

By Direction of Messrs. E. & F. Harding.

HEMPSTEAD,

ESSEX.

Particulars and Conditions of Sale of the VALUABLE FREEHOLD
Agricultural & Cottage Property

VIZ.:

PAIR OF PICTURESQUE
OLD-WORLD COUNTRY COTTAGES

"Known as Cracknells"

Constructed in Lath and Plaster with Tiled Roof, Good Gardens, Company's Water, Electric Light, with the adjoining

COTTAGE, BUILDINGS AND FARM YARD,
TWO ENCLOSURES OF ARABLE AND ALLOTMENT LAND

Of about 13a. 2r. 19p.

BLOCK OF FIVE COTTAGES Situate in WELL YARD

Let to Good Tenants and producing Gross Rentals amounting to

£67 4s. Od. per annum.

WHICH

CHEFFINS

Will offer for Sale by Public Auction,

At the Town Hall, Saffron Walden,

On TUESDAY, AUGUST 18th, 1942,

AT 4 p.m. punctually. IN SIX LOTS.

Particulars and Conditions of Sale may be obtained of

Messrs. ADAMS & LAND, Solicitors, Saffron Walden. Tel. 21.

Or of the Auctioneers, Messrs. Cheffins, Estate Offices, Saffron Walden. Tel. 5.

PARTICULARS.

LOT 1.

THE PICTURESQUE OLD-WORLD FREEHOLD COUNTRY COTTAGE

KNOWN AS

“Cracknells House,”

HEMPSTEAD, ESSEX.

Being Ord. No. 321 Pt. (1921 Edition)

Admirably suited to conversion into a “Feature House.”

Conveniently situate in the centre of the Village and about 6 miles from the Market Town of Saffron Walden.

Constructed in Lath and Plaster and Weather Board, on Brick Footings with Tiled Roof. The Cottage is let as a Double Tenement and contains:

SOUTHERN PORTION :

On the Ground Floor—

SITTING ROOM with Fire-place about 12ft. 6in. x 10ft. 5in. and having Beamed Ceiling.

SITTING ROOM with Fire-place about 14ft. 3in. (exclusive of Bay) x 9ft. 8in.

KITCHEN about 14ft. 4in. by 12ft. 6in. with Range and Copper.

SCULLERY. COAL and WOOD STORE.

On the First Floor—

BEDROOM No. 1 about 12ft. x 9ft. 1in.

BEDROOM No. 2 about 10ft. 3in. x 9ft. 4in.

BEDROOM No. 3 about 10ft. 3in. x 9ft.

BOXROOM.

Outside—

TIMBER and TILED STORE SHED. E.C.

The two Timber Poultry Houses are the Property of the Tenants and are not included in the Sale
GARDEN with FRUIT TREES.

Let to and in the occupation of Mr. F. Bye, a Quarterly Tenant at a Rental of
£13 0s. 0d. per annum, Landlord Paying Rates.

NORTHERN PORTION :

ENTRANCE HALL with Cupboard under Stairs.

SITTING ROOM about 18ft. 8in. x 11ft. 4in. with Fireplace and Cupboard and having Beamed Ceiling.

LIVING ROOM about 13ft. 11in. x 12ft. 6in. with Range and Cupboards.

LARDER with Shelves.

On the First Floor—

BEDROOM No. 1 about 17ft. 8in. x 13ft. 4in. with Cupboard.

BEDROOM No. 2 about 15ft. 5in. x 11ft. 9in.

Outside :

WASHHOUSE Brick Built and Tiled fitted with Range. E.C.

Electric Light is connected with both Tenements. Co's Water from Stand Pipe in Road.

Productive Garden planted with Walnut and Fruit Trees and having Pond.

The Piggery is the Property of the Tenant and is not included in the Sale.

Let to and in the occupation of Mr. L. Wright on a Monthly Tenancy at a Rental of **£12 12s. 0d.** per annum, Landlord paying Rates.

LOT 2.

The Freehold Enclosure of Arable Land

Situate in the rear of Lot 1, being Ord. No. 277 (1921 Edition) and comprising an area of about

6a. 2r. 11p.

Let to and in the occupation of Mr. S. G. Turner on an Annual Michaelmas Tenancy at a Rental of **£6 10s. 0d.** per annum.

OUTGOINGS : Tithe

Note—A Right-of-Way of the width of 10 feet at all times and for all Purposes to this Land is reserved along the Southern portion of Lot 3.

LOT 3.

THE FREEHOLD

Yard, Farm Buildings & Cottage

Adjoining Lot 2, forming part of Ord. No. 321 (1921 Edition) and comprising :

FARM YARD with approach through Double Gates from the Hempstead Road.

FARM BUILDINGS in disrepair, comprise : BARN built in Plaster, Weatherboard and Thatched Roof, STABLING for 6 Horses, built in Brick, Flint and Timber with Slate Roof and LEANTO SHED built in Timber and Galvanised Iron.

STORE (Formerly Salvation Army Barracks) built in Brick, Lath and Plaster with Timber Felted Roof measuring 25ft. 6in. x 15ft. with Fireplace and Platform with Annexe adjoining.

COTTAGE in disrepair, built in Lath and Plaster, Weatherboard and Tiled Roof containing :

On the Ground Floor—

LIVING ROOM with Range.
SCULLERY with Copper and Fireplace.

On the First Floor—

TWO BEDROOMS.

TOGETHER WITH THE ADJOINING

Site of Burnt-Out Cottages with Store Shed thereon.

The whole having an important frontage to the Village Street.

OUTGOINGS: Tithe.

VACANT POSSESSION ON COMPLETION OF PURCHASE.

A Right-of-Way of the width of 10 feet at all times and for all purposes is reserved for the benefit of Lot 2 over the Southern portion of this Lot.

LOT 4.

THE FREEHOLD

Enclosure of Arable & Allotment Land

Being Ord. No. 276 (1921 Edition) and extending to an Area of

7a. 0r. 8p.

Bounded by the Hempstead Road and having an Extensive Frontage thereto.

The Arable portion of the Field is subject to an order of the Essex War Agricultural Committee who pay a nominal rent of 10/- in respect of that part of the Land under their control.

The remainder of the Enclosure is let in Allotments to the following tenants—Messrs. Allcock, Matthews, Andrews, Cox, Willis, Halls, Purkiss, Wright, Sharman, Portway and Wallis at Rentals of 5/-, 4/9, 10/-, 5/-, 5/-, 10/-, 5/-, 4/9, 9/6, 5/- and 5/- per annum respectively. A notice board is exhibited on this Land for which the Proprietor of the Rose and Crown Inn, Hempstead, pays an annual rent of 5/-. Electric Light cables pass over the Land for which the sum of £1 p. a. is payable.

OUTGOINGS: Tithe.

Note—The Buildings erected on the Allotments are the Property of the respective Tenants and are not included in the Sale.

LOT 5.

The Block of Five Freehold Cottages

Situate at WELL YARD, HEMPSTEAD,

Being Ord. No. 336 Pt. (1921 Edition).

Built in Weather Board and Plaster on Brick Footings with Thatched Roof and comprising :—

COTTAGE No. 1.

On the Ground Floor—LIVING ROOM with range. SCULLERY.

On the First Floor—TWO BEDROOMS.

Outside—WOOD SHED, E.C. and GARDEN.

Let to Mr. H. Purkiss, a quarterly tenant at a rental of £5 10s. 0d. per annum. (Landlord paying Rates).

COTTAGE No. 2.

On the Ground Floor—LIVING ROOM with range. SCULLERY.

On the First Floor—TWO BEDROOMS.

Outside—E.C. and GARDEN.

Let to Mrs. F. Black, a weekly tenant at a rental of 2/- per week. (Landlord paying Rates).

COTTAGE No. 3.

On the Ground Floor—LIVING ROOM with range. SCULLERY.

On the First Floor—ONE BEDROOM.

Outside—E.C. and GARDEN.

Let to Mrs. F. Black, a weekly tenant at a rental of 2/6 per week. (Landlord paying Rates).

COTTAGE No. 4.

On the Ground Floor—LIVING ROOM with range. SCULLERY.

On the First Floor—TWO BEDROOMS.

Outside—E.C. and GARDEN.

Let to Mr. J. Bye, a weekly tenant at a rental of 2/- per week. (Landlord paying Rates).

COTTAGE No. 5.

On the Ground Floor—LIVING ROOM with range. SCULLERY.

On the First Floor—TWO BEDROOMS.

Outside—GARDEN. (E.C. at Cottage 4 used jointly with this Cottage.)

Let to Mr. W. Roberts, a quarterly tenant at a rental of £1 12s. 6d. per quarter. (Landlord paying Rates).

TOGETHER PRODUCING

£28 18s. 0d. per annum.

Water Supply—COMPANY'S WATER from Stand Pipe in Road.

*deceased -
now
the
possession*
NOTE—The Buildings in the Gardens not referred to above are the property of the Tenants and are not included in the sale.

LOT 6.

**TWO PRODUCTIVE FREEHOLD
Enclosures of Garden Land**

Being Ord. No. 333 Pt. (1921 Edition). Fronting to the Hempstead Road and situate opposite Lot 1

Note—The Buildings erected thereon are the Property of the Tenants and are not included in the Sale

Let to Mr. S. Foster and Mr. C. Turner at Rentals of 10/- each per annum.

The property is sold subject to the Conditions known as the National Conditions of Sale (13th Edition) and the following Special Conditions.

SPECIAL CONDITIONS OF SALE.

1. The Deposit shall be 10% of the purchase money and shall be paid to MESSRS. CHEFFINS, Saffron Walden as Stakeholders.
2. The date for completion of the purchase shall be the 29th day of September, 1942.
3. The Vendor's Solicitors are MESSRS. ADAMS & LAND whose Office is at 14, Church Street, Saffron Walden.
4. The Vendors sell as Trustees for Sale.
5. The Title to all the Lots shall commence with a Conveyance dated the 5th July, 1929, made between John Harding of the one part and the Vendors of the other part.
6. Each Lot is sold subject to but with the benefit of the tenancies affecting the same.
7. No objection or requisition shall be made or raised as to whether or not the rents now being paid by the tenants are the rents which according to the Rent Restrictions Acts are properly payable.
8. The property is sold subject to the provisions of the North West Regional Planning Scheme and also to the provisions of the Restriction of Ribbon Development Act, 1935, so far as the same may affect any Lot.

MEMORANDUM OF AGREEMENT.

It is HEREBY AGREED that

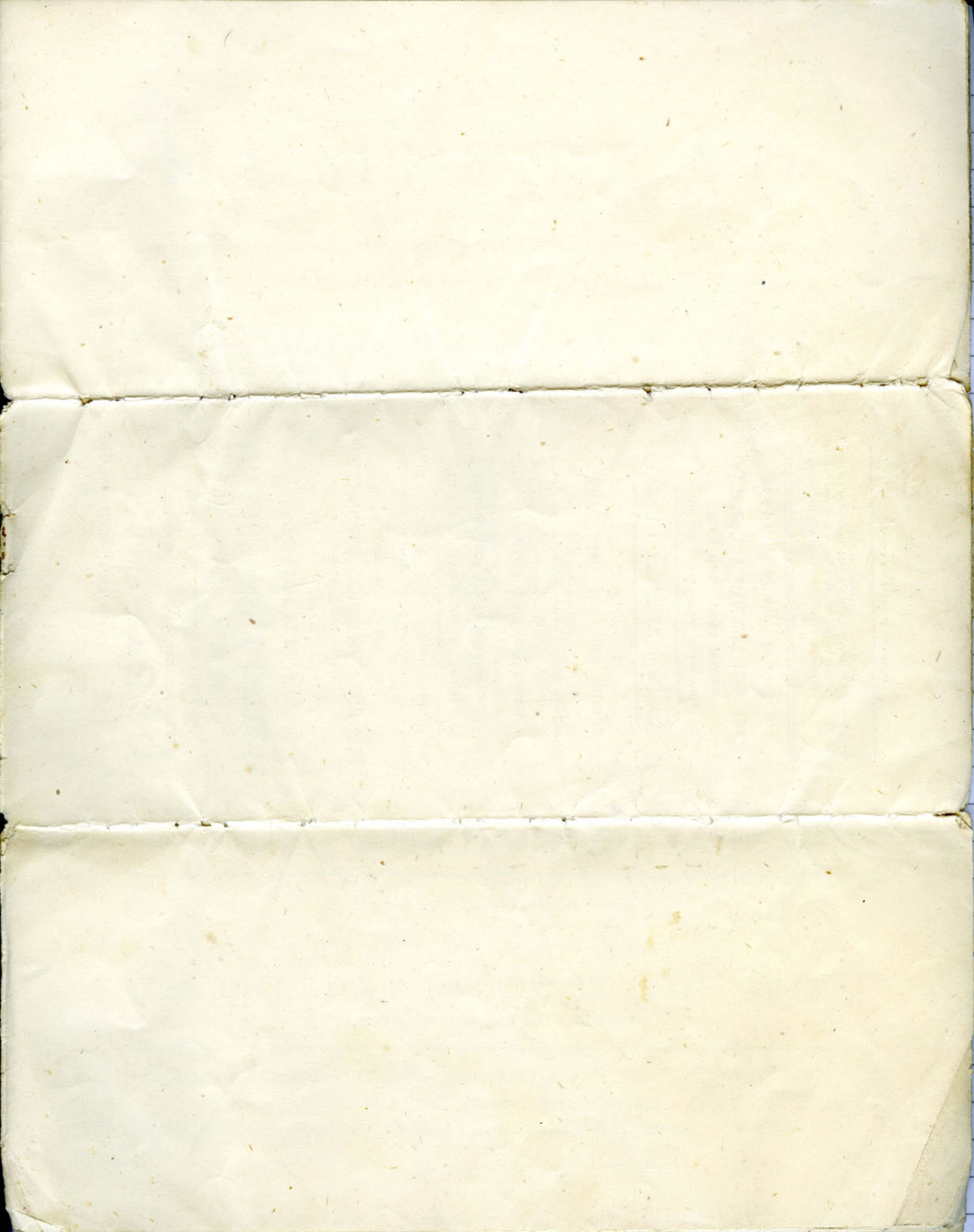
of _____ is the Purchaser of Lot _____ described in the foregoing Particulars of Sale from Edward Bertie John Harding and Frank Harding, the Vendors, at the price of £ _____ : _____ : _____ subject to the foregoing Conditions of Sale, the sum of £ _____ : _____ : _____ having been paid to the Auctioneers as a deposit and in part payment of the purchase-money and that the purchase of the said property shall be made and completed according to the foregoing Conditions of Sale.

As WITNESS the hands of the parties this 18th day of August, 1942.

Purchase-money	£	:	:
Less Deposit	£	:	:
Balance payable	£	:	:

As Agents for the Vendor we hereby acknowledge the receipt of the above-mentioned deposit.

Abstract of Title to be sent to:



By direction of Messrs. E. & F. Harding.

HEMPSTEAD

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Valuable Freehold

AGRICULTURAL & COTTAGE PROPERTY

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OLD-WORLD COUNTRY COTTAGES

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Good Gardens, Company's Water, Electric Light,

With the adjoining

COTTAGE, BUILDINGS & FARMYARD.

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