings are not included in the sale.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 122	Orchard	<u>.925 acres</u>	Estimated

LOT 22

(Coloured *Blue* on Plan No. 1)

MEADOW AND WATERCRESS BEDS AT SARRATT BOTTOM

4 Acres 3 Roods 22 Perches

A useful parcel against the public road. It is let to Mr. F. Tyler on a yearly agreement dated 26th September, 1929, from 29th September, 1929, at a rental of

Per £15 annum

	£	s.	d.
N.A.V. Income Tax Schedule "A"	6	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Sarratt	254	Meadow and Watercress Beds	3.451	
	255	"	1.439	
			<u>4.890</u> acres	

LOT 23

(Coloured *Blue* on Plan No. 1)

WATERCRESS BEDS NEAR LATIMER

1 Rood 39 Perches

The Beds, near Latimer, are let to Mr. W. Maling on an annual agreement dated 27th June, 1941, from 29th September, 1941, at a rental of

Per £16 annum

	£	s.	d.
N.A.V. Income Tax Schedule "A"	14	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Latimer	Part 470	Watercress Beds	.094	
Flaunden	Part 116	"	.400	
			<u>.494</u> acres	

LOT 24

(Coloured *Pink* on Plan No. 2)

THE SWIMMING POOL

1 Rood 24 Perches

The Pool is situated near the Chess and has direct access from the Chesham Road. It measures approximately 70ft. by 27ft. overall. The surrounding structure is of corrugated iron and a range of cubicles is provided. There is a small area of Pasture included and the whole is available

WITH VACANT POSSESSION

(Key obtainable from Mr. Parfitt at 59 Chenies)

	£	s.	d.
Rateable Value	6	0	0
N.A.V. Income Tax Schedule "A"	7	10	0

NOTE: The Purchaser of this Lot will be required to fence the Western boundary, as shown on the plan, to the Vendor's satisfaction.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	27a	Swimming Bath and Pasture	<u>.398 acres</u>	With Vacant Possession

LOT 25

(Coloured *Brown* on Plan No. 1)

CHENIES PARK

11 Acres 0 Roods 0 Perches

The Park is situated in the Village and contains the site of Chenies House, a range of brick and tiled buildings comprising four stores and a garage; and some useful well sited land suitable for building. There is also some good mature and half grown Parkland timber of various hardwood species.

At present the land is held rent free on license by Air Commodore C. E. Benson.

	£	s.	d.
Approximate Wayleave rental receivable (see page 53) ..	1	0	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	68	Parkland	8.696	
	Part 69	"	2.304	Estimated
			<u>11.000 acres</u>	

LOT 26

(Coloured *Green* on Plan No. 2)

THE BEDFORD ARMS HOTEL

2 Acres 2 Roods 34 Perches

This well known Hotel of considerable character is situated in the Village Street with a spacious car park and gardens fronting the road. It is a fully licensed house offering very comfortable accommodation and with a reputation for good fare.

The property is brick built with slated and tiled roofs and contains:

On the Ground Floor:

Saloon Bar, approx. 15ft. 3in. by 13ft. (excluding bay), Public Bar, approx. 21ft. 6in. by 17ft., with lavatory off, Residents Lounge approx. 16ft. by 14ft., Dining Room about 18ft. by 15ft. 8in., with attractive open hearth fireplace, Sitting Room, Kitchen and Cellarage beneath with trapdoor access outside.

On the First Floor:

Seven Bedrooms, Bathroom with lavatory basin, separate W.C., Attic above.

Outside:

Cloakrooms (Ladies and Gentlemen), Bothy Room, Hay Barn, double Garage, two Stables, Woodshed, Tool shed, well kept and well laid out flower and kitchen Gardens, Orchard and Paddock.

Services:

Main Electricity, Gas and main Water, drainage to Cesspool.

The premises are let to Mr. L. G. Mobsby upon a 14 years' lease from 29th September, 1949, at a rental exclusive of rates of

Per £150 annum

	£	s.	d.
Rateable Value	60	0	0
N.A.V. Income Tax Schedule "A"	56	5	0
Approximate Wayleave rental receivable (see page 53)	2	6	

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	84	Pasture	1.338	
	87	Orchard	.942	
	88	Hotel, Outbuilding and Garden	.360	
	Part 118	Car Park	.070	Estimated
			<u>2.710</u>	acres

WOODSIDE HOUSE

10 Acres 0 Roods 36 Perches

Woodside House was built about 1900 and is situated just out of the Village on the Chesham Road overlooking the Chess Valley. The property consists of the house, an excellent cottage, the stable block with a second cottage, a paddock and gardens and grounds extending beyond the river.

THE HOUSE

The house is well built of red brick with tiled roofs and contains:

On the Ground Floor:

Entrance Hall, Drawing Room, Dining Room, Library, Cloakroom, three Secondary Sitting Rooms, Kitchen, Pantry, Larder, Scullery, W.C. Cellarage beneath.

On the First Floor:

Seven Bedrooms, two Sitting Rooms, three Bathrooms, two W.C.'s., and Service Wing of five Bedrooms, Bathroom and W.C., Loft over.

Outside:

Timber and corrugated iron Annexe containing Butler's Sitting Room and Bedroom, Pump House, various Stores, most attractive Flower Gardens with lawns, flowering trees, shrubs and flower beds, Summer House and Potting and Tool Sheds, Orchard with hard and soft fruit trees, walled and open Kitchen Gardens with Greenhouses, etc.

Services:

Main Electricity, Gas, main Water, drainage to Septic Tank.

THE STABLES, GARAGES AND GROOM'S COTTAGE

This entirely separate group of brick and tiled buildings stands round a good Yard of Staffordshire blue bricks and comprises: three stables and two loose boxes with a loft over part, two double garages and single garage and wash down, kennel, harness room and The Cottage containing:

On the Ground Floor:

Living Room, Bathroom with W.C. and lavatory basin, Kitchen, Larder.

On the First Floor:

Three Bedrooms and Sitting Room.

Services:

Main Electricity, Gas and main Water are connected and drainage is to the Septic Tank.

THE GARDENER'S COTTAGE

An unusually well-designed and attractive brick and tiled cottage. It contains:

On the Ground Floor:

Drawing Room, Dining Room and Kitchen.

On the First Floor:

Two Bedrooms and Bathroom.

Outside:

Larder, Coalhouse, Woodstore, Toolshed, W.C. and Garden.

Services:

Main Electricity, Gas, main Water, drainage to the Septic Tank.

Tenancy

The whole is let to Air Commodore C. E. Benson on a 21 years' lease from 25th March, 1946, except for the Paddock which is held on a yearly tenancy. The total rent amounts to

Per £358 annum

	£	s.	d.
Rateable Value	163	0	0
N.A.V. Income Tax Schedule "A" (provisional apportionment)	170	15	0



LOT 27. WOODSIDE HOUSE



LOT 28. SABBATT MILL HOUSE

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenics	Part 33	Pump House	.015	Estimated
	38	House, Buildings, Garden etc.	4.489	
	40	Cottage, Buildings, etc.	.424	
	41	Garden	.850	
	42	Garden and Buildings	.913	
	Part 45	Paddock	1.912	
	45a	Cottage and Garden, etc.	.707	
	45b	Garden	.246	
	Part 54	Part river	.350	
	127a	Garden	.320	
Flaunden			10.226 Acres	

LOT 28

(Coloured *Brown* on Plan No. 1)

SARRATT MILL HOUSE

7 Acres 3 Roods 7 Perches

Well situated near the Chess the house is of brick with tiled and slated roofs. It contains:

On the Ground Floor:

Entrance Hall, Dining Room, Drawing Room, Kitchen, Pantry, Scullery, Larder, Servant's Bathroom and W.C.

On the First Floor:

Four Bedrooms (one with Dressing Room), Bathroom with lavatory basin, separate W.C.

On the Second Floor:

Servant's Suite of Sitting Room, Bedroom and Kitchen.

ANNEXE BUNGALOW:

Constructed of corrugated iron with covered way to house. It contains Living Room, Kitchen, three Bedrooms, and Bathroom with lavatory basin and W.C.

Outside:

Gardener's buildings, Coalhouse, two Garages, open Shed, excellent well kept flower and kitchen Gardens, and two young Orchards.

Services:

Main Electricity, main Water, drainage to Cesspool.

Tenancy

The house is let to Mr. J. T. Baker who has an assignment of a 21 years' lease from 25th March, 1946, at a rental of

Per £140 annum

	£	s.	d.
Rateable Value	47	0	0
N.A.V. Income Tax Schedule "A"	52	15	0
Approximate Wayleave rental receivable (see page 53)	1	6	

NOTE: Allowances of £1 1s. 0d. per annum from the tenant of Sarratt Mill Cottage (Lot 33), and of £2 0s. 0d. per annum from Mr. T. Clutterbuck, are receivable by the lessee in respect of water consumed which passes through the house meter.

The Purchaser of this Lot will be liable for an annual payment of £1 0s. 0d. to Mr. P. Clutterbuck in respect of the water service pipe crossing his land (see agreement dated 3rd October, 1934).

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Sarratt	Part 290	Part river and sluice	.140	Estimated
	295	Garden	.528	
	Part 296	Garden, Orchard and Drive	3.000	
	297	House, Buildings, Wood-land and part river	1.343	
	298	Garden	1.764	
	298a	Roadway and part river	.302	
	5a	Part river, etc.	.456	
	8	Woodland	.260	
Chorleywood			7.793 Acres	

LOT 29

(Coloured *Pink* on Plan No. 2)

CHENIES LODGE

The Lodge is a charming detached house of a most convenient size overlooking the Village Green, It has been improved and modernised and decorations are in excellent order.

Construction is in brick, with tiled roof and diamond paned windows. Accommodation is as follows:

On the Ground Floor:

Entrance Hall.
Dining Room, 13ft. 9in. by 12ft. (excluding bay), with fireplace.
Drawing Room, 12ft. by 11ft. 8in., with fireplace.
Study, about 9ft. 7in. by 9ft. (into bay).
Kitchen, partly tiled and with independent boiler serving central heating system.
Larder.

On the First Floor:

Three Bedrooms, measuring respectively 13ft. by 13ft., 12ft. by 13ft. 7in. and 11ft. 10in. by 11ft. 6in., two have fireplaces and built-in cupboards.
Bathroom, with W.C., lavatory basin, heated towel rail and airing cupboard.

Outside:

Detached brick and tiled group containing W.C., two Stores, Piggery and Toolshed, timber Garage, Well, flower and vegetable Gardens.

Services:

Main Electricity, Gas and main and well Water, drainage to Cesspool. Central Heating to most rooms.

WITH VACANT POSSESSION

	£	s.	d.
Rateable Value	25	0	0
N.A.V. Income Tax Schedule "A"	16	10	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 81	Cottage, Outbuildings and Garden	<u>.261 acres</u>	Estimated

LOT 30

(Coloured *Pink* on Plan No. 1)

59 CHENIES

An attractive detached house with tiled roof, and diamond paned windows. It stands on the outskirts of the Village, well back from the Amersham to Rickmansworth road.

On the Ground Floor:

Entrance Hall.
Dining Room, 13ft. 6in. by 11ft. 10in., with "Carlyle" stove.
Drawing Room, 17ft. (into bay) by 11ft., with fireplace.
Kitchen, with "Ideal" boiler for hot water and radiator, sink and cupboards.
Larder.

On the First Floor:

Landing, with large hanging cupboard.
Two Bedrooms, measuring respectively 14ft. 3in. by 12ft. and 14ft. by 12ft., both with fireplaces and one with a radiator.
Bathroom, with W.C., lavatory basin, and airing cupboard.



LOT 29. CHENIES LODGE



LOT 30. 59 CHENIES

Outside:

Brick and tiled range containing two Stores, Office and Coalshed, outside W.C., Pig Sty, small Greenhouse and Frame, good flower and vegetable Garden.

Services:

Main Electricity, Gas, main Water, drainage to two cesspools, soft water Well.

The property is offered

WITH VACANT POSSESSION

	£	s.	d.
Rateable Value	20	0	0
N.A.V. Income Tax Schedule "A"	20	5	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 107	Cottage, Outbuildings, Garden and Allotment	<u>.610 acres</u>	Estimated.

LOT 31

(Coloured *Yellow* on Plan No. 2)

33 HILLSIDE

A picturesque detached cottage near the Village Green, built of brick, timber and tile, and much improved in recent years. Accommodation comprises:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen, Scullery and Pantry.

On the First Floor:

Three Bedrooms.

Outside:

Two Stores, Pail Closet, Well, and a good Garden with a small area of rough woodland.

Services:

Main Electricity, Gas and main Water are installed.

The property is let to Mr. R. C. Franklin on a weekly agreement dated 11th October, 1937, at a rental of

Per £19 10s. 0d. annum

	£	s.	d.
Rateable Value	15	0	0
N.A.V. Income Tax Schedule "A"	7	10	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.,

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 81	Cottage, Outbuildings, Garden and Woodland	<u>.480 acres</u>	Estimated

LOT 32(Coloured *Brown* on Plan No. 1)**1 CHESHAM ROAD**

A detached brick and tiled cottage overlooking the Chess and formerly a Lodge.

Accommodation is as follows:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen with "Ideal" boiler, Larder.

On the First Floor:

Three Bedrooms, Bathroom with W. C. and lavatory basin, Box Loft over.

Outside:

Coal Store, Kennel, Well, good Garden.

Services:

Main Electricity, main Water, drainage to Septic Tank.

The cottage is let to Mr. J. G. W. Rumbold on a quarterly agreement at a rent of

Per £62 10s. 0d. annum

Rateable Value	..	..	..	..	..	£	s.	d.
N.A.V. Income Tax Schedule "A"	..	..	..	..	..	18	0	0
						5	5	0

NOTE: This Lot is sold subject to the purchaser fencing off both the eastern and western boundaries as shown on the plan and erecting a gate on the eastern boundary all to the satisfaction of the Vendor.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 23	Woodland	.030	Estimated
	24	Cottage, Garden, etc	.319	
	Part 26	Woodland	.060	Estimated
			<u>.409</u> acres	

LOT 33(Coloured *Yellow* on Plan No. 1)**SARRATT MILL COTTAGE**

A modernised detached cottage delightfully situated near the River. Construction is of brick and tile, and the cottage contains.:

On the Ground Floor:

Dining Room, Drawing Room, Kitchen and Pantry.

On the First Floor:

Three Bedrooms, Bathroom with W.C. and lavatory basin.

Outside:

Coal Shed, Store and good Garden.

Services:

Main Electricity, main Water, drainage to Cesspool.

The property is let to Mr. W. Christopher on a three year lease dated 17th July, 1953, commencing 24th June, 1953, at a rent of

Per £48 annum

Rateable Value	..	..	..	..	..	£	s.	d.
N.A.V. Income Tax Schedule "A"	..	..	..	..	..	8	0	0
						9	15	0

NOTE: A total of £1 1s. 0d. per annum is payable by the tenant to the tenant of Sarratt Mill House (Lot 28) in respect of water consumed, which passes through the house meter.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Sarratt	Part 290	Part river	.080	Estimated
	Part 296	Cottage, Outbuildings and Garden	.381	S.E. boundary undefined
			<u>.461</u> acres	

LOT 34(Coloured *Blue* on Plan No. 2)**41 CHENIES**

A detached brick and tiled cottage opposite the School.

The property comprises:

On the Ground Floor:

Dining Room, Parlour-Kitchen, Scullery and Pantry.

On the First Floor:

Three Bedrooms.

Outside:

Coal Store, Washhouse, Pail Closet, Orchard, good Garden and Paddock.

Services:

Main Electricity, main Water.

The cottage is let to Mrs. E. Kilby on a weekly agreement producing a rent of

Per £23 19s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	10	0	0
N.A.V. Income Tax Schedule "A" (provisional apportionment)	5	7	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 122a	Cottage, Outbuildings and Garden	.474 acres	

LOT 35(Coloured *Yellow* on Plan No. 2)**29 HILLSIDE**

An attractive semi-detached cottage which has been much improved in recent years. It is built of brick, timber and tile, and comprises:

On the Ground Floor:

Drawing Room, Dining Room-Kitchen, Kitchen with "Ideal" boiler, Scullery, Larder
Bathroom with W.C., lavatory basin and heated towel rail.

On the First Floor:

Three Bedrooms.

Outside:

Coal Store, Toolshed, good flower and vegetable Gardens.

Services:

Main Electricity, Gas, main Water, drainage to Cesspool.

The cottage is let to Mr. R. Jackman on a half-yearly agreement dated 31st March, 1952, commencing 25th March, 1952, at a rent of

Per £28 annum

	£	s.	d.
Rateable Value	20	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 86	Cottage, Outbuildings, and Garden	.131 acres	Estimated

LOT 36

(Coloured *Green* on Plan No. 2)

28 HILLSIDE

A semi-detached cottage adjoining LOT 35 and similarly constructed of brick and timber, with a tiled roof. The accommodation includes Dining Room, Drawing Room, Kitchen, three Bedrooms, and, outside, two Stores, Pail Closet and Garden. Main Electricity, Gas and main Water are connected.

The cottage is let to Mr. S. J. Pickton on a weekly agreement dated 7th June, 1943, at a rent amounting to

Per £16 13s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	5	0	0
N.A.V. Income Tax Schedule "A"	3	0	0
Wayleave rental receivable (see page 53)	2	6	

NOTE: The cottage is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 86	Cottage, Outbuildings and Garden	<u>.139 acres</u>	Estimated

LOT 37

(Coloured *Blue* on Plan No. 2)

53 CHENIES

(To be sold together with Lot 10)

A brick and slated corner cottage of the block near the "Red Lion". Accommodation comprises Dining Room, Drawing Room, Kitchen, two Bedrooms, with W.C. and Fuel Store outside. Main Electricity, Gas and main Water are connected. Drainage is to a Cesspool (shared with 54 Chenies).

The cottage is let to Mr. J. M. Hughes, on an annual agreement together with LOT 10, at a rent of

Per £15 16s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	9	0	0
N.A.V. Income Tax Schedule "A"	6	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Cottage and Outbuildings	<u>.027 acres</u>	Estimated

LOT 38

(Coloured *Pink* on Plan No. 2.)

54 CHENIES

A brick and tile cottage near the "Red Lion" comprising two Living Rooms, Kitchen, Pantry, three Bedrooms, and outside, Woodshed, Store, Pail Closet, and Garden. Main Electricity, Gas and main Water are connected.

The Cottage is let to the Representatives of J. Biggs, deceased, on a weekly agreement dated 18th November, 1927, producing a rent of

Per £13 13s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	8	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Cottage, Outbuildings and Garden	<u>.045 acres</u>	Estimated

LOT 39

(Coloured *Blue* on Plan No. 2)

18 HILLSIDE

A semi-detached brick, timber and tile cottage near the Green. Accommodation comprises Entrance Hall, two Living Rooms, Kitchen with bath, Pantry, Larder, and three Bedrooms, with two Stores, Pail Closet and Garden outside. Electric light and main Water are installed.

The cottage is let to Mr. F. Le Neve Foster by agreement dated 21st December, 1953, for the duration of his fishing lease, expiring 29th September, 1960, at a rent of

Per £29 5s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	11	0	0
N.A.V. Income Tax Schedule "A"	5	5	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings, and Garden	<u>.265 acres</u>	Estimated

LOT 40

(Coloured *Pink* on Plan No. 2)

19 HILLSIDE

A brick, timber and tile semi-detached cottage near the Green. It contains Living Room, Kitchen, and three Bedrooms on the first floor. Outside, two Stores, Pail Closet, and Garden. Main Electricity and main Water are connected.

The cottage is let to Mr. J. M. Hughes on a weekly agreement dated 21st January, 1953, producing a rent of

Per £18 17s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	5	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings and Garden	<u>.098 acres</u>	Estimated

LOT 41

(Coloured *Blue* on Plan No. 2)

8 CHENIES

One of a block of four brick and tile cottages near the Rectory. Accommodation includes Sitting Room, Kitchen, Pantry, and three Bedrooms, with Washhouse, Pail Closet and Garden outside. There is a right to use the Well and Store in common with all other occupiers in the block.

The cottage is let to Mr. H. F. Jacklin on a weekly agreement dated 18th November, 1946 at a rental of

Per £16 13s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	5	0	0
N.A.V. Income Tax Schedule "A"	4	10	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 111	Cottage, Outbuildings and Garden	<u>.188 acres</u>	Estimated

LOT 42

(Coloured *Yellow* on Plan No. 2)

9 CHENIES

Another brick and tile cottage in a block of four near the Rectory. The accommodation comprises Sitting Room, Kitchen, Pantry, and three Bedrooms with Washhouse, Pail Closet and Garden outside. There is a right to use the Well and Store in common with the occupiers of the other three cottages. Main Electricity, Gas and main Water are connected.

The cottage is let to Mr. E. M. Boyd on a weekly agreement dated 15th November, 1949, the rent amounting to

Per £25 11s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	8	0	0
N.A.V. Income Tax Schedule "A"	6	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 111	Cottage and Outbuildings, etc.	.043	Estimated
	Part 111	Garden	.090	Estimated
			<u>.133</u> acres	

LOT 43

(Coloured *Pink* on Plan No. 2)

10 CHENIES

A cottage situated in the brick and tiled group of four near the Rectory. It consists of Sitting Room, Kitchen, Pantry, three Bedrooms, Washhouse, Pail Closet and Garden, with use of the Well and Store in common with the occupiers of the rest of the block. Main Electricity, Gas and main Water are connected.

The property is let to Mr. T. M. Jones on a weekly agreement dated 28th August, 1939, at a rent of

Per £15 12s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	4	0	0
N.A.V. Income Tax Schedule "A"	6	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 111	Cottage, Outbuildings and Garden	<u>.155</u> acres	Estimated

LOT 44(Coloured *Pink* on Plan No. 2)**63 CLAYPITS**

One of the centre two of a block of four brick and slated cottages at Claypits. Accommodation includes Living Room, Kitchen, and three Bedrooms, with Washhouse and Pail Closet, and Garden outside. Gas is installed, and main Water is to a standpipe shared in common with all other occupiers of the block. The Well is likewise shared.

The cottage is let to Miss D. Hughes on a weekly agreement dated 31st May, 1938, at a rental of

Per £16 9s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	8	0	0
N.A.V. Income Tax Schedule "A"	6	0	0
Wayleave rental receivable (see page 53)			6

NOTE: The Estate is at present carrying out the following improvements on completion of which, the rent can be increased by the statutory amount: W.C. with drainage to Cesspool, main Water extension to sink in kitchen with drain, wiring for Electric light and connection to main.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 126a	Cottage and Outbuildings, etc.	.049	Estimated
	Part 126a	Garden	.063	"
			<u>.112</u> acres	

LOT 45(Coloured *Green* on Plan No. 2)**64 CLAYPITS**

An end cottage of the brick and slated Claypits block. Accommodation comprises:

On the Ground Floor:

Living Room, 13ft. by 11ft. 4in., with fireplace and cupboard.
Kitchen, with range.
Larder.

On the First Floor:

Two Bedrooms, measuring 13ft. by 11ft. 9in., and 13ft. by 8ft. 7in., one with fireplace and cupboard.

Outside:

Coal Store, Washhouse, Pail Closet and a Garden.

Services:

Gas is installed and main Water is to a standpipe used in common with the other occupiers of the block. There is a Well which is likewise shared. The property is offered

WITH VACANT POSSESSION

(Key obtainable from Mrs. Owen at 62 Claypits)

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	4	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

NOTE: The Estate is at present carrying out the following improvements: W.C. with drainage to Cesspool, main Water extension to sink in kitchen with drain, wiring for Electric light and connection to main.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 126a	Cottage and Outbuildings, etc.	.075	Estimated
	Part 126a	Garden	.095	"
			<u>.170</u> acres	

LOT 46(Coloured *Pink* on Plan No. 1)**1 MILL COTTAGES**

One of a pair near the river at Mill Farm. It is constructed of brick and tile and contains Sitting Room, Parlour-Kitchen, and two Bedrooms, with Woodshed, Pail Closet and Garden outside. Main Electricity and main Water are connected.

The cottage is let to Mr. J. R. Bastin who holds on a weekly agreement dated 14th December, 1950, at a rent amounting to

Per £12 2s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	4	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

NOTE: A large-scale plan of this Lot may be seen at the Auctioneer's offices or in the Sale Room.

A total of £1 10s. 0d. per annum is payable by the tenant to the tenants of Mill Farm (Lot 4) in respect of water consumed, which passes through the farm meter.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Flaunden	Part 122	Cottage, Outbuildings and		
		Garden	.115	Estimated
Chenies	Part 31	Part river	.055	"
			<u>.170</u> acres	

LOT 47(Coloured *Blue* on Plan No. 1)**2 MILL COTTAGES**

A semi-detached brick and tiled cottage by the river at Mill Farm. The accommodation comprises:

On the Ground Floor:

Sitting Room, 13ft. by 11ft., with fireplace.

Parlour-Kitchen, 13ft. 10in. by 11ft., with range and sink.

Larder.

On the First Floor:

Two Bedrooms, measuring 13ft. 8in. by 11ft. 3in., and 13ft. by 11ft., 4in., one with fireplace.

Outside:

Woodshed, Pail Closet and Garden.

Services:

Main Electricity and main Water are installed.

The cottage is offered

WITH VACANT POSSESSION

	£	s.	d.
Rateable Value (Landlord pays General and Water rate)	4	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

NOTE: A large-scale plan of this Lot may be seen at the Auctioneer's offices or in the Sale Room.

A total of £1 10s. 0d. per annum is payable to the tenants of Mill Farm (Lot 4) in respect of water consumed, which passes through the farm meter.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Flaunden	Part 122	Cottage, Outbuildings, etc.	.087	Estimated
Chenies	Part 31	Part river	.082	Estimated
	32	Garden	.035	
			<u>.204</u> acres	

LOT 48(Coloured *Green* on Plan No. 2)**3 CHESHAM ROAD**

The centre of a block of three cottages near Mill Farm. Construction is of brick and tile with diamond paned windows. Accommodation comprises Sitting Room, Parlour-Kitchen, Pantry, two Bedrooms, Coalshed and Pail Closet. There is a Garden and the Well is shared with all occupiers of the remainder of the block. Electricity and main Water are connected.

The cottage is let on a weekly agreement dated 26th October, 1953, to Mr. W. J. Weller at a rental of

Per £17 11s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	5	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 36	Cottage, Outbuildings, etc.	.042	Estimated
	Part 36	Garden	.096	"
			<u>.138</u> acres	

LOT 49(Coloured *Pink* on Plan No. 2)**4 CHESHAM ROAD**

The end cottage of one of the brick and tile blocks of three at Mill Bottom. Accommodation comprises Sitting Room, Parlour-Kitchen, Pantry, two Bedrooms, Coalshed and Pail Closet. There is a Garden and the Well is used in common with all other occupiers of the block. Main Electricity and main Water are connected.

The cottage is let to the representatives of A. E. Ayres, deceased, at a weekly rent amounting to

Per £20 16s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 36	Cottage, Outbuildings and Garden	<u>.145</u> Acres	Estimated

LOT 50

(Coloured *Blue* on Plan No. 2)

5 CHESHAM ROAD

An end cottage at Mill Bottom built of brick and tile. Accommodation includes Sitting Room, Parlour-Kitchen, Pantry, two Bedrooms, Coalhouse, and Pail Closet. There is a Garden and a right to use the Well in common with other occupiers of the block. Main Electricity and main Water are installed.

The cottage is let to Mrs. L. Pearce on a weekly agreement dated 30th June, 1919, at a rental of

Per £17 6s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	5	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 36	Cottage, Outbuildings and Garden	<u>.170 Acres</u>	Estimated

LOT 51

(Coloured *Pink* on Plan No. 2)

6 CHESHAM ROAD

A centre cottage of one of the brick and tiled blocks at Mill Bottom. Accommodation provided is Sitting Room, Parlour-Kitchen, Pantry, three Bedrooms, Coalhouse and Pail Closet. There is a Garden, and a right to use the Well in common with other occupiers of the block. Main Electricity and main Water are connected.

The cottage is let to the representatives of J. Baston, deceased, on a weekly agreement dated 16th October, 1953, at a rental of

Per £19 5s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 36	Cottage, Outbuildings and Garden	<u>.143 acres</u>	Estimated

LOT 52

(Coloured *Brown* on Plan No. 2)

7 CHESHAM ROAD

An end cottage adjoining LOT 51 and similarly constructed of brick with a tiled roof. It contains Sitting Room, Parlour-Kitchen, Pantry and two Bedrooms. There is a Coalhouse, Pail Closet and Garden outside and a right to use the Well in common with the other occupiers in the block. Main Electricity and main Water are connected.

The cottage is let to Mr. H. Dancer on a weekly agreement dated 28th April, 1954, at a rental of

Per £19 18s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 36	Cottage, Outbuildings, and Garden	<u>.130 Acres</u>	Estimated

LOT 53

(Coloured *Green* on Plan No. 2)

20 HILLSIDE

An end cottage of a block of three near the Green built of brick and tile. Accommodation includes Living Room, Parlour-Kitchen, Pantry, two Bedrooms, Coalhouse, Pail Closet. There is a right in common with the other occupiers of the block to use the Washhouse and Well. Main Electricity and main Water are connected.

The cottage is let to Mr. C. Simmonds on a weekly agreement of 28th May, 1938, producing

Per £17 15s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	5	0	0
N.A.V. Income Tax Schedule "A"	6	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings and Garden	<u>.145 Acres</u>	Estimated



CHENIES—THE HILLSIDE COTTAGES



Nos. 2-7 CHESHAM ROAD

LOT 54

(Coloured *Blue* on Plan No. 2)

21 HILLSIDE

A centre cottage by the Green, built of brick and tile. Accommodation comprises Living Room, Parlour-Kitchen, three Bedrooms, with Coalshed, Washhouse, Pail Closet, Well and Garden outside. Both adjoining occupiers have a right to use the Washhouse and Well. Main Electricity, Gas and main Water are installed.

The cottage is let to the representatives of A. Simmonds, deceased, at a weekly rent amounting to

Per £21 13s. 4d. annum

	£	s.	d.
Rateable Value (Laedlord pays General and Water Rates)	7	0	0
N.A.V. Income Tax Schedule "A"	..	3	15 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings, etc.	.037	Estimated
	Part 85	Garden	.063	"
			<u>.100</u>	
			<u>.100</u>	

LOT 55

(Coloured *Brown* on Plan No. 2)

22 HILLSIDE

The cottage adjoining LOT 54 and similarly constructed of brick and tile. Accommodation comprises Living Room, Parlour-Kitchen, and two Bedrooms, with Coal Store, Pail Closet and Garden outside. There is a right to use the Washhouse and Well to No. 21 in common with the other occupiers in the block.

The cottage is let to Mr. S. F. Beeson, who holds under an agreement dated 21st July, 1953, at a rent of

Per £20 16s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	8	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings, etc.	.047	Estimated
	Part 85	Garden	.068	"
			<u>.115 acres</u>	
			<u>.115 acres</u>	

LOT 56(Coloured *Pink* on Plan No. 2)**24 HILLSIDE**

A brick and tiled cottage in a block of three. Accommodation comprises Living Room, Parlour-Kitchen, and two Bedrooms, with Coal Store, Pail Closet and Garden outside. Main Electricity, Gas and main Water are connected. There is a right to use the Washhouse and Well in common with the occupiers of Nos. 23 and 25.

The cottage is let to the representatives of F. G. Buck, deceased, on a weekly agreement dated 9th May, 1938, at a rent amounting to

Per £14 10s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings, etc.	.038	Estimated
	Part 85	Garden	.045	"
			<u>.083</u> acres	

LOT 57(Coloured *Blue* on Plan No. 2)**25 HILLSIDE**

An end cottage of a brick and tiled block of three. Accommodation comprises Living Room, Parlour-Kitchen, and three Bedrooms, with Coal Store, Pail Closet and Garden outside. Main Electricity and main Water are connected, and there is a right to share the use of the Well and Washhouse with the occupiers of Nos. 23 and 24.

The cottage is let to the representatives of C. Beeson, deceased, on a weekly agreement dated 12th September, 1887, the rent amounting to

Per £21 13s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings, etc.	.030	Estimated
	Part 85	Garden	.045	"
			<u>.075</u> acres	

LOT 58(Coloured *Yellow* on Plan No. 2)**26 HILLSIDE**

A semi-detached brick and tiled cottage. Accommodation comprises Living Room, Parlour-Kitchen, and two Bedrooms, with Coal Store, Pail Closet and Garden outside. Main Electricity and main Water are installed, and the use of the Well and Washhouse is shared with the occupiers of the adjoining cottage.

The cottage is let to Miss S. Body on a weekly agreement dated 1st January, 1925, at a rental of

Per £21 13s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	6	15	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Cheines	Part 85	Cottage, Outbuildings, etc.	.038	Estimated
	Part 85	Garden	.030	"
			<u>.068 acres</u>	

LOT 59(Coloured *Pink* on Plan No. 2)**27 HILLSIDE**

A brick and tiled semi-detached cottage. The property consists of Living Room, Parlour-Kitchen, and two Bedrooms, with Coalshed, Pail Closet and Garden outside. Main Electricity, Gas and main Water are connected, and the use of the Well is shared with No. 26.

The cottage is let to Mr. W. Cant on weekly agreement dated 22nd November, 1951, producing a rent of

Per £19 5s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	7	10	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 85	Cottage, Outbuildings and Garden	<u>.065 acres</u>	Estimated

LOT 60

(Coloured *Blue* on Plan No. 2)

30 HILLSIDE

One of a pair of brick and slate cottages. Accommodation comprises two Living Rooms, Parlour-Kitchen, and three Bedrooms, with Pail Closet and Garden outside. Main Electricity, Gas and main Water are installed.

The cottage is occupied by Mr. A. Holloway on a weekly agreement dated 30th October, 1937, at a rent of

Per £13 13s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	4	10	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 86	Cottage, Outbuildings and Garden	<u>.095 acres</u>	Estimated

LOT 61

(Coloured *Brown* on Plan No. 2)

31 HILLSIDE

A brick and slate cottage adjoining LOT 60. It contains Living Room, Kitchen, and three Bedrooms, with Washhouse, Toolshed, Pail Closet and Garden outside. Main Electricity, Gas and main Water are connected.

The cottage is let to the representatives of E. E. Puddephatt, deceased, on a weekly agreement dated 25th September, 1939, the rent amounting to

Per £17 19s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	7	0	0
N.A.V. Income Tax Schedule "A"	..	3	15 0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 86	Cottage, Outbuildings and Garden	<u>.088 acres</u>	Estimated

LOT 62(Coloured *Brown* on Plan No. 2)**42 CHENIES**

One of a brick, timber and tiled pair. Accommodation includes Living Room, Kitchen, and two Bedrooms, with Coalshed, Pail Closet and Garden outside. Main Electricity, Gas and mains Water are installed, and the use of the Well is shared with the occupier of No. 43.

The cottage is let to Mr. W. J. Hounslow on a weekly agreement dated 19th December, 1953, at a rent of

Per £15 12s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	6	0	0
N.A.V. Income Tax Schedule "A"	3	15	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historical interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 121	Cottage, Outbuildings and Garden	<u>.255 acres</u>	Estimated

LOT 63(Coloured *Green* on Plan No. 2)**43 CHENIES**

A semi-detached brick, timber and tile cottage facing the Green. Accommodation consists of Living Room, and two Bedrooms, with Coalshed, Pail Closet and Garden outside. Main Electricity, Gas and main Water are installed. The right to use the Well is shared with No. 42.

The cottage is let on a weekly agreement dated 23rd March, 1945, to Miss L. Austin, at a rent amounting to

Per £17 2s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	6	0	0
N.A.V. Income Tax Schedule "A"	4	10	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historic interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 121	Cottage, Outbuildings, etc.	.055	Estimated
	Part 121	Garden	.148	
			<u>.203 acres</u>	"

LOT 64(Coloured *Brown* on Plan No. 2)**46 CHENIES**

One of three brick and tile cottages facing the Green. It comprises Living Room, Parlour-Kitchen, Pantry, and three Bedrooms, with Coalshed, Pail Closet and good Garden outside. Main Electricity, Gas and main Water are installed, and there is a Well.

The cottage is let to the representatives of A. Barden, deceased, under a weekly agreement dated 30th July, 1917, at a rent amounting to

Per £21 13s. 4d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	9	0	0
N.A.V. Income Tax Schedule "A"	4	10	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 121	Cottage, Outbuildings, etc.	.193	Estimated
	Part 121	Garden	.107	
			<u>.300</u> acres	

LOT 65(Coloured *Pink* on Plan No. 2)**49 CHENIES**

The attractive detached brick and tiled cottage, now the Post Office. It comprises Living Room and Kitchen with three Bedrooms above and, outside, Washhouse, Coalshed, Toolshed, W.C. and a good Garden. Main Electricity and main Water are installed and drainage is to a Cesspool.

The cottage is let to the representatives of J. Tomlin, deceased, on a weekly agreement dated 12th May, 1925, at a rental of

Per £22 15s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	10	0	0
N.A.V. Income Tax Schedule "A"	5	5	0
Wayleaves (see page 53)			—

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Cottage, Outbuildings and Garden	<u>.193</u> acres	Estimated

LOT 66(Coloured *Green* on Plan No. 2)**50 CHENIES**

One of a block of three brick, part roughcast, and slated cottages in the main street, altered and enlarged in recent times. It contains Living Room, Kitchen, Cellar, and two Bedrooms, with Wood Store, Pail Closet and Garden outside. Main Electricity and main Water are connected and there is a right to use the Well in common with the occupier of the No. 51.

The cottage is let on a weekly agreement dated 18th December, 1920, to Mr. W. Mathews at a rent amounting to

Per £19 5s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	8	0	0
N.A.V. Income Tax Schedule "A"	4	10	0

NOTE: The cottage is included in a provisional list of buildings of architectural and historical interest for consideration under the provisions of the Town and Country Planning Act, 1947.

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Cottage, Outbuildings and Garden	<u>.050 acres</u>	Estimated

LOT 67(Coloured *Pink* on Plan No. 2)**51 CHENIES**

One of the block of three brick, roughcast and slated cottages. It comprises Living Room, Kitchen with Cellar beneath, and two Bedrooms, with Coalshed, Pail Closet and Garden outside. Main Electricity and main Water are connected, and the use of the Well is shared with the occupier of No. 50.

The property is let to Miss Holloway on a yearly agreement dated 16th April, 1952, at a rent amounting to

Per £9 2s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	3	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Cottage and Garden	.010	Estimated
	Part 117	Outbuildings	.005	"
			<u>.015 acres</u>	

LOT 68

(Coloured *Blue* on Plan No. 2)

52 CHENIES

Another of the brick, roughcast, and slated group of three cottages in the Village. It comprises two Sitting Rooms, Kitchen, Pantry, Cellar, and three Bedrooms, with Woodshed, Pail Closet Garden and Well outside. Main Electricity and Gas are connected, and main Water is to a standpipe.

The property is let to the representatives of Mr. J. Chiltorn, deceased, on a weekly tenancy dated 19th December, 1893, at a rental of

Per £25 2s. 8d. annum

	£	s.	d.
Rateable Value (Landlord pays General and Water rates)	12	0	0
N.A.V. Income Tax Schedule "A"	3	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Cottage, Outbuildings and Garden	<u>.113 acres</u>	Estimated

LOT 69

(Coloured *Yellow* on Plan No. 2)

58 CHENIES

A good detached brick and tiled cottage, situated just outside the Village. It comprises Dining Room, Drawing Room, Kitchen, Scullery, Pantry, and three Bedrooms, with Coalshed, Loose Box, two Pig Sties, Bakehouse, Garage, and good Garden outside. Gas and main Water from standpipe in Garden Well.

The property is let to Mr. A. Salmon on a weekly tenancy at a rental of

Per £22 8s. 0d. annum

	£	s.	d.
Rateable Value (Landlord pays Water rate)	22	0	0
N.A.V. Income Tax Schedule "A"	16	0	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 107	Cottage, Outbuildings and Garden	<u>.629 acres</u>	Estimated

LOT 70

(Coloured *Green* on Plan No. 2)

THE VILLAGE SHOP

The property is semi-detached and built of brick and tile. In addition to the shop the accommodation comprises Sitting Room, Kitchen, Scullery, Larder, Cellar, four Bedrooms and Box Room, with Washhouse, Coalshed, Woodshed, Pail Closet, Garden and Paddock outside. Main Electricity, Gas, and main Water are installed.

The property is let to Mr. H. W. Wilson on a weekly tenancy, at a rent of

Per £18 4s. 0d. annum

			£	s.	d.
Rateable Value (Landlord pays Water rates)	..	..	22	0	0
N.A.V. Income Tax Schedule "A"	..	..	22	10	0
Wayleave rental receivable (see page 53)	..	..		1	0

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 117	Shop, House, Outbuildings, Garden and Paddock	<u>.216 Acres</u>	Estimated

LOT 71

(Coloured *Brown* on Plan No. 2)

THE ELECTRICITY TRANSFORMER STATION

The Electricity Transformer Station situated in Back Lane, is a well built single storey structure of brick and tile, containing two rooms, with a lean-to outhouse to the rear.

The property is let to the Eastern Electricity Board, on a 21 years' lease, dated 10th April, 1953, from 24th June, 1953, at a rent of

Per £1 0s. 0d. annum

Schedule of Lands

Parish	O.S. No.	Description	Area	Remarks
Chenies	Part 86	Transformer Station and Outbuilding	<u>.020 acres</u>	Estimated

THE FISHING RIGHTS

comprise probably some of the best trout sport to be found near London.

They extend in all to nearly $4\frac{1}{2}$ miles of the River Chess (apart from tributaries) shown coloured on Plan No. 1, except for that included with Lot 27. Access is available from the public roads to both banks where these are owned by the Estate (except for Lot 27).

A plan showing that part of the river comprising The Fishing Rights may be seen at the Auctioneers' offices or in the Sale Room and full details regarding rights and liabilities affecting this Lot are set out in the Special Conditions of Sale.

The present tenant is Mr. F. Le Neve Foster, who holds on a 7 years' lease dated 25th July, 1953, from 29th September, 1953, at a rent of

Per £100 annum

							£	s.	d.
Rateable Value	..	..	..	..	..	..	40	0	0

CHENIES ESTATE

SCHEDULE OF WAYLEAVES, LICENCES, ETC. RECEIVABLE BY THE ESTATE

(All figures must be regarded as approximate)

Lot No.	Paying Authority	Subject	Date of Consent or Agreement	Rental P.A. (Provisional where apportioned)
				£ s. d.
3	General Post Office	6 poles with overhead lines	18- 8-49 ..	—
	General Post Office	1 stay	8- 4-33 ..	1 0
	Eastern Electricity Board	4 poles with overhead cable	31- 3-33 ..	5 0
	" " "	1 pole and stay with overhead cable ..	15- 4-36 ..	—
	" " "	13 poles and 6 stays with overhead cable	16- 4-37 ..	1 7 6
4	" " "	9 poles and stay with overhead cable	31- 3-33 ..	1 1 6
	" " "	Overhead cable and stay	29- 4-47 ..	6
	L. P. Long	Air-raid shelter at Chenies	— 8-41 ..	10 0
	Air Ministry	350 yards of underground cable. Notice dated	26- 9-52 ..	—
	Benskin's Watford Brewery Ltd.	2 windows at "The Red Lion Hotel" ..	8- 8-24 ..	1 0
	M. Kirby, "Banner Rest" ..	Use of drains and soak-away (see Licence)	22- 2-40 ..	10 0
	General Post Office	Poles and overhead lines	5-11-13 ..	1 0
	" " "	1 stay	8- 4-33 ..	1 0
5	Eastern Electricity Board	3 poles and stay with overhead cable ..	31- 3-33 ..	3 6
	" " "	9 poles with overhead cable	15- 4-36 ..	6
	General Post Office	1 stay	8- 4-33 ..	1 0
6	" " "	11 poles and 3 stays with overhead cable and 40 of yards underground cable	16- 4-37 ..	19 0
	" " "	5 pylons with overhead cable	29- 9-40 ..	3 2 6
	" " "	2 poles with overhead lines	16- 6-25 ..	—
	" " "	1 pole with overhead lines	28- 8-35 ..	6
	" " "	2 struts	15 -3-24 ..	—
	Bucks and Herts County Councils	Open ditch, surface water drains and outfall (see Licence)	27- 4-33 ..	10 0
	Herts County Council	Surface water drains and outfall (see Licence)	29-11-27 ..	10 0
7	Eastern Electricity Board	7 poles with overhead cable	15- 4-36 ..	6
	General Post Office	11 poles with overhead lines	30- 3-1893 ..	1 0
	" " "	1 stay	31- 7-41 ..	1 0
8	" " "	3 poles with overhead lines	21- 9-38 ..	—
	" " "	3 poles and stay with overhead lines ..	29- 6-25 ..	3 0
	Eastern Electricity Board	2 pylons with overhead cable	29- 9-40 ..	1 5 0
	North Thames Gas Board	Gas mains and pipes (see Deed of Grant)	31- 5-51 ..	—
9	Eastern Electricity Board	4 pylons with overhead cable	29- 9-40 ..	2 10 0
	North Thames Gas Board	Gas mains and pipes (see Deed of Grant)	31- 5-51 ..	—
10	General Post Office	Letter Box	17- 8-28 ..	—
	" " "	1 pole with overhead lines	20-17-42 ..	1 0
	Bucks County Council	Surface water drains (see Licence) ..	17- 7-25 ..	4 0
12	Eastern Electricity Board	1 stay	15- 4-36 ..	6
	Bucks County Council	Surface water drains and outfall ..	17- 7-25 ..	1 0
15	Eastern Electricity Board	2 stays	31- 3-33 ..	1 0
16	Bucks County Council	Surface water drains and outfall (see Licence)	20- 1-33 ..	5 0
17	Eastern Electricity Board	1 pole	31- 3-33 ..	1 0
18	" " "	3 poles with overhead cable	31- 3-33 ..	3 0
25	General Post Office	2 poles with overhead lines	20- 3-22 ..	1 0
26	Eastern Electricity Board	1 pole and stay with overhead cable ..	31- 3-33 ..	1 6
	General Post Office	1 pole with overhead lines	6- 7-38 ..	1 0
28	Eastern Electricity Board	80 yards of underground cable and stay	15- 4-36 ..	6
28	General Post Office	2 stays	3- 8-11 ..	1 0
36	" " "	Chimney fixing	15- 1-54 ..	2 6
44	Eastern Electricity Board	1 stay	2- 4-54 ..	6
65	" " "	2 brackets to premises	8- 6-23 ..	—
70	" " "	Telephone kiosk	10- 2-38 ..	1 0

Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions, of Sale 1953, so far as they are not varied by or inconsistent with these Conditions or the Stipulations and Particulars of Sale.

2. The Vendor's Solicitors are Messrs. TAYLOR AND HUMBERT, whose office is at 2 Raymond Buildings, Gray's Inn, London, W.C.1.

3. The dates fixed for completion are as follows:

Lots 1 and 2	29th September, 1954
„ 3, 4, 5, 6, 7, 8, 9	1st October, 1954
„ 10, 11, 12, 13, 14, 15, 16	5th October, 1954
„ 17, 18, 19, 20, 21, 22, 23	8th October, 1954
„ 24, 25, 26, 27, 28, 29, 30	12th October, 1954
„ 31, 32, 33, 34, 35, 36, 37	15th October, 1954
„ 38, 39, 40, 41, 42, 43, 44	19th October, 1954
„ 45, 46, 47, 48, 49, 50, 51	22nd October, 1954
„ 52, 53, 54, 55, 56, 57, 58	26th October, 1954
„ 59, 60, 61, 62, 63, 64, 65	29th October, 1954
„ 66, 67, 68, 69, 70, 71, 72	2nd November, 1954

If any Purchaser buys more than one Lot, the date for completion shall be the date applicable to the first Lot (in numerical order) purchased by him.

The balance of purchase money (credit being given for the deposit of 10 per cent, payable on the sale) is to be paid on the date for completion and if not so paid will carry interest at the rate of 6 per cent per annum until payment.

4. The Vendors are selling as personal representatives.

5. (a) The Title to all Lots shall commence with a Vesting Deed dated the 30th April, 1926, made between the Honourable Victor Alexander Frederick Villiers Russell and Frederick William Fane of the one part and Herbrand 11th Duke of Bedford of the other part, and no objection or requisition shall be raised with regard to the earlier title.

(b) The Deeds of Declaration executed in accordance with Section 35 of the Settled Land Act, 1925, on the appointment of Angus Chambers Lyell and Owen Johnston Humbert as Trustees were destroyed by enemy action and purchasers shall accept the Memoranda endorsed upon the Vesting Deed in accordance with Section 35 of the Trustee Act, 1925, as conclusive evidence that the Vendors were duly appointed Trustees of the Settlement for the purposes of the Settled Land Act, 1925. A Statutory Declaration made by the said Owen Johnston Humbert as to the destruction of the said deeds by enemy action will be produced for inspection and Purchasers shall raise no requisition or objection whatsoever on account of the non-production of the said deeds and shall not be entitled to any acknowledgment for the production thereof. Purchasers shall not be entitled to the production of any other document prior to the said Vesting Deed or any abstract thereof and shall require no further information with respect to documents prior thereto or to the contents thereof notwithstanding references thereto in the said Vesting Deed.

(c) In making objections or requisitions to or on the Title Purchasers shall not be entitled to make any objection that the areas stated in the Particulars do not exactly agree with the areas given in the Leases or Tenancy Agreements or References of the Estate.

(d) In some cases the areas and Ordnance Numbers attributed to Lots or parts of Lots may differ from the areas and Ordnance Numbers of such properties as shewn in documents of title. Similarly certain properties may in the documents of title be identified by reference to estate or title numbers or to the then tenants thereof. The Purchasers of such properties shall accept without enquiry the Ordnance Numbers and areas given in the Sale Particulars. No objection or requisition shall be made in respect of these matters.

6. Each Lot is sold subject to:

(a) Any Town Planning Resolution or Scheme, any Road or Street Improvement Line in force or which may come into force, any Cultivation Orders, Tree Preservation Orders, Requisition Notices and any Acts, Bye-Laws or statutory provisions affecting any Lot or any part thereof, whether of general or local application and there shall be no obligation on the Vendors to specify the same;

(b) All Local Land Charges whether registered at the date of the sale or thereafter and any requirements enforceable by any Local or other Public Authorities whether or not involving the expenditure of money;

(c) All encumbrances and other matters the existence of which can or ought to be discovered by enquiry of the Local or other Public Authorities;

and no Purchaser shall be entitled to any compensation indemnity or right of rescission in respect thereof.

7. Where any advantage or privilege of the nature of an easement or quasi-easement in respect of access, way, water supply, drainage, light, support or otherwise is mentioned in the Particulars or these Conditions as being enjoyed with any Lot over or against any other part of the Estate such Lot is sold with a right to enjoy such advantage or privilege together with any such liberties (as the Vendors may consider proper) of inspecting, repairing, renewing, maintaining or cleansing the subject matter, which expression herein means (as the case may be) the ground, way, pump, well, pipe-line, cesspool and/or other space or structure over or in respect of which such advantage or privilege is enjoyable together with any structure, plant or apparatus appertaining thereto and properly useable in connection with the enjoyment of such advantage or privilege subject (as far as the Vendors may require) to the condition of making good any damage occasioned in the enjoyment of such advantage or privilege or the exercise of any liberty and (so far as the Vendors may require) to the condition of contributing a fair proportion of the expense of keeping the subject matter in good order and condition, and any part of the Estate affected by any such advantage or privilege is sold subject to the same and any such liberties in connection therewith as aforesaid.

8. There shall be excepted and reserved out of the Conveyance to each Purchaser all such roads, pathways, rights of support, light and drainage and other easements, advantages and privileges for the benefit of any other property and the tenants and occupiers thereof as the Vendors may deem necessary or proper for the protection or enjoyment of such other property, all such reservations being in fee simple. In case of any dispute arising between the Vendors and any Purchaser or between Purchasers (whether before or after completion) as to the existence of any easement, quasi-easement or privilege or advantage or as to the area or boundaries of any Lot the same shall be referred to and settled by the Auctioneers, whose decision shall be binding on all parties and who shall decide how the costs of such reference shall be borne.

9. Each Lot is sold subject to tenancies and leases affecting the same whether mentioned in the Particulars of Sale or not and to the rights and claims of tenants.

Each Purchaser shall be deemed to purchase with full notice of any lease or tenancy affecting the Lot or Lots purchased by him and shall not make any requisition or objection in respect thereof nor require a copy of any such lease or tenancy agreement.

The Purchaser of each Lot shall assume without requisition or objection that all rents paid are legally demandable and shall make no requisition or enquiry as to any matter arising under the Rent and Mortgage Interest Restriction Acts or any amending supplemental or similar legislation. Any dispute with regard to rents shall be settled by the Auctioneers whose decision shall be final.

The descriptions of the cultivation of the farm lands are believed to represent their present state, but are not intended to determine which lands are arable and which are permanent or temporary pasture within the meaning of the terms of the tenancy conditions, and such descriptions shall not affect the rights of any tenants to alter such cultivation, or to compensation for laying down lands to permanent pasture, and the lands are sold subject to such rights (if any).

The Shooting Rights over Lots Pt. 4, Pt. 5 and 23 are let until 1st February, 1955, and over Lots 3, Pt. 4, Pt. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, Pt. 26 and Pt. 27 are let until 1st April, 1955, after which respective dates such rights will revert to the Purchaser of each Lot concerned. The Vendors will retain the shooting rents to the respective dates and these are not therefore apportioned to the various Lots. The Leases or Agreements may be inspected at the office of the Auctioneers by appointment during office hours during the seven days preceding the sale and in the Auction Rooms before the sale.

10. (a) All Lots are sold subject to and with the benefit of all party walls and fences, support of walls, sewers, drains, spoutings, eavesdrop, water pipes, gas, electricity and other services and supplies, rights of way, rights of drainage, rights of light, occupation ways, water supplies, and other rights, easements, quasi-easements and privileges and advantages in the nature of easements as are now enjoyed or suffered by such Lots respectively (or which but for the fact that the properties sold have been in common ownership would have been enjoyed or suffered by owners and occupiers of the said properties) in common with the Vendors and the occupiers for the time being of adjoining or neighbouring or other properties or by and between such respective properties.

(b) Boundary walls fences and hedges shall be repaired and maintained by the Purchasers of Lots as the same have hitherto been repaired and maintained by the tenant or occupier of such Lots.

(c) The Vendors shall not be under any obligation to define any of the above matters further than as the same appear in the Particulars or these Conditions or as may be apparent from inspection of the properties or local enquiry.

11. The growing timber trees and underwood are included in the sale of each Lot. Each Lot is sold subject to a reservation in favour of the Vendors or their successors in title of a general right of way to remove timber and underwood over such Lot from any other Lot over the routes mentioned in Condition 12 or such other routes as may be most necessary, appropriate or convenient, whether existing or otherwise, upon payment for surface damage to crops or fences and for extraordinary damage to existing roads. Each Lot is also sold subject to a reservation in favour of the Vendors and their successors in title of the right to bring up haulage machinery, tackle or other apparatus, implement wagons, tractors or the like in order to remove timber from any other Lot and to operate such machinery, tackle or apparatus in an appropriate position on any of the lands or any Lot for the purpose of removing or dealing with the timber from any other Lot upon payment for all damage to fences or crops and extraordinary damage to existing roads. The aforesaid reservations shall not constitute the right to establish a sawmill. All the reserved rights before mentioned shall remain operative until the expiration of three years from the date on which the last licence is granted to fell any of the timber now standing on any Lots, or should such felling licences cease to become necessary then three years from the date from which such general release becomes law.

Where timber is cut on any Lot and the owner of such Lot decides to replant or where there are plantations, immature timber or underwood remaining after the said three years all Lots are sold subject to a general right of way in favour of the said owner over the most appropriate route or routes on any other Lot or Lots to enable this to be done and the thinnings and mature crop removed subject to the usual compensation. These rights and all of them are fully without prejudice to the other conditions hereof.

12. Without prejudice to the generality of the foregoing conditions the Lots referred to below are sold subject to and with the benefit of the following rights viz.:

LOTS 3, 6 and 13. A right of way at all times with or without vehicles and animals over Lot 3 for the benefit of Lot 6 and Lot 13, and over Lot 13 (North of the railway) for the benefit of Lot 6 along the track O.S. No. Part 141 for the purpose of gaining access to all fields forming part of Lot 6 abutting on the east side of the track and to Lot 13.

LOTS 3 and 14. A right of way at all times with or without vehicles and animals over Lot 3 for the benefit of that part of Lot 14 north of the railway over the track O.S. No. 191 in Lot 3 to the public road.

LOTS 3 and 10. A right of way at all times with or without vehicles and animals over O.S. No. 67 (Lot 3) for the benefit of O.S. No. Part 45 (Lot 10).

LOTS 3 and 15. A right of way at all times and for all purposes with or without vehicles and animals over the roadway O.S. No. 75 (part of Lot 15) is reserved for the benefit of the owner and occupier of Great House Farm (Lot 3).

LOTS 4 and 10. The right for the owner of Lot 10 to drain into the cesspool situated in O.S. No. 89 (Lot 4) with rights of access for emptying and maintaining the same.

LOTS 4 and 5. The right for the owner of 48 Chenies part of Lot 4 to the joint user with the owner of 47 Chenies part of Lot 5 of the well on Lot 5 with rights of access thereto.

LOTS 4 and 24. Lot 4 is subject to the right of drainage and pumping water from the river as now enjoyed by Lot 24.

LOT 5. This Lot is subject to such rights of way as may exist over Field O.S. No. Part 253 for the benefit of the owners and occupiers of adjoining properties.

LOTS 5, 11, 12, 26 and all other Lots adjoining Roadway O.S. No. 92. This roadway, O.S. No. 92, is sold with Lot 5 subject to the rights as now enjoyed over the roadway (part of Lot 5) from Chenies to Mountwood Farm and thence to Mount Wood (Lot 11) and Turvey Lane Wood (Lot 12) for the purpose of obtaining access to all properties abutting on either side of such road and to Mount Wood and Turvey Lane Wood. The cost of maintenance of such road shall be borne in three equal shares by the owners of Lots 5, 11 and 12.

LOTS 5 and 23. A right of way as now enjoyed over Lot 5 for the benefit of Lot 23 to obtain access to the Watercress Beds.

LOTS 6 and 64 and No. 45 Chenies. The owner of No. 44 Chenies (part of Lot 6) has the right to the joint use with the owner and occupier of No. 45 Chenies of the well at the rear of No. 45 Chenies (which is retained by the Vendors). Lot 6 is subject to the right for the owner and occupier of No. 45 Chenies and of No. 46 Chenies (Lot 64) to obtain access to the gardens of No. 45 Chenies and No. 46 Chenies respectively over the garden of No. 44 Chenies (part of Lot 6) as now enjoyed.

LOTS 7 and 20. Lot 7 is subject to the rights of way and access as now enjoyed for the benefit of Lot 20 over the track part, Part O.S. No. 102 from the public road to Lot 20.

LOTS 8 and 13. Lot 8 is subject to a right of way for the benefit of the owner of Carpenters Wood Hillas Wood and Whitelands Wood (parts of Lot 13) from the public road along the farm road O.S. No. 13 to Newhouse Farm and thence across O.S. No. 4 for the purpose of obtaining access to the said woods for all usual purposes and of cutting removing and disposing of timber and trees and replanting, with the right to use all the usual vehicles and implements for such purposes. The owner of Lot 13 shall make good all damage caused by the exercise of these rights in accordance with the conditions set out in Condition of Sale No. 11 with regard to woodlands generally. The liability for the upkeep of the farm road shall be shared according to user by the owners of Lots 8 and 13 and in accordance with the next following paragraph.

LOT 8. This Lot is sold subject to the rights affecting the roadway O.S. No. 13 granted by a Conveyance dated 24th September, 1935 from the Duke of Bedford (hereinafter referred to as the Vendor) and his Trustees to the Metropolitan Railway Country Estates Limited (hereinafter referred to as the Purchasers) viz.:

A right of way at all times and for all purposes over the roadway, the Vendor and the Purchasers bearing equally between them the cost of repairing and maintaining the said roadway as a farm road, such repairs to be carried out from time to time as and when considered necessary by the Purchasers or by the Vendor or his Agent for the time being. The right for the Purchasers to lay sewers and other services under the said roadway on making good at the Purchasers own expense all damage done thereby and subject to the Vendor and his successors in title having the right to connect up with the sewers or other services which may be laid as aforesaid for the benefit of his adjoining property free of all charges the Vendor or his successors in title making good all damage occasioned thereby.

LOTS 9 and 14. Lot 9 is subject to the right for the benefit of the owner of Lot 14 to obtain access from Lodge Copse over part of track O.S. No. 209 and Field O.S. No. 194 to and from the woods (parts of Lot 14) on both sides of the railway, and for all usual purposes for cutting removing and disposing of timber and trees and replanting with the right to use all usual vehicles and implements for such purposes. The owner of Lot 14 shall make good all damage to Lot 9 caused by the exercise of these rights. The owner of Lot 14 shall also have the benefit of all rights enjoyed by the Vendors in respect of the bridge over the railway, but the Vendors shall not be under any liability to define such rights. Lot 14 is sold subject to the conditions referred to in Condition No. 11 hereof with regard to woodlands.

LOTS 28 and 33. Lot 28 is subject to a right of way for the benefit of the owner of Lot 33 as now enjoyed over the road from Lot 33 to the public road and to the right of drainage from Lot 33 into the septic tank on Lot 28 as now enjoyed.

LOTS 15 and 32. Lot 32 is subject to a right of way for the owner of Lot 15 to obtain access to the public road as now enjoyed, the owners of these two Lots sharing in the maintenance of the private roadway according to user.

LOTS 30 and 69. Lot 30 is subject to the right as now enjoyed of the owner of Lot 69 to use the track along the western boundary of Lot 30 from the public road to the garage of Lot 69.

LOTS 10, 37 and 38. Lot 10 is subject to a right of way as now enjoyed for the benefit of Lots 37 and 38 over the private roadway included with Lot 10 to gain access to the front of Lot 37 and the rear of Lot 38. The cost of maintenance of that part of the roadway used by the owners of these three Lots shall be shared according to user.

LOTS 37, 38 and 4. Lot 4 is subject to the right of the owners of Lots 37 and 38 to drain into cesspits in O.S. No. 90 with rights of access thereto for all usual purposes.

LOTS 46 and 47. Lot 47 is subject to a right of way for the owner of Lot 46 (as now enjoyed) from the public road over the footbridge and garden part of Lot 47 to gain access to the front door of Lot 46 and the pail closet at the rear. These rights are shown on an enlarged plan which is available for inspection at the offices of the Auctioneers or in the Sale Room.

LOTS 60 and 71. Lot 60 is subject to a right of way for the benefit of the owner of Lot 71 to obtain access as now enjoyed to the store at the rear of Lot 71.

LOTS 7 and 12. Lot 7 is sold subject to the right of the owner of Lot 12 to use the track (Part O.S. No. 102) leading from the roadway to the northern end of Lot 20 for the purpose of obtaining access to the woods and of removing timber therefrom; the owner of Lot 12 making good any damage caused thereby to the said track.

Cottages :

LOTS 7, 41, 42 and 43 (8 to 11 Chenies)

LOTS 53, 54, 55, 7, 56, 57, 58 and 59 (20 to 27 Hillside Cottages)

LOTS 44, 45 and 6 (63, 64 and 61 Claypits)

LOTS 62 and 63 (42 and 43 Chenies)

LOTS 4, 48, 49, 50, 51 and 52 (2 to 7 Chesham Road)

LOTS 66, 67 and 68 (50, 51 and 52 Chenies)

These Lots are sold subject to and with the benefit of the joint use of washhouses, outbuildings, wells, drainage systems and main water stand-pipes (where applicable) and of mutual rights of way and access over yards and gardens to pail closets, wash-houses, wells, outbuildings, gardens and public roads, and all other rights as now enjoyed and suffered by the occupier of each cottage.

The Purchaser of any Lot with which any such washhouse, outbuilding, well, stand-pipe or drainage system is conveyed shall take the same subject to the reservation in favour of the owners and occupiers of adjoining and neighbouring cottages to use such washhouse, outbuilding, well, standpipe or drainage system (as the case may be) in the same manner and to the same extent as hitherto, the joint users thereof contributing to maintenance in equal shares.

No fence or other obstruction shall be erected by any Purchaser which would prejudice or affect in any way the rights of owners or occupiers of neighbouring cottages to the full enjoyment of such rights.

Any dispute shall be referred to the Auctioneers in accordance with Condition 8.

13. Lot 72 comprises the exclusive right of fishing in that part of the River Chess which is coloured blue on a Plan which is held by the Auctioneers and is available for inspection at their offices or in the Sale Room before the Auction, from the following banks of the said river:—

On the right bank of the river, and the fishing in half the river, between the points marked A and B on the said plan.

On both banks of the river between the points marked B and C on the said plan.

On the right bank of the river, and the fishing in the southern half of the river, between the points marked D and E on the said plan.

On both banks of the river between the points marked E and G on the said plan.

On the left bank of the river and the fishing in the whole of the river between the points marked G and H on the said plan.

On both banks of the stream between the points marked F and K on the said plan.

On both banks of the river between the points marked M and N on the said plan.

The following rights will be granted to the Purchaser:

(a) The right of access and egress from and to the public highways at Chenies shown on the said plan and by such foot-paths as have been used hitherto for the Purchaser and his Agents, friends, keepers and workmen and of passing and re-passing along the banks of the said River Chess as above-mentioned for the purposes of the said right and privilege of fishing and other purposes reasonably connected therewith or with the watching and maintenance of the river, but for no other purpose whatsoever.

(b) The right for the Purchaser and his workmen to trim and lop such trees, bushes and shrubs along the above banks of the said river as are an obstruction to fishing, and also to do such acts and things to the land forming the bed of the said river and the banks thereof and to the weirs thereof as may be deemed necessary to maintain the fishing, but such acts and things shall not cause erosion to the said banks or raise the level of the said river in flood time.

(c) The right of the Purchaser and his workmen to cut reeds and other water plants that may be detrimental to or an obstruction to the fishing.

(d) To erect notice boards warning trespassers on the banks at suitable places, and also at suitable places, where required so as to prevent cattle horses and other animals from damaging the fishing, to fence the bank with strands of wire; provided that in exercise of the last mentioned right the Purchaser shall not obstruct the reasonable right of the owners of the lands adjoining the river to water their cattle and animals in the said river. This Lot will be conveyed subject to a covenant by the Purchaser on behalf of himself and his successors in title for the benefit of the adjoining parts of the Vendor's Estate that the Purchaser and his servants and Agents will not at any time do or permit any acts or things to be done or omitted whereby the water in the said river may be polluted so as to cause any injury to the fish in the river or to cattle, to make compensation for all injury done to the owners of the adjoining lands in the exercise of the rights above referred to, and also not to do any act or thing whereby the Vendors or their successors in title or their tenants may be rendered liable to any action or proceedings by any riparian owners or occupiers of the said river.

All the Lots adjoining the said river (viz. Lots 3, 4, 5, 7, 11, 18, 22, 27, 28, 33, 46 and 47) will be sold subject to the above rights for the benefit of Lot 72 and with the benefit of the above mentioned covenant by the Purchaser of Lot 72. All Lots adjoining the said river are sold subject to a covenant to be entered into by the Purchasers thereof that the Purchasers and their successors in title will not at any time do anything which will interfere with or prejudice the said right of fishing or prevent the owner of Lot 72 from obtaining access to the said river in manner above mentioned.

Lot 72 is sold subject to and with the benefit of the existing Lease dated the 25th July, 1953, to Mr. Fermian Le Neve Foster for the term of 7 years from 29th September, 1953 at the rent of £100 a year which Lease is determinable by the tenant on the 29th September, 1956, by giving 6 months notice. This Lease incorporates the provisions of an earlier Lease dated 18th November, 1946.

14. Each Lot is sold subject to the restrictions, stipulations and conditions specified in the Particulars, the Stipulations and these Conditions, and the Conveyance to each Purchaser shall contain all proper clauses, covenants and conditions so as to give effect thereto and (where applicable) so as to make the same binding on the Lot into whosoever hands the same may come and enforceable by the owner or owners for the time being of the Chenies Estate or the part thereof remaining unsold. In the event of any dispute as to the wording of such clauses, covenants and conditions the same shall be settled by the Vendors' Solicitors.

15. Several Lots are sold subject to and with the benefit of the provisions of Wayleave Agreements with regard to telephone and telegraph apparatus, electricity towers, appliances and cables. The sums payable in respect thereof are informally apportioned for the purposes of the sale between the Lots affected thereby at the amount given in respect of each Lot in the Particulars.

The Agreements will be available for inspection at the office of the Auctioneers by any intending Purchaser during the seven days immediately preceding the sale and in the Auction Room before the sale and any Purchaser whether or not he avails himself of the opportunity of inspecting the same shall be deemed to have full knowledge and notice of the contents of the said Agreements and shall not be entitled to a copy or abstract thereof (except at his own expense) nor shall any objection or requisition be raised in respect thereof.

16. (a) The properties are sold on the footing that there is no development thereon in contravention of the Town and Country Planning Act, 1947, and that the permitted uses under the said Act are the uses respectively applicable to the descriptions specified in the Particulars of Sale.

(b) So long as allowed by Law and subject to the approval of the Central Land Board, the sale of each Lot includes the right to so much of the claim under Part VI of the Town and Country Planning Act, 1947, as may be found appropriate or attributable under the provisions of present or future legislation to the interest in that Lot. Purchasers shall obtain the approval of the Central Land Board at their own expense.

17. Each Lot is as regards all coal or mines of coal (if any) as defined in the Coal Industry Nationalisation Act, 1946, in or thereunder sold and will be conveyed subject to all estates interests and rights therein or in any property and rights annexed thereto vested in the National Coal Board or persons deriving title under the Board under or by virtue of the said Act.

18. The Conveyance of each Lot shall include a proviso that the Purchaser and his successors in title shall not be or become entitled to any right of light, air, drainage or other easement which would restrict or interfere with or prejudicially affect the free user for building or other purposes by the Vendors or their successors in title of any adjoining or neighbouring land or property forming part of the Vendor's estates.

19. Each Purchaser shall in his Conveyance enter into a covenant with the Vendors and their successors in title not to interfere with impede or obstruct in any way the flow of water through any stream, brook, course, ditch or other watercourse which flows through or adjoins his Lot and to take all steps necessary from time to time to cleanse the same so far as the same may run through or adjoin the Lot purchased by him.

20. Upon payment of the balance of the purchase money at the time and place aforesaid each Purchaser shall have a Conveyance of the Lots purchased by him from the Vendors, which Conveyance shall be in the form of the Estate Conveyance, amended where necessary. A print of this form of Conveyance will be supplied by the Vendors to each Purchaser free of charge. The draft Conveyance shall be delivered to the Vendor's Solicitors at least 4 weeks before the date fixed for completion and the engrossment thereof (in duplicate) both executed by the Purchaser, within 10 days after the draft has been returned approved. The duplicate Conveyance shall be prepared, engrossed and stamped by and at the expense of the Purchaser and shall be delivered to the Vendors' Solicitors when stamped.

21. Each Lot is believed to be and is to be taken as being correctly described as to quantity and otherwise and any error, omission or mis-statement found in the Particulars, Sale Plans, General Remarks and Stipulations or Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendors or any Purchaser claim or be allowed compensation in respect thereof. Provided that nothing in this condition shall entitle the Vendors to compel any Purchaser to accept or any 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. This Condition shall take effect in substitution for Clauses 34 and 35 of the Law Society's Conditions of Sale.

22. The Stipulations shall be deemed to form part of the Contract but in the event of any inconsistency between such Stipulations and the Special Conditions of Sale the latter shall prevail.

23. Clauses 20 (1) and (3), 21, 22 (2), (3), (4) and (5), 34 and 35 of the Law Society's Conditions of Sale shall not apply to this sale.

In Clause 8 (1) of the said Conditions, 21 days shall be substituted for 10 days.

AGREEMENT

I,

of

hereby acknowledge myself to be the Purchaser of the property described as Lot _____ in
the within Particulars at the price of £ _____ and that I have paid into
the hands of the Auctioneers, Messrs. HUMBERT AND FLINT, as Agents for the Vendors the sum of
£ _____ as a deposit and in part payment of the said purchase money and I
agree to pay the balance thereof and in all respects to complete the purchase according to the within
Particulars, Stipulations and Conditions of Sale.

DATED this

day of

1954.

Purchase money

£ : :

Deposit

£ : :

Balance to be paid

£ : :

As Agents for the Vendors, The Hon. Victor Alexander Frederick Villiers Russell of 2 Harcourt Buildings, Temple, London, E.C.4., Angus Chambers Lyell, Esq., of 22 Old Broad Street, London, E.C.2., and Owen Johnston Humbert, Esq., of 2 Raymond Buildings, London, W.C.1, we hereby confirm the sale and acknowledge the receipt of the said deposit.

Abstract of Title to be sent to:

AGREEMENT