

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</u> acres	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</u> acres	"

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