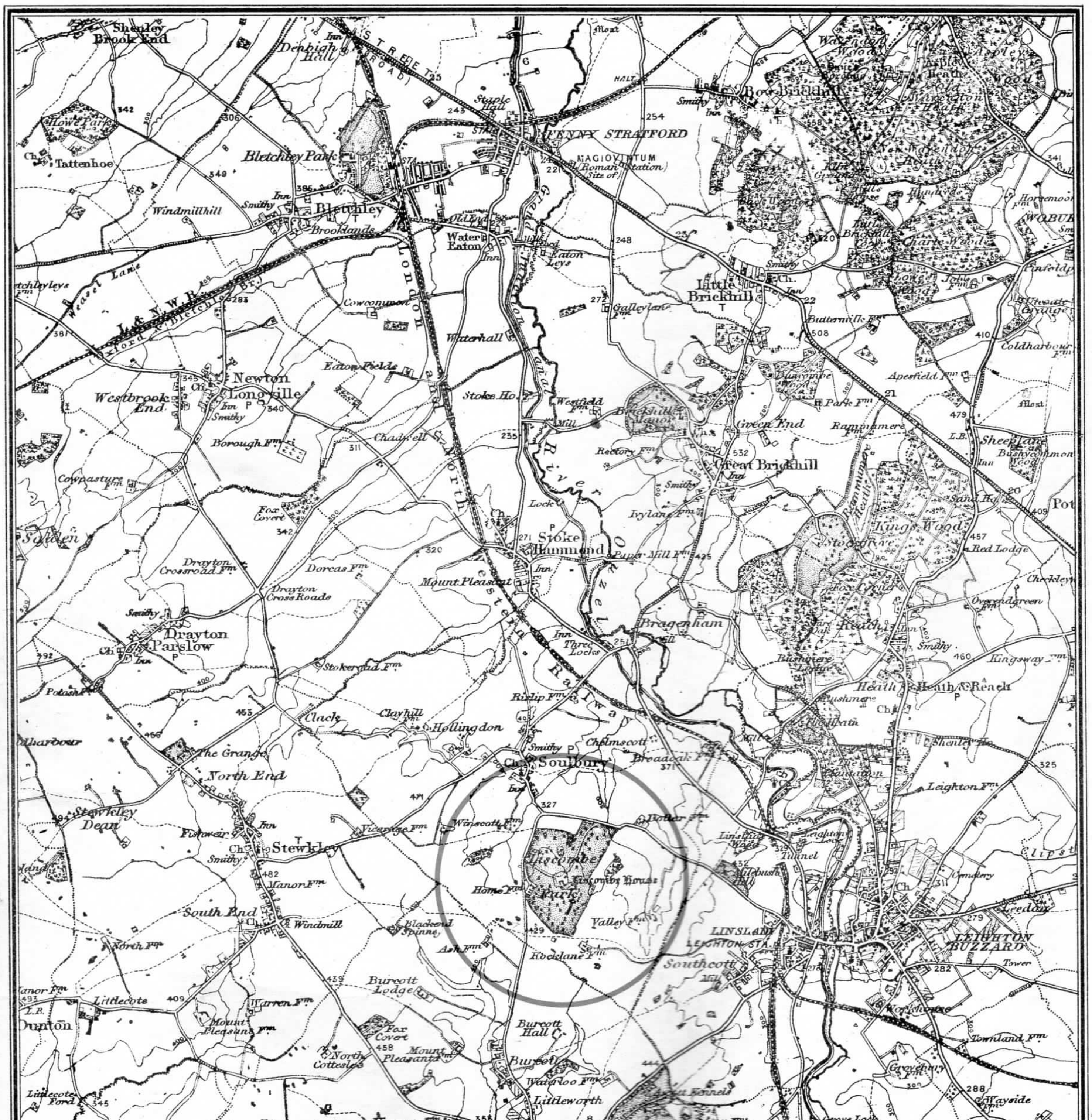
THE LISCOMBE PARK
ESTATE

In the Parish of Soulbury,
BUCKS.

1921.

HUMBERT & FLINT,
AUCTIONEERS,
11, Serle Street, Lincoln's Inn, London, W.C.2;
And Watford, Herts.

KEY PLAN



Estates Gazette, Lith, 33-35, Kirby St., E.C.

N.B. This Plan is prepared from the Ordnance Survey Map, with the sanction of the Controller of H. M. Stationery Office.

HUMBERT & FLINT,
Auctioneers, &c.,
11, SERLE ST., LINCOLN'S INN, W.C.
and WATFORD, HERTS.

By direction of the Exors. of the late ERNEST W. ROBINSON, Esq.

BUCKINGHAMSHIRE

In a fine Hunting District. Three miles from Leighton Buzzard, ten miles from Aylesbury, six miles from Fenny Stratford, and in the Celebrated VALE OF AYLESBURY.

Illustrated Particulars, Plan and Conditions of Sale

OF THE

FREEHOLD, RESIDENTIAL, SPORTING AND AGRICULTURAL ESTATE

OF

Liscombe Park

With a MODERATE-SIZED MANSION HOUSE standing in the centre of a BEAUTIFULLY TIMBERED AND UNDULATING PARK.

WITH

Model Stud Farm,

Home Farm, Cottages and Lodges,

ALSO

Four Farms, Hunting Boxes and Village Properties,

ALSO

The Manors or Lordships or reputed Manors or Lordships of Soulbury and Liscombe and the Advowson of the Living of Soulbury.

The whole extending to about

1,560 Acres.

FOR SALE BY AUCTION IN LOTS,

BY MESSRS.

HUMBERT & FLINT

At the London Auction Mart, 155, Queen Victoria Street, E.C. 4.

On WEDNESDAY, 8th day of JUNE, 1921,

At **2.30** o'clock precisely.

Particulars may be obtained of—

THE SOLICITORS:

Messrs. STANLEY ATTENBOROUGH & CO.,
18, Piccadilly, London, W. 1.

THE AUCTIONEERS:

11, SERLE STREET, LINCOLN'S INN, LONDON, W.C. 2;
and Watford, Herts.

General Remarks and Stipulations.

1.—The Plan is prepared and the quantities taken from the Ordnance Survey of Great Britain. They are believed to be correct, and shall be so accepted by both Vendors and Purchasers.

2.—The description of the cultivation of the Lands is to be taken as representing their present state, but shall not affect the rights (if any) of any Tenants to alter such cultivation, and the Properties are Sold subject to such rights (if any).

3.—The several Lots are Sold subject to the existing Leases, Agreements and other tenancies and to the Tenants' rights under the same or otherwise (as mentioned in the Conditions of Sale). The Lots are also Sold subject to all Rights of Way, Water, Easements, Incidents of Tenure or other rights (if any) now existing over or affecting the same.

4.—The several Lots are Sold subject to all Outgoings, including Land Tax (whether mentioned in these Particulars or not), and also to the Rights of the Local Authorities to roads included in the areas.

5.—The Vendors reserve the right to hold a Sale or Sales by Auction in the Mansion or on the Estate at any time before the date fixed for Completion of the Purchases.

6.—Any Lots bounded by Water Ways, Watercourses or Drains or traversed thereby, are Sold subject to whatever liabilities there may be to keep the banks or any sluices or watercourses in repair.

7.—ALL such Fixtures as are usually denominated "Landlord's Fixtures" will be included in the Sale.

8.—(*a*) The Purchaser of Lot 1 will be required to take and pay for at a Valuation to be made in the usual way (as provided for in the Conditions of Sale) the Tenants' Fixtures and Planned and Fitted Furniture in the Mansion, the Sawing Plant, Engines and other Fixed Machinery in and the other contents of the Timber Yard, the Tenants' Fixtures in the Home Stables, Stud Farm and Home Farm and Gardens, &c., all which items are specified in the Inventory, which has been signed by the Auctioneers and will be produced at the Sale, and may be seen by intending Purchasers at the Auctioneers' Offices at any time during business hours in the week preceding the Sale.

(*b*) The Purchaser of Lot 1 will also be required to take and pay for at a Valuation to be made in manner aforesaid all Growing Crops, Tillages, Hay, Straw, Manure, Acts of Husbandry, Customary Tenant Right and other usual Tenant's claims as between Outgoing and Incoming Tenants in respect of all such parts of Lot 1 as are in hand, and the Purchaser of Lot 16 will take subject to the claims of the Tenant thereof for compensation for disturbance and all other (if any) the matters aforesaid.

9.—The whole of the Timber and Underwood standing upon the several Lots will be included in the Sale.

PARTICULARS.

LOTS 1, 2, 3 & 9 inclusive, comprising an area of about 993a. 3r. 24p., will first be offered as a whole, and if not so sold, the Estate will immediately be offered in Lots, as follows:

LOT 1

(Coloured *Green* on Plan).

The Freehold Residential and Sporting Domain

COMPRISING A

Historical Residence

KNOWN AS

LISCOMBE PARK

is situate in the PARISH OF SOULBURY, in one of the most beautiful parts of

THE COUNTY OF BUCKS

on the Borders of Bedfordshire

and include the Manors or Lordships or reputed Manors or Lordships of Soulbury and Liscombe and the Advowson of the Vicarage of Soulbury, and such rights of Ownership as the Vendors have in or over the PARISH CHURCH OF SOULBURY and THE CHURCHYARD and THE VILLAGE HALL.

The Property is an Ideal Hunting Man's Home. It is about 2½ miles from Leighton Buzzard, on the London and North-Western Railway main line, whence there is an excellent service of fast trains to Euston and the City, the journey occupying about one hour; it is also about 10 miles from Aylesbury and 14 from the County Town of Buckingham.

THE ESTATE thus occupies an excellent position from a Residential point of view, being situate amidst many very well-known Landed Properties in the heart of one of the finest Hunting districts, being located in the Whaddon Chase Country, two and three days a week, and also within easy reach of meets of the Bicester, Grafton, Hertfordshire and Oakley Hounds.

THE PICTURESQUE MANSION

stands upon an eminence within a charmingly undulating and

Richly Timbered Park

approached by Two Long Carriage Drives, guarded by

Two Attractive Entrance Lodges.

Views of Great Natural Beauty

are obtained from the Residence, which is built in the castellated style in brick and rough cast, with a mellowed tiled roof.

Parts of the Residence are of early Thirteenth Century design and construction, and afford some most picturesque elevations.

THE ACCOMMODATION COMPRISES :

Entrance Porch and Large Paved Hall,

18ft. by 15ft. 6in., approached from which are

Morning Room,

18ft. by 16ft., with handsome carved oak overmantel and Dutch tile surround.

Drawing Room,

25ft. by 17ft. 6in., with mahogany overmantel and green tiled hearth.

A Wide Corridor leads to

Boudoir,
17ft. by 15ft.

Study,
16ft. 6in. by 13ft. 6in.

SERVING ROOM and Office.

Handsome Dining Room,

30ft. by 21ft., with open fireplace, marble overmantel and tiled surround.

VESTIBULE,

Lounge,

31ft. by 17ft., including large bay with dome lantern light.

The Imposing Billiard Room,

36ft. 6in. by 16ft. 6in., with oak panelled dado, was originally a Chapel, and retains many features of Norman Architectural interest.

EXCELLENT LAVATORIES AND W.C.

Ample and Convenient Domestic Offices

suitably shut off from the Reception Rooms, consisting of Kitchen, Servants' Hall, Butler's Bed Room and Strong Room, Two Butler's Pantries, Scullery with range, Larder, Brushing Room, Two W.C's., Dairy and extensive Wine Cellars in the Basement.

The Bed Room Accommodation

is all on the First Floor, approached by Principal and Two Secondary Staircases, and comprises :—

BED ROOM, 22ft. by 17ft., communicating with

DRESSING ROOM, with

A SPLENDID TILED BATH ROOM adjoining, fitted with porcelain bath, shower bath, marble wash basin and W.C.

BED ROOM, 17ft. by 14ft., with spacious cupboards.

BED ROOM, 16ft. 6in. by 13ft., with large hanging cupboard.

BED ROOM, 19ft. by 15ft.

BED ROOM, 18ft. by 16ft., with

DRESSING ROOM adjoining.

TILED BATH ROOM, with bath and marble wash basin and W.C.

On the HALF-LANDING leading to the Tower is a Small BED ROOM with panelled walls, over which is a SMALLER ROOM giving access to the Tower.

A separate Suite includes Three Good Bed Rooms, fitted Bath Room and W.C., and Day and Night Nurseries, Housemaid's Closet, Spacious Heated Linen Cupboard and Seven Servants' Bed Rooms in the East Wing.

LIGHTING.—The Mansion is lighted throughout by Electricity, generated by plant installed upon the Premises.

WATER SUPPLY.—The Water Supply is pumped by hydraulic rams from springs upon the Estate to a reservoir, fitted with softening plant.

DRAINAGE.—The majority of the Drains have been relaid, the entire system has been regularly inspected, and is believed to be in perfect order.

HEATING.—All the Principal Rooms and Corridors are heated by hot pipes and radiators.

THE KITCHEN GARDENS

walled in on two sides, lie to the South-East of the Residence. They are well stocked with Fruit Trees, and there is a Range of Heated Glasshouses and Forcing Pits, Potting Sheds, &c.

A Splendid Tennis Court

fronts the Western side of the Residence, and there is also a charming Rock Garden.

THE HOME STABLES

adjoin the Mansion, and comprise Eight Boxes and Four Stalls, Harness Room and Double Coach-house with Lofts, Fruit Store and Living Rooms over.

The Head Gardener's Cottage

is close by, built in brick, with a tiled roof, and contains Three Bed Rooms, Sitting Room, Kitchen and Scullery.

The Butler's Lodge

brick-built and rough-cast, with thatched roof, contains Two Bed Rooms, Living Room and Scullery.

The accommodation of the Entrance Lodges already alluded to is:—

The Leighton Lodge

Two Bed Rooms, Sitting Room and Kitchen.

The Wing Lodge

Two Bed Rooms, Living Room and Scullery.

THERE IS A

Brick-built Model Laundry and Drying Room

Supplied with Electricity from the

Power House

which it adjoins. The Plant being a 12 h.-p. Hornsby Suction Gas Engine, Dynamo and 110 cells.

The Timber Yard Cottage

is a Picturesque Old Building built in brick, plaster-faced, with a thatched roof, and has the following accommodation:—Three Bed Rooms, Living Room, Kitchen and Scullery.

The Wheelwright's Shop, Stores and a Two-stall Stable adjoin.

Sold for £1,000

THE MODEL STUD FARM
(ROCKLANE FARM)

is situate on the borders of the Park. The Buildings are substantially constructed and well designed, and were erected in 1907, in red brick, with tiled roofs, and surrounding a Central Yard, to which access is given through an Archway Entrance. There are in all 14 exceptionally roomy Boxes with iron fittings. Two Foaling Boxes with Groom's Rooms adjoining; Two Saddle Rooms, Mess Room, Mixing Room with Granary over, Boiling House, Two Grooms' Rooms, Bath Room and W.C.

In the same block are Four Stallion Boxes, two with Yards adjoining.

ELECTRIC POWER AND WATER ARE LAID ON.

The Stud Groom's House

is a picturesque building adjoining the Yard, and has the following accommodation :—Sitting Room, Kitchen, Scullery, Larder, Store Room and Three Bed Rooms, Bath Room and W.C.

The Farm Buildings

are adjacent to the Stud Buildings, and are principally brick-built. They comprise Cart-horse Stable for six, with Harness Room, Blacksmith's Forge, a Range of Eight Loose Boxes and Fodder Store, Implement Shed, Open Yard and Hovel, Pigstyes, Boiling House, Calf Pen and Large Enclosed Covering Yard.

The total Area of ROCKLANE FARM, with the STUD FARM, is

200a. 1r. 3p.

THE HOME FARM

is situate on the Western confines of the Park, adjoining the Soulbury to Wing Road, and comprises

Picturesque Bailiff's House

built in brick, part weather-tiled, with a tiled roof, and contains: Entrance Hall, Dining Room, Drawing Room, Kitchen, Larder, Dairy with Five Bed Rooms on the Upper Floor.

The Farm Buildings

comprise: Timber and Thatched Cart-horse Stable, Four Stalls and One Box, Cow Stalls for 22, Bull Box, Seven Pigstyes, Open Yard and Hovel, Trap House, Boiling House, Cooling Room, Hen House, etc.; Four-bay Waggon Hovel, Large Open Implement Shed, and a Two-storey Brick-built Granary with dressing floor.

THE LANDS comprise an Area of

191a. 0r. 21p.

THE MANSION, PARK, STUD FARM, HOME FARM, WOODLANDS and CERTAIN COTTAGES, embracing an Area of about

644a. 2r. 13p.

and more particularly described in the following Schedules, are in hand.

Stud Farm House.

Stud Farm Buildings.

FIRST SCHEDULE.

MANSION, PARK, PLEASURE GROUNDS, ETC.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	AREA. A.	R.	P.
1	Plantation	Wood ...	0	0	24
2	Ditto	Ditto ...	0	1	29
6	Ditto	Ditto ...	0	1	26
8	Cottage, Barn, etc.	— ...	0	2	26
22	Part of Park, New Lodge, etc. ...	Pasture ...	36	1	3
23	Liscombe House, Pleasure Grounds, etc.	— ...	6	3	29
24	Butler's Cottage, Pt. of Park, etc.	— ...	3	2	9
26	Little Ben Hill	Wood ...	3	3	33
27	Ben Hill or Shepherds	Pasture ...	35	1	35
60	Hop Gardens, Plantation	Wood ...	6	3	31
61	Dollar Meadow, Pt. of	Pasture ...	9	1	32
62	Ditto	Ditto ...	4	2	6
63	Clayhill Grass	Ditto ...	5	1	27
72	Fishpond Field	Ditto ...	14	1	13
73	Plantation	Wood ...	0	1	38
123	Sow Brook	Pasture ...	12	0	16
124	Plantation	Wood ...	0	0	34
125	Broad Marsh New Lodge, etc. ...	Pasture ...	18	3	28
126	Park, Pt. of	Ditto ...	32	0	0
127	Hop and Pump Garden, Plantation ...	Wood ...	9	3	6
128	Plantation	Ditto ...	0	1	12
129	Ditto	Ditto ...	0	2	2
154	Ditto	Ditto ...	1	0	11
155	Ditto	Ditto ...	1	1	6
156	Ditto	Ditto ...	0	1	8
157	Stonehill	Pasture ...	20	1	11
158	Plantation	Wood ...	0	2	13
159	Ditto	Ditto ...	1	2	1
160	Pond	Water ...	1	2	19
161	Fulpitts	Wood ...	12	2	23
162	Stonehills	Pasture ...	10	3	38
					253 0 29

ROCKLANE FARM (in hand).

SECOND SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	AREA. A.	R.	P.
3	Cowhouse Ground	Pasture ...	18	1	8
4	Part of Home Meadow	Ditto ...	22	0	28
5	Rocklane Farm, Buildings and Shed Stables	— ...	1	0	16
25	Part of Park	Pasture ...	26	1	38
28	Benhill	Ditto ...	12	3	24
29	Emertons Pightle	Ditto ...	5	0	35
30	Home Meadow, Pt. of	Ditto ...	9	2	4
31	Furzen Ground, ditto	Ditto ...	13	1	28
32	Pond	Water ...	0	1	18
33	Long Meadow	Pasture ...	24	2	36
34	Twelve acres	Arable ...	12	2	38
35	Bulls Ground	Ditto ...	9	2	19
36	Ten acres	Ditto ...	10	0	13
37	Peaked Field	Pasture ...	6	3	26
38	Eight acres	Arable ...	8	3	17
39	Furzen Ground, Pt. of	Ditto ...	8	0	23
40	Ditto	Ditto ...	9	2	32
					200 1 3
	Carried forward				453 1 32

HOME FARM (in hand).

THIRD SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	AREA. A.	R.	P.			
		Brought forward				453	1	32
7	Water	Water ...	0	1	32			
9	Part of Park	Pasture ...	46	2	19			
10	Road Ground, Pt. of ...	Ditto ...	10	2	18			
11	Roadway	Road ...	0	2	20			
12	Road Ground, Pt. of ...	Pasture ...	30	1	29			
13	Rowley's Furrows ...	Arable ...	9	1	39			
14	Six acres	Ditto ...	6	3	1			
16	Fields End	Ditto ...	17	2	1			
17	Middle Field	Ditto ...	20	0	35			
18	Eight acres and L Piece ...	Ditto ...	17	0	39			
19	Durrants Ground, Pt. of ...	Pasture ...	26	1	18			
20	Ditto	Ditto ...	3	0	21			
21	Home Farm Buildings, etc. ...	— ...	1	1	36			
130	Pond	Water ...	0	0	33			
						191	0	21
		Total A. ...				644	2	13

There is a Charge of £100 per annum upon this portion of the Estate, payable to the Vicar of Soulbury. There is a further Charge of 40s. per annum payable to the Churchwardens and Overseers of the Parish of Soulbury. The Advowson of the Vicarage of Soulbury is, as above stated, vested in the Owner of Liscombe Park and included in the Sale. The conveyance to the late Ernest W. Robinson, Esq., included the Parish Church of Soulbury and the Churchyard (so far as the then conveying parties were competent to convey the same), and all such Rights of Ownership as the Vendors have in the Premises are included in the present Sale.

Lot 1 is subject to a Land Tax apportioned for the purposes of this Sale at £52 8s. 5d. per annum.

The whole of Lot 1 is in hand, with the exception of Field No. 72 (Fish Pond Field), which is let with other Lands to Mr. W. G. Holloway for one year expiring 29th September, 1921, the Apportioned Rent in respect of this Field being £32 per annum. Field No. 123 (Sow Brook) is let for one year expiring the 29th September, 1921, to Mr. E. A. Syrett, at a Rental of £36 per annum; and Field No. 161 (Fullpits) is in the occupation of Capt. Lander, a Yearly Tenant, at a Rent of £27 per annum, with these exceptions.

POSSESSION WILL BE GIVEN ON COMPLETION OF THE PURCHASE.

In addition to the Purchase-money, the Purchaser will be required to pay the usual Tenant-right Valuation in accordance with the Conditions of Sale.

The Village Hall is subject to a Perpetual Tenancy at a nominal Rent.

LOT 2

(Coloured *Blue* on Plan).

VALLEY FARM

situate in the PARISH OF SOULBURY on the main Leighton Road, from whence it is about two miles distant. It embraces an Area of

200a. 2r. 5p.

AND FORMS

A Very Attractive Dairy or Stock Farm

The Farmhouse

is built in brick and tiled, and contains Two Sitting Rooms, Kitchen, Scullery, Dairy, Larder and Five Bed Rooms. Outside: Cooling Room and Wood Store.

The Farm Buildings

comprise Nag Stable for two and Trap House, Cart-horse Stable for seven, Fodder Store, Cow Standings for 16, Two good Barns, Implement Shed, 20 Fatting Stalls, Piggeries, etc.

And the following Enclosures of

Good Sound Pasture and Arable Land.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	AREA. A.	R.	P
41	Three-cornered Field	Pasture	7	1	23
42	Pt. ploughed Foxhill	Ditto	0	0	2
43	Ploughed Foxhills	Ditto	8	1	14
44	Springfield	Ditto	17	3	20
45	New Piece	Arable	6	1	21
46	The Meadow	Pasture	7	3	30
47	Sward Foxhills	Ditto	11	1	26
48	Sward Oak	Arable	8	3	34
49	Meadow	Pasture	1	0	19
50	Valley Farmhouse, etc. ...	—	1	0	10
51	Orchard	Orchard	0	2	1
52	Garden	Garden	0	1	10
53	The Slade (Part)	Pasture	0	2	22
54	Broad Oak	Arable	16	2	1
55	Mile Bush Piece	Ditto	25	1	14
56	The Slade (Part)	Pasture	20	3	35
57	Great Ground, Pt. of	Ditto	11	2	31
58	Ditto	Ditto	41	0	26
59	Clay Hill	Ditto	12	3	26
		Acres ...	200	2	5

Now in the occupation of Messrs. Kimble, holding upon a Yearly (Michaelmas) Tenancy, at a very old Rental of

£280 per annum.

This Lot is subject to a Land Tax of £15 0s. 2d. per annum.

Sold for 6,000

LOT 3

(Coloured *Yellow* on Plan).

THE CHURCH FARM

situate in the PARISH OF SOULBURY, about three miles from Leighton Buzzard, embracing an Area of

129a. 3r. 11p.

AND FORMING

A Very Attractive and Sporting Holding

eminently suitable for Dairying or Stock Raising, the majority of the Land being good sound Old Pasture.

The Superior Farm Residence

is of picturesque elevation, and is situate in the Village. It is substantially built in brick and tiled, and has the following accommodation:—Entrance Lobby, Dining Room with large chimney corner fireplace, Drawing Room, Kitchen, Scullery, Dairy, Drying Room, Five Bed Rooms, Bath Room and W.C., and there are the following

Farm Buildings

a Range of Six Timber and Tiled Loose Boxes with Saddle Room and Paved Passage-way, Trap House, Cart-horse Stable for three, Large Barn, Cow Shippon for 12, Four Pigstyes, Five-bay Open Shed with Granary over, Waggon Hovel and Kennels. Also

A Pair of Cottages and Gardens

one of which is at present let with the Farm, and the other is in the occupation of Mrs. C. Whitney at a Rental of 2s. per week.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CUTIVATION.	AREA. A.	R.	P.
131	Brick Hill Piece	Arable	25	1	6
132	The Plantation	Wood	4	1	3
133	Ditto	Ditto	1	0	2
134	Ditto	Ditto	0	3	18
135	Poor Hill	Ditto	0	3	26
149	Plantation	Ditto	11	2	35
150	Broad Rushes	Pasture	7	3	9
151	Ditto	Ditto	3	3	18
152	Six Acres	Ditto	7	0	14
163	Grove Leys	Ditto	3	2	5
164	Hinde Grange	Ditto	11	1	31
165	Grange Close	Ditto	3	0	0
166	The Great Ground	Ditto	25	0	1
167	Part of Broad Rushes ...	Ditto	5	2	18
178	The Slip	Ditto	2	1	26
179	Turfey Long Leys	Ditto	8	0	14
180 Pt.	Home Close	Ditto	6	1	5
194	Roadway	—	0	0	39
195 Pt.	Cottages and Garden ...	Ditto	0	1	18
196	Church Farmhouse, Buildings, etc.	—	1	0	3
		Acres ...	129	3	11

Let to Mr. S. Darnell on a Yearly (Michaelmas) Tenancy, the Gross Rental being

£184 10s. per annum.

This Lot is subject to a Land Tax of £7 0s. 5d. per annum.

The Accommodation Roadway (No. 194 on Plan) is Sold and will be conveyed subject to a Right-of-way thereover at all times and for all purposes to be granted in favour of the Owners and Occupiers of Lots 4, 5, 6 and 8.

Sold for £4,500

Church Farm.

Winscot Farm.

The Entrance Lodge to Liscombe Park.

The Home Farm.

LOT 4

(Coloured *Pink* on Plan).

WINSCOTT FARM

IS

A Capital Dairy Holding

situate in the PARISH OF SOULBURY, and comprising

193a. 2r. 33p.

The Farmhouse

contains Two Large Sitting Rooms, Kitchen, Scullery and Dairy and Four Bed Rooms.
Outside: Cooling Room, Wood Shed, etc.

The Farm Buildings

embrace Nag Stabling and Trap House, Two Boxes, Cow Shippons for 10 and 18, Mixing Room and Loft over, Barn, Open Shed and Piggeries.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	AREA. A.	R.	P.
15	Far Field	Arable	14	0	34
136	Piece below Willow Hedge ...	Pasture	14	2	33
137	Blue Cap	Arable	9	1	22
138	Isaac's Close	Pasture	5	3	2
143	Sward ditto	Ditto	12	3	16
144	Mead's ditto	Ditto	1	3	24
145	Winscott's Farmhouse, Buildings, etc.	—	1	2	33
146	Orchard	Orchard	1	1	7
147	Lower Orchard	Ditto	0	1	2
148	Home Ground	Pasture	19	3	22
168	Poor Hill	Ditto	6	3	32
169	Spring Field	Ditto	17	3	20
173	Green Lane	Ditto	3	2	3
174	Picked Field	Arable	6	1	24
175	Clay Pit, etc.	—	0	0	25
176	Turner's Wills	Pasture	11	1	6
177	Ditto	Ditto	12	2	11
197	Great Leasowers and Pond ...	Ditto	20	0	2
198	Upper Bonacre and Cowhouse ...	Ditto	5	2	5
199	Bonacre	Arable	9	1	22
215	Lower ditto	Pasture	5	2	4
216	Garden Ground	Ditto	12	2	4
		Acres ...	193	2	33

In the occupation of Mr. G. Parrot, who holds on a Yearly (Michaelmas) Tenancy, at a Rental of

£285 per annum.

This Lot is subject to a Land Tax of £14 5s. per annum.

For the Right-of-way to be granted in favour of this Lot over the Accommodation Roadway forming part of Lot 3, see Particulars of Lot 3.

Sold for 6,000

LOT 5

(Coloured *Blue* on Plan).

A Charming Residence or Hunting Box

KNOWN AS

"THE COTTAGE"

situate in the VILLAGE OF SOULBURY, built in brick and slate roofed, it has the following accommodation :—

ON THE GROUND FLOOR — Three good Reception Rooms, Housekeeper's Room, Kitchen, Pantry, Scullery, etc.

ON THE UPPER FLOOR—Six Bed Rooms, Bath Room, and W.C., with Principal and Secondary Staircases.

THERE IS

Excellent Stabling

including Four Loose Boxes and One Stall, Wash Box with copper, Cleaning Room, Saddle Room. Large Coach-house or Garage, Fodder Store, etc.

Pleasant Gardens, with Tennis Court

Greenhouse, Tool Shed and Forcing Pits.

Capital Kitchen Garden and Small Paddock

the whole embracing a total Area of

1 acre 1 rood 18 perches

The House, with Stabling and Garden, is at present let to Capt. Lander for one year from 25th March, 1921, with option to continue for a further three years, at a Rent of

£80 per annum.

The Paddock (No. 180 Pt. on Plan) is let, with other Lands, to Mr. B. Winsor, a Yearly (Michaelmas) Tenant, the Rent apportioned for the purposes of this Sale being

£1 10s. per annum.

This Lot is subject to a Land Tax of £3 16s. per annum.

A Right-of-way will be granted in favour of this Lot over the Accommodation Roadway forming part of Lot 3. See Particulars of that Lot.

This Lot is Sold and will be conveyed subject to a Right of Drainage into the Cesspool on this Lot to be granted in favour of Lot 6.

LOT 6

(Coloured *Brown* on Plan).

"FOXLEIGH"

adjoining Lot 5, is a

Charming Cottage Residence or Hunting Box

Similarly built, it has the following accommodation :—

ON THE GROUND FLOOR—Two Reception Rooms, Kitchen, Scullery, etc.
ON THE UPPER FLOOR—Five Bed Rooms, Bath Room and W.C.
Outside : Wood and Coal Store, Wash-house and Closet.

Capital Stabling

including Four Loose Boxes, Large Coach-house or Garage, Saddle Room and Two Living Rooms and Loft over. There are also good

Flower and Vegetable Gardens

The whole being about Half-an-Acre in extent.

It is at present in the occupation of Mrs. Haddy, who holds an Agreement for three years from the 24th July, 1920, at a Rental of

£52 per annum.

This Lot is subject to a Land Tax of £3 1s. 9d. per annum.

A Right-of-way will be granted in favour of this Lot over the Accommodation Roadway forming part of Lot 3. See Particulars of Lot 3.

A Right of Drainage into a Cesspool on Lot 5 will be granted in favour of Lot 6. See Particulars of Lot 5.

LOT 7

(Coloured *Green* on Plan).

THE WHITE HOUSE

a convenient Cottage Residence, situate in the VILLAGE OF SOULBURY, together with

£300

Two Enclosures of Pasture Land and Garden

The House is brick-built and rough-cast, with a slate roof, and contains Basement Cellars.

ON THE GROUND FLOOR—Sitting Room, Kitchen, Scullery, Larder.
ON THE UPPER FLOOR—Four Bed Rooms.
Outside : Closet, Wood and Coal Store and Wash-house.

Excellent Stabling

comprising Three Loose Boxes; also Cow House for five, Calving Box, Open Shed, Piggeries, etc., the whole embracing an Area of about

10a. 0r. 19p.

At present in the occupation of Mr. P. C. E. Lovett, who holds upon a Yearly Agreement, at a Rent of

£40 per annum.

Notice to terminate has been served expiring at Lady-day, 1922.

This Lot is subject to a Land Tax of £1 13s. 3d. per annum.

The Garden (No. 188 Pt.) is at present occupied by Mr. Winsor, a Quarterly Tenant, at a Rent of 15s. per annum.

This Lot is Sold and will be conveyed subject to the Right of the Owners or Occupiers of Manor Farm to draw Water from the Spring situate in Field No. 189.

LOT 8

(Coloured *Mauve* on Plan).

Two Enclosures of Capital Accommodation Pasture Land

situate in the VILLAGE OF SOULBURY, and numbered as under :—

NO. ON PLAN.	DESCRIPTION	CULTIVATION.	AREA. A.	R.	P.
193	Church Field	Pasture	1	3	3
220	Kent Close	Ditto	0	3	38
		Acres. ...	2	3	1

In the occupation of Mr. B. Winsor, a Yearly (Michaelmas) Tenant, with other Lands, the Apportioned Rent in respect of this Lot being

£6 10s. per annum.

This Lot is subject to a Land Tax of 5s. 8d. per annum.

A Right-of-way will be granted in favour of this Lot over the Accommodation Roadway forming part of Lot 3. See Particulars of Lot 3.

LOT 9

(Coloured *Brown* on Plan).

An Excellent Enclosure of Accommodation Pasture Land

having an Area of about

18a. 3r. 35p.

with Frontage to the Leighton Buzzard Road, and being formerly part of Dollar Farm.

Let to Mr. W. G. Holloway, with other Lands for one year expiring 29th September, 1921, the Apportioned Rent in respect of this Lot being

£43 per annum.

This Lot is subject to a Land Tax apportioned for the purposes of Sale at 15s. 10d. per annum.

LOT 10

(Coloured *Pink* on Plan).

A Block of Eleven Well-built Modern Cottages

situate in the VILLAGE OF SOULBURY, with capital Gardens, area about

1a. 1r. 16p.

AND KNOWN AS

BROOK COTTAGES

They are built in red brick, with slate roofs, and each contains Two Bed Rooms, Sitting Room, Kitchen, Scullery and Wash-house outside; also E.C.

Water is obtained from a pump.

They are let respectively to Messrs. W. Tofield, H. Woolhead, G. Pantling, F. Jerrard, B. Guess, W. Hedges, E. A. Robinson, J. Andrews, J. Stone, Johnstone and Mrs. J. Robinson, Weekly Tenants, producing in the aggregate

£71 10s. per annum.

Landlord paying Rates and Taxes.

Sold for 1,500

This Lot is subject to a Land Tax of £2 7s. per annum.

LOT 11

(Coloured *Brown* on Plan).

Two Detached Cottages

situate in the VILLAGE OF SOULBURY.

They are brick-built, one slate roof, one thatched. The accommodation of each comprises Two Bed Rooms, Sitting Room, Kitchen, Scullery and outside E.C.

At present in the occupation of Mrs. A. Robinson and A. Wren, Weekly Tenants, at a Rent of 2s. 6d. per week each. Landlord paying Rates and Taxes.

This Lot is subject to a Land Tax apportioned for the purposes of this Sale at 9s. 4d. per annum.

250

LOT 12

(Coloured *Red* on Plan).

Sold for

An Old-fashioned Thatched Cottage

with Garden, situate adjoining Soulbury Green, and containing Living Room, Kitchen and Two Bed Rooms.

In the occupation of Mrs. Turner, a Weekly Tenant, at a Rental of 2s. 6d. per week.

Landlord paying Rates and Taxes.

This Lot is subject to a Land Tax apportioned for the purposes of this Sale at 4s. 8d. per annum.

LOT 13

(Coloured *Brown* on Plan).

The Soulbury Allotment Ground

including an EXCELLENT GRAVEL PIT, having an Area of

24a. 0r. 34p.

and numbered 170, 172 and 200 on Plan.

Let to various Tenants, producing a Gross Annual Rent of

£36 5s.

Landlord paying Rates and Taxes.

This Lot is subject to a Land Tax of £1 9s. per annum.

Sold for 600

LOT 14

(Coloured *Blue* on Plan).

The Winscott Allotments

HAVING AN AREA OF

27a. 1r. 6p.

and numbered 141 and 142 on Plan.

Let to various Tenants, and producing a Gross Annual Rent of

£34 1s. 6d.

Landlord paying Rates and Taxes.

This Lot is subject to a Land Tax of £1 12s. 9d. per annum.

LOT 15

(Coloured *Mauve* on Plan).

Two Enclosures of Accommodation Land

situate on the Stewkley Road, and having an Area of

6a. 2r. 10p.

and numbered 139 and 140 on Plan.

Let to Mr. G. Bliss on a Yearly (Michaelmas) Tenancy, at a Rent of

£8 per annum.

Landlord paying Rates and Taxes.

This Lot is subject to a Land Tax of 7s. 7d. per annum

LOT 16

(Coloured *Green* on Plan).

UPPER HOLLINGDON FARM

An Important Dairy and Stock Holding

situate in the PARISH OF SOULBURY and Hamlet of Hollingdon.

Embracing altogether an Area of

298a. 1r. 36p.

The Farmhouse

is situate at Hollingdon, and contains Six Bed Rooms, Two Sitting Rooms, Kitchen, Scullery, Dairy, Cooling House and Cellars, and there are the following

Capital Farm Buildings

Cow Houses for 30 cows, Loose Box, Stabling for seven horses, Large Barn, Meal House and Piggeries, Modern Open Cart Shed having five bays, Cattle Shed, and there is a Brick and Thatched Cottage on No. 283.

The Lands are well watered, as they are bounded on the North by a Stream for a distance of about one mile, and there is considerable Road Frontage.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	CULTIVATION.	AREA. A.	R.	P.
258	Little Furzen Close and Sun Hill	Arable	27	1	30
259	Round Nap	Pasture	5	1	35
260	Clack Hill	Arable	11	0	5
261	Clack	Pasture	6	2	0
262	Stewkley Meadow Clack ...	Ditto	5	2	30
264	Clack	Ditto	21	1	7
265 Pt.	Roadway	—	0	0	37
266	Mentors Moors	Pasture	8	2	32
267	Ploughed Neats Hill	Arable	17	3	30
268	Little Stump	Pasture	5	0	14
269	Great Stump	Ditto	10	0	6
270	Little Meadow	Ditto	15	0	28
271	Great Meadow	Ditto	20	0	5
272	Sowed Piece	Ditto	24	1	20
273	Home Ground	Ditto	26	3	37
274	Home Close	Ditto	6	2	29
275	Workhouse Close	Ditto	2	1	2
283	Cottage and Garden	—	0	0	38
284	Meadow	Pasture	1	0	6
285	House, etc.	—	1	0	5
328	Nipnall	Pasture	21	2	21
329	Great Meadow	Ditto	19	0	28
330	Little Meadow	Ditto	14	0	30
332	Upper Malms	Arable	13	0	22
333	Lower Malms	Ditto	11	3	14
282	Orchard	—	1	0	24
281A	Garden	—	0	0	21
		Acres. ...	298	1	36

Now in the occupation of Mr. A. E. Baylis, Mrs. Robinson and Mr. J. Smith.

Nos. 258 (Sun Hill) and 259 (Round Nap) are in the occupation of Mr. J. Smith, a Yearly (Michaelmas) Tenant, at a Rent of £33 per annum.

No. 283 (Cottage and Garden) is in the occupation of Mrs. Robinson, a Weekly Tenant, at a Rental of 2s. per week. Notice has been given to Mr. Bayliss to terminate his Tenancy of Upper Hollingdon Farm (excluding Nos. 258, 259 and 283) at Michaelmas, 1921.

There is a Tithe Rent Charge of the Commuted Value of £2 14s. 2d. upon Field No. 262, the value of same for 1921 being £2 19s. 2d.

This Lot is subject to a Land Tax of £12 12s. 7d. per annum.

The Purchaser will be required to pay the Outgoing Tenant, Mr. A. E. Baylis, the usual Tenant Right Valuation in accordance with the terms of his Agreement, the custom of the country or the Agricultural Holdings Acts, as the case may be.

Sold for 5,000

Summary of the Lots.

Lot.	Description.	Tenant.	Acreage. A.	R.	P.
1	Liscombe Park, House Farm and Stud Farm	In hand	644	2	13
2	Valley Farm		200	2	5
3	Church Farm		129	3	11
4	Winscott Farm		193	2	33
5	The Cottage		1	1	18
6	Foxleigh		0	2	0
7	White House and Meadows		10	0	19
8	Church Field and Kent Close		2	3	1
9	Accommodation Pasture		18	3	35
10	Brook Cottages		1	1	16
11	Two Cottages		0	0	27
12	Cottage...		0	0	9
13	Soulbury Allotments		24	0	34
14	Winscott Allotments		27	1	6
15	Accommodation Land		6	2	10
16	Upper Hollingdon Farm		298	1	36
		Total Area of Estate...	1,560	1	33

CONDITIONS OF SALE.

1.—The foregoing General Remarks and Stipulations shall be deemed to form part of these conditions.

2.—The amount of the advance of each bidding shall be regulated by the auctioneer and no bidding shall be retracted. There will be a reserve price for each lot and the vendors reserve the right to bid up to such price in person or by their agents as often as they shall please and also reserve the right to consolidate and re-arrange lots. Subject to the right so reserved to the vendors the highest bidder for each lot shall be the purchaser. If any dispute shall arise the lot in dispute shall be put up again at the last undisputed bidding or the auctioneer may determine the dispute.

3.—The valuations mentioned in paragraph 8 of the General Remarks and Stipulations shall be made by the auctioneer alone unless within 10 days after the sale the purchaser notifies the vendors in writing of the appointment of a valuer on his part in which case the two valuers or in default of their agreement an umpire appointed by them before proceeding to business shall make the valuations. If any purchaser withdraws the authority of the valuer appointed by him the auctioneer shall alone make the valuations. Should no valuation be made in manner above directed or should any valuation be invalid the premises to be valued shall be taken at their fair value. Each side shall pay a moiety of the costs of the valuations.

4.—Each purchaser shall immediately after the sale pay a deposit of £10 per cent. on his purchase-money and sign the subjoined agreement.

5.—Each purchase shall be completed on the 9th day of August, 1921, at No. 18, Piccadilly, London, the office of the vendors' solicitors, Messrs. STANLEY, ATTENBOROUGH & CO., each purchaser then and there paying to the vendors or as they may direct, the balance of his purchase-money including therein the amount of the valuations (if any) payable by him and one moiety of the costs thereof such amount being deemed to be part of his purchase-money for all the purposes of these conditions except only the payment of deposit.

6.—(*a*) The outgoings will be discharged by the vendors up to the day fixed for completion. As from that day all outgoings shall be discharged by and the rents and profits or possession shall belong to the purchaser (the rents, profits and outgoings being if necessary apportioned for the purpose of this provision) but the purchaser of any lot shall not be let into actual possession or receipt of rents and profits until completion of the purchase and shall on completion pay to the vendors their proportion of the current rents and profits less their proportion of current outgoings.

(*b*) If from any cause whatever other than the vendors' wilful default, the purchase of any lot shall not be completed on or before the day fixed for completion the purchaser in default shall pay interest on the balance of his purchase-money at the rate of 8 per cent. per annum from that day until the completion of the purchase or the vendors shall have the option of taking the rents and profits (less the outgoings) up to the actual day of completion in lieu of interest as aforesaid. And the purchaser shall not be entitled to any compensation for the vendors' delay or otherwise but this stipulation is without prejudice to the vendors' rights under any other clause hereof.

7.—The property was purchased by the late Ernest W. Robinson, Esq., in the year 1907, and the title was on that occasion fully investigated of which fact a statutory declaration to be furnished if required at the expense of the purchaser requiring the same shall be sufficient evidence. It is accordingly stipulated in order to save trouble and expense of another investigation of the title prior to the date of the above-mentioned purchase that the title shall commence with the conveyance on sale to the said E. W. Robinson dated the 5th of February, 1907, and each purchaser shall accept the same conveyance in all respects as a good root of title and shall assume the correctness of and regularity of everything recited, stated, noticed, assumed or implied therein, and shall not require the production of or investigate or make any objection or requisition in respect of the prior title whether the same shall appear to be in the vendors' possession or power or not.

8.—The vendors shall not be required to show the boundaries, extent, nature or constituents of the manors or lordships or reputed manors or lordships of Soulbury or Liscombe or to furnish any evidence or information of or as to the existence of the said manors or lordships or either of them or the customs thereof or otherwise howsoever in relation to the premises.

9.—The purchaser of Lot 1 shall not require any further or other evidence of the vendors' ownership of the parish church of Soulbury or the site thereof or the churchyard thereto than is afforded by the abstracted documents of title.

10.—The Liscombe Estate (including therein certain hereditaments formerly part thereof and sold in the year 1918) either in whole or in part is as appears from the particulars of Lot 1 liable to (*a*) a charge of £100 per annum payable to the Vicar of Soulbury and (*b*) a charge of 40s. per annum payable to the Churchwardens and Overseers of the Parish of Soulbury. It is intended that all the lots other than Lot 1 shall (so far as may be) be sold free from the aforesaid charges and that Lot 1 shall be conveyed charged exclusively with the said charges and each of them in exoneration of the other hereditaments affected thereby. The purchaser of Lot 1 shall if so required enter into covenants with the vendors and the respective purchasers of the other lots for the payment of the said charges and such covenants shall be prepared by and at the expense of the covenantees other than the vendors in which last case the covenants shall be prepared by the vendors but at the expense of the purchaser of Lot 1, and such covenants shall be accepted by them (together with the charge upon Lot 1 to be given as aforesaid) as a sufficient indemnity against the charges (*a*) and (*b*) aforesaid.

11.—(*a*) Each purchaser shall within 14 days after delivery of the abstract furnish the vendors with a written statement of all his objections and requisitions (if any) arising on the abstract, contract or otherwise and within 7 days after the delivery of the vendors' replies thereto the purchaser shall furnish a written statement of his further objections and requisitions (if any) arising on such replies and every objection or requisition not so stated shall be considered waived.

(b) For the purpose of this provision an abstract (though in fact imperfect) shall be deemed perfect if it supply the information suggesting the objection or requisition in question and if no objection or requisition is so stated the title shall be considered as accepted and time shall be deemed in all respects as of the essence of this provision.

(c) If any purchaser shall make or insist on any objection or requisition either as to title, conveyance or any other matter appearing on the contract, abstract or otherwise which the vendors shall be unable or unwilling to remove or comply with the vendors shall notwithstanding any previous negotiation, litigation or judicial decision be at liberty on giving to such purchaser not less than 7 days' notice in writing to rescind this agreement in which case unless the objection or requisition shall in the meantime have been withdrawn the sale shall at the expiration of the notice be annulled and such purchaser shall return forthwith all abstracts and papers belonging to the vendors and shall thereupon be entitled to repayment of his deposit, but without interest, costs or compensation.

12.—Each purchaser shall admit the identity of the lot purchased by him with that comprised in the muniments upon the evidence afforded by a comparison of the descriptions contained in the particulars and the documents of title and the plans thereto (if any) respectively.

13.—Each lot is believed to be correctly described as to quantity and otherwise and if any error, mis-statement or omission be discovered in the particulars the same shall not annul the sale nor shall any compensation be allowed by the vendors in respect thereof.

14.—Each lot is sold subject to all chief, quit and other rents and outgoings and to all incidents of tenure, rights of way, water, light, drainage, rights of common (if any) and other rights and easements and to all rights of adjacent or adjoining owners and to any liability to repair and to contribute to the repair of roads, ways, passages, bridges, dykes, sewers, drains, gutters, walls, fences and other like matters.

15.—Counterparts or copies of the lease of the Village Hall mentioned in the particulars and the leases or agreements under which the tenants hold or where there are no such leases or agreements, particulars of the terms on which the tenants hold can be inspected at the said offices of the vendors' solicitors during business hours in the week preceding the sale or in the saleroom at the time of the sale and every purchaser (whether he inspects the same or not) shall be deemed to have full notice of and shall take subject to the contents of such leases or agreements and the terms of the tenancies and the nature and extent of the rights affecting each lot (whether respectively of a usual character or not) and the state of each lot as to repairs, insurance, party walls, drainage and water rights and all other matters and such notice shall not be affected by any partial, incomplete or inaccurate statement in the particulars or these conditions with reference to any of the matters aforesaid.

16.—On payment of the balance of his purchase-money each purchaser shall be entitled to a proper assurance of the property purchased by him from the vendors and all other necessary parties (if any) such assurance and every instrument, act and thing (if any) which may be required by such purchaser for getting in, surrendering or releasing any outstanding right, title or interest or for completing or perfecting the vendors' title or for any other purpose, to be prepared, made and done by and at the expense of the purchaser and the draft of every such assurance and instrument shall be left not less than 14 days and the engrossment thereof not less than 7 days before the date fixed for completion at the office of the vendors' solicitors as aforesaid for perusal, approval and execution respectively by the vendors and other conveying parties (if any).

17.—The several conveyances shall contain all such covenants, reservations and provisions as are provided for or contemplated by the particulars or these conditions and the same shall be expressed in such language and form and manner as the vendors may reasonably require and the purchaser of any lot in whose conveyance any such covenant, reservation or provision as aforesaid shall be contained shall if required by the vendors execute a duplicate thereof such duplicate to be prepared by the vendors at the expense of the purchaser.

18.—In the event of any lot not being sold the vendors shall for the purposes of the sale and the particulars and these conditions be deemed to be and stand in the place of the purchaser of such lot.

19.—The vendors being executors shall not be required to enter into any covenant for title except the usual express or implied statutory covenant that they respectively have not encumbered and the concurrence of the persons beneficially interested or any of them shall not be required in any conveyance.

20.—Muniments of title relating to the property retained by the vendors as well as to property comprised in this sale will be retained by the vendors. Muniments of title relating exclusively to any lot will be delivered to the purchaser thereof. Muniments of title relating to several lots sold at the sale to different purchasers and to no other property will after the sales of all such lots have been completed be delivered to the purchaser whose purchase-money is the largest or in the case of equality to the purchaser of the lot first sold and will in the meantime be retained by the vendors. The vendors will as to all documents retained by them give to every purchaser of property to which the same relate a statutory acknowledgment of his right to production and delivery of copies thereof but no undertaking for safe custody.

21.—The several purchasers shall take their conveyances subject to the apportioned rents and land tax stated in the particulars and shall not require such rent or land tax to be legally apportioned. After the sale of any lot the vendors will if required by the purchaser of that lot and so far as the law permits concur with such purchaser in giving notice to the tenant to quit that lot and the other hereditaments (if any) held under the same tenancy and the purchaser or purchasers of such other premises (if any) shall if required also concur in giving such notice to quit or the vendors may concur in his or their name or names and on his or their behalf. In the case of any lot in respect of which notice to determine the tenancy has been given, no objection shall be made if such notice prove invalid.

22.—Each lot shall as to any damage by fire, tempest or other inevitable accident arising after the sale be at the sole risk of the purchaser of that lot and the ~~purchaser~~ vendors shall not incur any liability by reason of its then being or subsequently becoming or remaining untenanted, uncultivated, uninsured or deteriorated but subject to the consent of the insurers being obtained by any purchaser and to payment by such purchaser on completion of a proportionate part of the premium computed from the date of sale for the unexpired term of the existing policy the vendors will hold such policy in trust for the purchaser but the vendors shall not be bound to keep up or renew the same.

23.—If at any time after the sale and before the date of completion any order shall be made for the execution by the vendors of works upon any lot in accordance with the requirements of any local or other authority in that behalf the purchaser shall on completion repay to the vendors the amount expended by them in complying with any such order and if any such order shall not have been complied with before completion the purchaser shall enter into a covenant to indemnify the vendors in respect thereof and shall charge the lot with such indemnity but the vendors shall upon receiving notice of any such order inform the purchaser thereof and give him the option of complying therewith in lieu of the vendors and shall not expend any money for that purpose unless the purchaser shall refuse or neglect to comply therewith.

24.—If any purchaser shall neglect or fail to comply with any of the above conditions his deposit-money shall be forfeited to the vendors who may without notice and without tendering a conveyance to such purchaser re-sell the lot or lots in question and any re-sale may be made by auction or private contract at such time and price subject to such conditions and in such manner generally as the vendors think proper and any deficiency in price arising on any such re-sale and all expenses attending the same or any attempted re-sale (after taking into account the deposit shall forthwith be paid by the purchaser in default to the vendors and in case of nonpayment shall be recoverable by the vendors as liquidated damages and any increase in price arising on any such re-sale shall belong to the vendors.

Memorandum.

I,

of

do hereby acknowledge that at the Sale by Auction this day of 1921,

of the Property described as Lot in the within Particulars of Sale, I was the highest bidder

for and was declared the Purchaser thereof at the sum of £

and having paid to Messrs. HUMBERT & FLINT, the Auctioneers, the sum of £

as a Deposit, I bind myself to pay the remainder of the

Purchase-money and to complete the purchase of the same according and subject to the within

Conditions of Sale.

Dated this day of 1921.

Purchase-money	...	£
Deposit	... ...	£
Balance	... ...	£

As Agents for the Vendors,

we hereby confirm this Sale, and, as Stakeholders, acknowledge the receipt of the said Deposit.

Abstract of Title to be sent to

The Estates Gazette, Ltd.,
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