

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	