

HERTS AND ESSEX BORDERS.

Six miles from Saffron Walden and 12 from Bishops Stortford.

Illustrated Particulars, Plan and Conditions of Sale

OF THE VALUABLE

Freehold Agricultural Property

KNOWN AS

The Hempstead Estate,

In the Parishes of Hempstead, Radwinter and Great Sampford,

EXTENDING TO NEARLY

1,700 Acres,

AND

Including several Excellent Corn Growing Farms,
Small Holdings,

Cottages and Valuable Woodlands,

TO BE SUBMITTED FOR SALE BY AUCTION BY

Mr. CHEFFINS,

AT

The Town Hall, Saffron Walden,

on FRIDAY, NOVEMBER 22nd, 1918, at 2.30 o'clock,

IN 24 LOTS.

Solicitor :—

Mr. W. H. STURTON,

Cumbergate, Peterborough.

Auctioneer :—

Mr. H. J. CHEFFINS,

Saffron Walden, Essex.

SUMMARY OF ESTATE AS LOTTED.

Lot No.	Description.	Tenant.	Area.			Vendor's Outgoings (Apportioned)			
			A.	R.	P.	£	s.	d.	
1	Great Dawkins Farm ..	Mr. N. C. Myhill and Another	267	1	33	67	13	4	
2	Small Holding	Mr. N. C. Myhill	36	2	22	10	7	5	
3	Wincelow Hall Farm ..	Mr. W. T. Colman	310	3	1	103	5	1	
4	Site of Old Wincelow Hall, Cottage and Buildings	Do. and Others	68	1	22	27	10	7	
5	Small Holding	Mr. G. Harding	3	0	14	1	16	9	
6	Two Cottages and Gardens..	Mr. S. Coote and Mr. Ford..	0	1	21	0	8	4	
7	Do. do. ..	Mr. W. T. Colman	0	2	0	0	12	9	
8	Anser Gallows Farm ..	Mr. L. Drysdale	122	2	5	42	14	2	
9	Hempstead Hill Farm ..	Mr. W. T. Freeman ..	241	2	7	72	15	8	
10	Pasture and Arable Land..	Do. ..	79	1	34	23	18	0	
11	Arable Land	Do. ..	4	1	0	1	6	5	
12	Grazing and Arable Land..	Mr. G. Harding and Others	14	0	38	4	8	1	
13	Clays Cottages and Gardens	Messrs. Buttle & Turner ..	0	3	8	0	13	8	
14	Brockholds Farm	Messrs. H. & A. Newell, and in Hand	157	1	6	39	9	10	
15	Free Roberts Farm.. ..	Mr. E. H. Cooper and Mr. W. Tycer	76	2	6	24	19	8	
16	Arable Land	Mr. E. H. Cooper	17	1	9	5	11	2	
17	Arable Land.. ..	Do.	3	1	33	1	2	2	
18	Bulls Bridge Farm	Mr. T. A. Ketteridge ..	261	0	6	74	5	11	
19	Garden Ground	Various	1	0	36	0	11	11	
20	Pasture Land and Spinney..	Mr. T. A. Ketteridge ..	3	3	8	1	1	9	
21	Lake House Grove	In Hand	13	0	18	2	9	5	
22	Pasture Land	Mr. E. H. Cooper	3	0	14	0	19	8	
23	Allotments	Various	0	2	32	0	4	11	
24	Cottage and Garden ..	Mr. W. T. Freeman.. ..	0	0	15	0	4	9	
TOTAL			A.	1,687	2	28	£508	11	5

SUMMARY OF ESTATE AS LET.

<i>Lot Nos.</i>	<i>Holding.</i>	<i>Tenant.</i>	<i>Area.</i>		
			A.	R.	P.
PARISHES OF HEMPSTEAD AND GREAT SAMPFORD.					
16, 17, 22 & pt. 15	} Free Roberts Farm	Mr. E. H. Cooper ..	100	0	30
8		Anser Gallows Farm	Mr. L. Drysdale	122	2	5
PARISH OF HEMPSTEAD.					
9, 10 & 11	Hempstead Hill Farm	Mr. W. T. Freeman ..	325	1	1
18 & 20	Bulls Bridge Farm	Mr. T. A. Ketteridge ..	264	3	14
2 & pt. 1	Great Dawkins Farm	Mr. N. C. Myhill	285	2	6
5 & pt. 1	Small Holding	Mr. G. Harding	4	1	12
Pt. 12	Accommodation Land	Do.	11	3	20
Pt. 13	Cottage and Garden	Mr. J. Turner	0	1	4
Pt. 13	Do.	Mr. T. Buttle	0	2	4
Pt. 6	Do.	Mrs. Ford	0	0	28
Pt. 6	Do.	Mr. S. Coote	0	0	33
19, 23 & pts. 4 & 12	} Allotments	Various	11	1	22
21 & pt. 1		Woodlands	In Hand	30	1	29
24	Cottage and Garden	Mr. W. T. Freeman ..	0	0	15
PARISHES OF HEMPSTEAD AND RADWINTER.					
3, 7 & pt. 4	Wincelow Hall Farm	Mr. W. T. Colman ..	372	2	7
PARISHES OF RADWINTER AND GREAT SAMPFORD.					
Pt. 14	Brockholds Farm	Messrs. H. & A. Newell ..	137	0	13
PARISH OF GREAT SAMPFORD.					
Pt. 15	Grass Land	Mr. W. Tycer	0	0	32
Pt. 14	Woodland	In Hand	1	0	0
PARISH OF RADWINTER.					
Pt. 14	Woodlands	In Hand	19	0	33
			TOTAL ..		
			A.	1,687	2 28

GENERAL REMARKS.

1. The Plan and the Quantities are taken from the Ordnance Survey, recently revised. They are believed to be correct, and shall be so accepted both by Vendor and Purchasers, and no error or mis-statement, or omission therein, or in the following Particulars, nor any discrepancy between the Quantities appearing in the Ordnance Survey, the Tithe Commutation Map or the Muniments of Title, shall annul the Sale or entitle either party to compensation.

2. The Property is sold subject to all rights of way, water and drainage, and easements of every description that may affect the same, and to all existing tenancies, and all allowances to and claims of compensation and other rights of tenants, whether arising during the continuance or after the expiration of their tenancies, and to all fines, quit or chief rents and outgoings of every description that may be subsisting or chargeable thereon, and to any liability to repair or contribute to the repair of roads and other like matters, and the Purchaser is to be deemed to have notice thereof, whether mentioned in these Particulars or not; and also to buy with full knowledge of all matters which an inspection of the Property would disclose. The description of the cultivation of the Lands may be taken as representing their present state, but shall not affect the rights (if any) of any Tenant or Tenants to alter such cultivation, and the Property is sold subject to such rights (if any), and also subject to any order of the County War Agricultural Committee under the Defence of the Realm Act as to ploughing of grass lands, or otherwise.

3. If at the time fixed for completion of the Sale any of the Lands are in the hands of the Vendor, the customary Tenant-right as between an ingoing and outgoing Tenant shall be taken to and paid for by the Purchaser or Purchasers of such Lands at a valuation.

4. Every endeavour has been made not to include Tenant's property, fixtures, &c., but each Lot is sold subject to the Tenant's right of removal or payment therefor, as the case may be, for any building or fixture belonging to such Tenant, whether included in the Particulars or not.

5. The standing Timber on the various Lots will be included in the Sale, subject to the Timber Control Orders of 1918.

6. The Tithe Rent Charge and Land Tax understood to be payable, have been divided by way of apportionment for the purposes of this Sale only, and the Vendors shall not be called upon to give any legal effect to such division; the amounts of Tithe and Land Tax are intended to be approximate only, and each Purchaser shall be satisfied with the Statement in the Particulars as to the amounts, whether apportioned or otherwise.

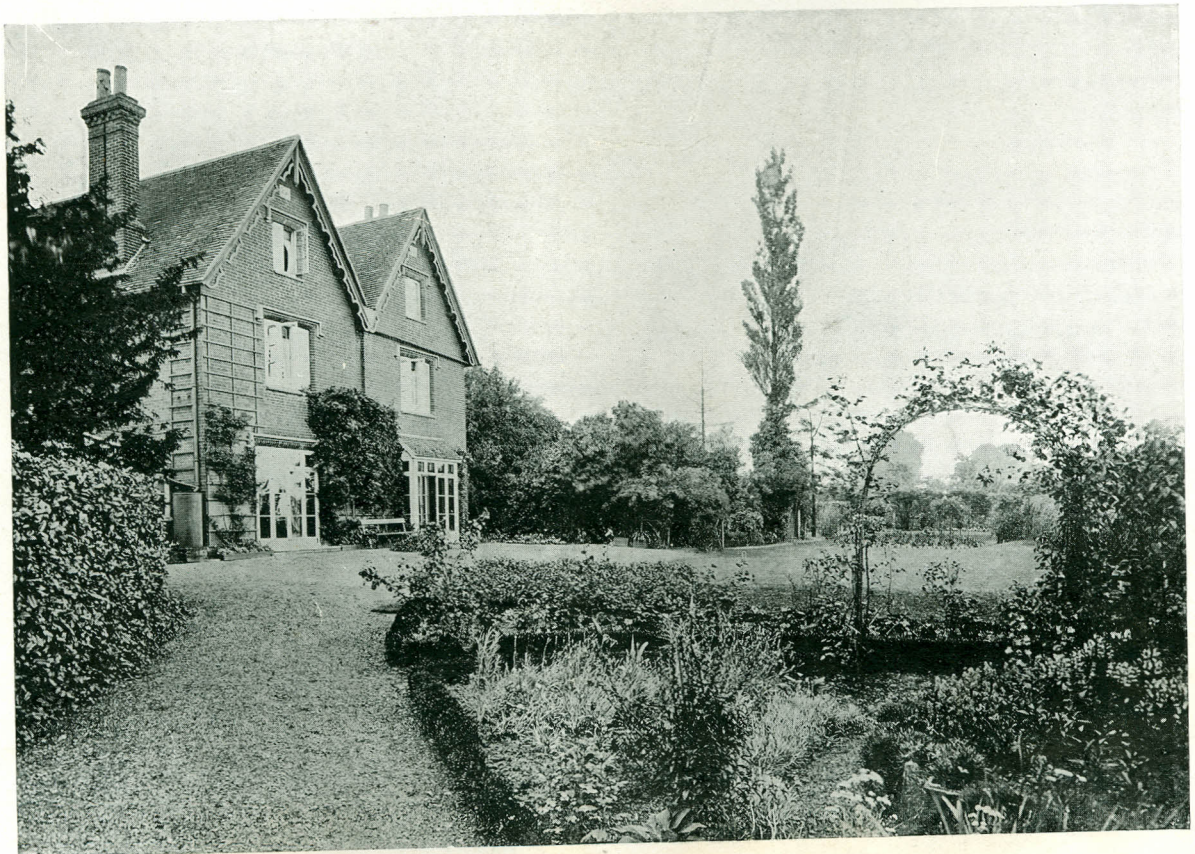
7. The Vendor reserves the right to alter the construction or rotation of any of the Lots, to put two or more Lots together, to divide any Lot, or to withdraw any or all of them without declaring the reserve price.

8. Should any dispute arise between the Vendor and any Purchaser as to boundaries, or any point whatsoever arising on these Remarks and Stipulations, or the Plan and Particulars attached hereto, or the interpretation of any part thereof, the matter in dispute shall be referred to the arbitration of the Auctioneer, whose decision shall be conclusive and binding on all parties.

9. Vacant possession of the Farms will be given at Michaelmas, 1919.



GREAT DAWKINS FARM.



WINCELOW HALL FARM.

PARTICULARS.

Lots 1 and 2 will first be offered as a whole.

LOT 1.

(Coloured *Brown* on Plan.)

A Capital Agricultural Holding

KNOWN AS

“GREAT DAWKINS,”

in the Parish of HEMPSTEAD, and including Holbrook Wood.

SUMMARY.

TENANT.	TENANCY.	HOLDING.	AREA.		
			A.	R.	P.
Mr. N. C. Myhill	Yearly (Michaelmas) ..	Gt. Dawkins Farm ..	248	3	24
Mr. G. Harding	Do.	Grass Land	1	0	38
In Hand .. ..	.. ..	Holbrook Wood	17	1	11
TOTAL			A. 267	1	33

VENDOR'S OUTGOINGS.		£	s.	d.	
Commuted Tithe Rent Charge .. ..	.. ..	60	19	6	} appportioned.
Land Tax .. ..	.. ..	6	13	10	
TOTAL		£67	13	4	

THE DWELLING HOUSE

is built of Brick and Plaster, and contains six Bedrooms, Bathroom, Dining Room, Breakfast Room, Conservatory, two Kitchens, Pantry, Store Room, Larder, Cellars, Washhouse. Well water.

Pretty Garden and Tennis Court.

THE EXTENSIVE FARM BUILDINGS

comprise:—Wood and Thatched Granary and Mill House, Large Barn, Open Cattle Shed, Nag Stable, Trap House, Harness Room, Brew House, Chicken House, three-bay Cart Shed, four-bay Implement Shed, Cow Stalls for six, Horse Yard with stabling for eight, and Open Hovels.

Two Thatched Cottages,

each containing six Rooms, with Large Gardens, and known as “Howlands,” together with

A Timber and Plaster Built Cottage,

with Thatched roof, containing four Rooms, situated near the Farm.

NO. ON PLAN.	SCHEDULE. DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
57 } 58 }	Dwelling-house, Farm Buildings and Pasture ..	2	1	9
65	Farm Buildings and Pasture	5	3	29
1	Arable	15	3	22
9	Pasture	4	3	22
11	Arable	19	1	11
17	Do.	23	0	20
42	Do.	11	3	9
43	Pasture	2	1	36
45	Arable	2	0	17
54	Do.	3	1	26
56	Pasture	9	1	25
59	Do.	1	3	39
Carried forward ..		A. 102	2	25

LOT 1.—SCHEDULE (continued).

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
	PARISH OF HEMPSTEAD.			
	Brought forward ..	102	2	25
62	Pasture	1	1	4
63	Do.	2	1	18
64	Do.	1	0	15
66	Arable	15	1	1
67	Pasture and Road	0	3	31
68	Arable	12	1	28
69	Do.	29	0	22
70	Do.	22	3	17
71	Do.	23	0	0
72	Cottage and Garden	0	1	8
77	Arable	2	0	14
79	Do.	12	0	9
80	Pasture	6	0	4
90	Arable	10	0	23
91	Do.	6	2	1
55	Two Cottages and Gardens	0	3	4
93	Pasture	1	0	38
10	Woodland	17	1	11
	TOTAL ..	A. 267	1	33

Vacant possession of this Lot will be given at Michaelmas, 1919.

The Motor House is the property of the Tenant.

LOT 2.

(Coloured *Fink* on Plan.)

A Capital Small Holding

forming part of GREAT DAWKINS FARM, situated just North-East of the Village of Hempstead, extending to

36a. 2r. 22p.

In the occupation of Mr. N. C. MYHILL, held, together with another Lot, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.	} appportioned.
Commuted Tithe Rent Charge	9	12	9	
Land Tax .. .. .	.. .. .	0	14	8	
TOTAL ..		£10	7	5	

The Holding includes

Two Timber and Plaster Built and Tiled Cottages,

each containing two Bedrooms, Parlour and Kitchen. Timber Built Barn. Large Garden.

Near is a

RANGE OF FARM BUILDINGS,

including Large Barn and Shed.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
	PARISH OF HEMPSTEAD.			
36	Arable	5	3	26
298	Pasture	2	3	27
299	Do.	3	2	5
300	Arable	3	1	27
378	Do.	20	1	11
377	Two Cottages and Gardens	0	2	6
	TOTAL ..	A. 36	2	22

Vacant possession of this Lot will be given at Michaelmas, 1919.

1918
£8600

Lots 3 and 4 will first be offered as a whole.

LOT 3.

(Coloured *Blue* on Plan.)

1936. £3900

A Most Attractive Agricultural Holding

KNOWN AS

WINCELOW HALL FARM,

situated in the Parishes of Hempstead and Radwinter, extending to

310a. 3r. 1p.

In the occupation of Mr. W. T. COLMAN, held on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.						£	s.	d.	} appportioned.
Commuted Tithe Rent Charge	..	..	..	..	..	93	11	5	
Land Tax	..	..	..	..	..	9	13	8	
TOTAL						£103	5	1	

THE WELL PLANNED RESIDENCE

is Brick and Tiled, and contains five Bedrooms, Bathroom, four Attics, Drawing Room, Dining Room, Conservatory, Business Room, Kitchen, Scullery, Dairy, Pantry, Store Room, Cellar.

OUTSIDE :—Coal House, Brew House and Saddle Room, Well water. Pretty Garden and Lawn. Good Kitchen Garden.

THE SPACIOUS FARM BUILDINGS

chiefly Wood, Thatched and Tiled, comprise two Barns, Cow Stalls for six, Stabling for twelve, Nag Stable, Chaise House, Cattle Shed, Granary, Meal House, Piggeries, Chicken Houses, Detached Granary (Timber and Slated).

Also a **DETACHED COTTAGE** containing Four Rooms.

NO. ON PLAN.	SCHEDULE.						AREA.		
	DESCRIPTION.						A.	R.	P.
PARISH OF HEMPSTEAD.									
33	Dwelling-house and Farm Buildings	..	..	..	..	2	2	26	✓
32	Rickyard	..	..	..	..	0	3	12	✓
21	Arable	..	..	..	..	8	0	26	✓
22	Pasture	..	..	..	..	10	0	34	✓
23	Arable	..	..	..	..	6	1	18	✓
24	Do.	..	..	..	..	7	1	16	✓
25	Pasture	..	..	..	..	20	3	17	✓
26	Arable	..	..	..	..	14	2	21	✓
27	Do.	..	..	..	..	19	2	29	✓
28	Do.	..	..	..	..	21	0	13	✓
30	Do.	..	..	..	..	34	0	27	✓
31	Do.	..	..	..	..	24	2	11	✓
34	Roadway	..	..	..	..	0	0	19	✓
35	Pasture	..	..	..	..	11	2	27	✓
48	Arable	..	..	..	..	12	3	19	✓
49	Do.	..	..	..	..	1	1	11	✓
237	Do.	..	..	..	..	30	2	8	✓
238	Do.	..	..	..	..	0	0	25	✓
239	Do.	..	..	..	..	26	3	29	✓
240	Road	..	..	..	..	0	3	1	✓
291	Arable	..	..	..	..	14	3	7	✓
293	Pasture	..	..	..	..	1	0	24	✓
294	Arable	..	..	..	..	21	3	35	✓
295	Pasture	..	..	..	..	1	3	20	✓
296	Do.	..	..	..	..	4	0	39	✓
297	Road	..	..	..	..	0	2	5	✓
303	Arable	..	..	..	..	5	1	39	✓
PARISH OF RADWINTER.									
79	Arable	..	..	..	..	4	0	5	✓
379	Do.	..	..	..	..	1	2	38	✓
TOTAL						..	A. 310	3	1

This Lot is sold subject to the benefit of a Right of Way for Agricultural purposes only, for the Purchaser of Lot 9, between the points A and B, No. 240, as shown on Plan.

LOT 4.

(Coloured *Mauve* on Plan.)

The Finely Timbered Site of the Historical

WINCELOW HALL,

and the OLD MOAT, together with a COTTAGE

containing three Bedrooms, Parlour and Kitchen; and

AGRICULTURAL BUILDINGS,

comprising

Barn, Stable, three Cattle Sheds and two Loose Boxes, Implement and Wagon Sheds.

And some

EXCELLENT PASTURE AND ARABLE LAND,

as well as the HAREFIELD ALLOTMENTS adjoining.

covering an Area of

68a. 1r. 22p.

In the occupation of Mr. W. T. COLMAN and Others, on Yearly (Michaelmas) Tenancies.

VENDOR'S OUTGOINGS.		£	s.	d.	
Commuted Tithe Rent Charge	.. .. .	25	6	6	} appportioned.
Land Tax	.. .. .	2	4	1	
TOTAL	.. .. .	<u>£27</u>	<u>10</u>	<u>7</u>	

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD. ✓				
287	Cottage and Garden	1	1	12 ✓
288	Moat	0	3	4 ✓
278	Arable	16	2	35 ✓
279	Road	0	3	8 ✓
Pt. 280	Arable	13	3	18 ✓
281	Do.	16	1	11 ✓
282	Pasture	4	3	22 ✓
284	Rickyard	1	3	0 ✓
285	Pasture	0	1	5 ✓
289	Do.	4	2	11 ✓
276	Allotments	7	0	16 ✓
	TOTAL	<u>A. 68</u>	<u>1</u>	<u>22</u> ✓

Vacant possession of this Lot will be given at Michaelmas, 1919.

£200

LOT 5.

(Coloured *Green* on Plan.)

A Desirable Small Holding

in the Village of Hempstead, extending to

3a. Or. 14p.

In the occupation of Mr. G. HARDING, held on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.
Commuted Tithe Rent Charge	.. .. .	1	5	0
Land Tax	.. .. .	0	11	9
TOTAL		£1	16	9

} appportioned.

The Holding includes

Plaster and Timber Built and Tiled House

containing four Bedrooms, Sitting Room, Living Room, Scullery, Pantry and Washhouse.

OUTSIDE:—Timber and Slated Piggeries.

Good Garden and Orchard.

NO. ON PLAN.	SCHEDULE.		AREA.		
	DESCRIPTION.		A.	R.	P.
PARISH OF HEMPSTEAD.					
Pt. 311	Dwelling-house and Garden	.. .. .	0	2	14
309	Pasture	.. .. .	0	2	20
310	Do.	.. .. .	1	3	20
TOTAL		.. .. .	A. 3	0	14

All Timber erections, other than those described, are claimed by the Tenant.
Vacant possession of this Lot will be given at Michaelmas, 1919.

£110

LOT 6.

(Coloured *Mauve* on Plan.)

A Pair of Picturesque Brick, Plaster and Tiled Cottages with Gardens,

adjoining the Vicarage in the Village of Hempstead, and extending to

0a. 1r. 21p.

In the occupation of Mr. S. COOTE and Mrs. FORD, held on Yearly (Michaelmas) Tenancies.

VENDOR'S OUTGOINGS.		£	s.	d.
Commuted Tithe Rent Charge	.. .. .	0	2	10
Land Tax	.. .. .	0	5	6
TOTAL		£0	8	4

The Accommodation of the Cottages is:—

That occupied by Mr. COOTE:—Two Bedrooms, Box Room, Sitting Room, Kitchen and Scullery; Timber and Thatched Coal Shed and E.C.

That occupied by Mrs. FORD:—Two Bedrooms, Living Room, Scullery, Pantry; also Timber and Thatched Coal House and E.C.

Capital Gardens. Well water.

NO. ON PLAN.	SCHEDULE.		AREA.		
	DESCRIPTION.		A.	R.	P.
PARISH OF HEMPSTEAD.					
306	Two Cottages and Gardens	.. .. .	0	1	21
TOTAL		.. .. .	A. 0	1	21

LOT 7.

(Coloured *Brown* on Plan.)

£155

A Pair of Brick, Timber Built and Tiled Cottages and Gardens

in the Parish of Hempstead, extending to

0a. 2r. 0p.

Let to Mr. W. T. COLMAN (with Wincelow Hall Farm), on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.						£ s. d.
Commuted Tithe Rent Charge	..	..	..	..	..	0 3 9
Land Tax	..	..	..	..	..	0 9 0
						} apporportioned.
						<u>£0 12 9</u>

THE COTTAGES

each contain three Bedrooms, Sitting Room, Living Room and Scullery. E.C.

		SCHEDULE.			
NO. ON PLAN.	DESCRIPTION.		AREA.		
			A.	R.	P.
PARISH OF HEMPSTEAD.					
Pt. 280	Two Cottages and Gardens	..	0	2	0 ✓
		TOTAL	A. 0	2	0

LOT 8.

(Coloured *Green* on Plan.)

An Attractive Corn Growing Farm

KNOWN AS

"ANSER GALLOWS FARM,"

£2900

Seven miles from Saffron Walden, in the Parish of Hempstead, covering an Area of

122a. 2r. 5p.

In the occupation of Mr. L. DRYSDALE on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.						£ s. d.
Commuted Tithe Rent Charge	..	..	..	..	..	39 1 9
Land Tax	..	..	..	..	..	3 12 5
						<u>£42 14 2</u>

THE PICTURESQUE PLASTER AND TILED HOUSE

contains four Bedrooms, two Sitting Rooms, Kitchen, Scullery, Pantry, Dairy and Cellar. Well water.

OUTSIDE :—Coal House, Brew House and Chicken House.

THE FARM BUILDINGS,

Brick, Plaster, Wood, Tiled and Thatched, comprise: Open Cattle Shed, Cow House for five, Range of three Piggeries, Large Barn, Granary and Chaff House, Stabling for five, two Open Cattle Sheds, Cattle Yard with Hovel and lean-to three-bay Cart Shed, Trap House, Chaff House and Implement Shed. In No. 529 a Cottage with five Rooms.



ANSER GALLOWS FARM.



HEMPSTEAD HILL FARM.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
523	Dwelling-house, Farm Buildings, &c.	1	0	20
527	Cottage and Garden	0	0	21
511	Arable	31	2	19
512	Do.	19	0	26
513	Do.	6	1	32
514	Do.	25	0	25
516	Pasture	4	0	12
518	Do.	1	2	35
519	Do.	2	3	20
520	Do.	6	3	15
522	Do.	3	0	23
529	Arable	7	3	14
531	Do.	9	2	6
521	Do.	1	3	12
346	Pasture	0	3	27
Pt. 507	Do.	0	0	18
TOTAL		A. 122 2 5		

Vacant possession of this Lot will be given at Michaelmas, 1919.

Lots 9 and 10 will first be offered as a whole.

LOT 9.

(Coloured *Pink* on Plan.)

An Important Agricultural Holding

in the Parish of Hempstead,

KNOWN AS

HEMPSTEAD HILL FARM,

embracing an area of

241a. 2r. 7p.

In the occupation of Mr. W. T. FREEMAN, held together with other Lots, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.	
Commuted Tithe Rent Charge	.. .. .	67	18	0	} appportioned.
Land Tax	.. .. .	4	17	8	
TOTAL		£72 15 8			

THE CAPITAL PLASTER BUILT & TILED FARM HOUSE

occupies a bracing position and contains Good Dining Room, Drawing Room, Kitchen, Scullery, Cellar, Large Pantry, Dairy and Store Room, six Bedrooms, three Attics and Dark Room.

OUTSIDE:—Washhouse and Coal House.

Capital Lawn, Garden and Orchard.

THE FARM BUILDINGS,

Timber, Brick, Tiled and Slated, comprise Trap House, Granary, Brew House, Piggeries for six, Calf House, Stabling for seven, Open Cow Shed for four, Stabling for ten, Open Cow Shed for three, Piggeries, Implement Shed, Hen House, Barn, two Yards, Open Cattle Shed, a second Barn, seven-bay Cart Shed. Rickyard.

No. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
271	Dwelling-house, Farm Buildings, &c.	2	1	20
252	Arable	30	1	3
253	Do.	32	0	18
254	Do.	23	3	36
256	Do.	18	2	27
257	Road	1	1	32
263	Arable	30	1	16
264	Pasture	4	2	10
265	Arable	10	3	31
Pt. 270	Pasture	9	3	9
272	Farm Buildings, Pasture and Rickyard	3	0	35
275	Do. do.	5	1	7
241	Arable	20	1	31
242	Pasture	4	1	17
243	Arable	12	1	6
244	Pasture	4	0	29
245	Do.	4	0	25
246	Arable	23	0	15
TOTAL ..		A. 241	2	7

This Lot is sold with the benefit of a Right of Way for Agricultural purposes only, between the points A and B, No. 240, as shown on Plan.

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 10.

(Coloured *Brown* on Plan.)

Pasture and Arable Land and Buildings,

being part of Hempstead Hill Farm, covering an Area of

79a. 1r. 34p.

In the occupation of Mr. W. T. FREEMAN, held together with other Lots, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.	
Commuted Tithe Rent Charge .. .. .	.. .. .	22	5	11	} apportioned.
Land Tax .. .. .	.. .. .	1	12	1	
TOTAL ..		£23	18	0	

No. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
498	Arable	5	3	25
499	Do.	20	2	3
502	Road	0	2	24
503	Pasture	2	0	33
504	Do.	4	2	32
505	Arable	7	1	9
506	Do.	15	0	13
508	Barn and Grass	2	0	30
509	Road	0	1	10
510	Arable	20	2	15
TOTAL ..		A. 79	1	34

This Lot includes some useful Corn-growing Land and Pastures bounded by a stream, also in No. 508 Wood and Tiled Enclosed Shed and Open Cattle Shed.

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 11.

(Coloured *Green* on Plan.)

£105

AN

Enclosure of Excellent Arable Land

opposite Sellands Farm, in the Parish of Hempstead, extending to

4a. 1r. 0p.

In the occupation of Mr. W. T. FREEMAN, held, with other Lots, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.							£	s.	d.	
Commuted Tithe Rent Charge	..	..	..	..	..	1	4	9	} apportioned.	
Land Tax	..	..	..	..	..	0	1	8		
TOTAL						..	£1	6	5	

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.
	PARISH OF HEMPSTEAD.	A. R. P.
250	Arable	4 1 0

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 12.

(Coloured *Yellow* on Plan.)

Enclosures of Grazing & Arable Land

opposite Prentice's Farm (being Nos. 261 and 262 on Plan), extending to

£360

14a. 0r. 38p.

SUMMARY AND SCHEDULE.

NO. ON PLAN.	TENANT.	DESCRIPTION.	AREA.
		PARISH OF HEMPSTEAD.	A. R. P.
Pt. 261	Mr. G. Harding	Arable	3 0 18 ✓
262	Do.	Pasture	8 3 2 ✓
Pt. 261	Various (Allotments)	Arable	2 1 18 ✓
TOTAL			.. A. 14 0 38

Tenancies:—Yearly (Michaelmas).

VENDOR'S OUTGOINGS.							£	s.	d.	
Commuted Tithe Rent Charge	..	..	..	..	..	4	1	1	} apportioned.	
Land Tax	..	..	..	..	..	0	7	0		
TOTAL						..	£4	8	1	

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 13.

£ 200

(Coloured *Green* on Plan.)

A Pair of Plaster and Timber Built and Tiled Cottages

WITH EXCELLENT GARDENS

KNOWN AS

CLAY'S COTTAGES,

in the Parish of Hempstead, extending to

0a. 3r. 8p.

In the occupation of Messrs. T. BUTTLE and J. TURNER, held on Yearly (Michaelmas)
Tenancies.

VENDOR'S OUTGOINGS.						£	s.	d.
Commuted Tithe Rent Charge	..	..	..	..	..	0	4	8
Land Tax	..	..	..	..	..	0	9	0
TOTAL						£0	13	8

THE DWELLING HOUSES

contain accommodation as follows:—Mr. BUTTLE'S Holding—Three Bedrooms, Sitting Room, Living Room, Scullery, Bake House. Mr. TURNER'S Holding—Two Bedrooms, Living Room and Scullery.

Each has E.C. and Timber Shed. Large Gardens. Well water.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.
PARISH OF HEMPSTEAD.		A. R. P.
267	Two Cottages and Gardens	0 3 8

LOT 14.
(Coloured *Yellow* on Plan.)

£2800.

A Compact Corn Growing Farm

KNOWN AS

“BROCKHOLDS,”

together with

CLAY WOOD and GROVE WOOD,

GREAT SAMPFORD, near Radwinter, embracing an Area of

157a. 1r. 6p.

In the occupation of Messrs. H. & A. NEWELL on a Yearly (Michaelmas) Tenancy.
Woods in Hand.

VENDOR'S OUTGOINGS.						£	s.	d.
Commuted Tithe Rent Charge..	..	..	..	..	..	34	6	10
Land Tax ..	..	..	..	..	..	5	3	0
						£39	9	10

A BRICK, PLASTER AND TILED HOUSE

contains five Bedrooms, two Sitting Rooms, Kitchen, Dairy, Pantry.

OUTSIDE :—Brew House. Water from Spring.

THE SPACIOUS FARM BUILDINGS,

Wood, Tiled and Thatched, comprise Large Barn with enclosed ends, Chaff House, two Calf Pens, Chicken House, Cart Horse Stable, Open Cattle Shed with stalls for six Cows, Chicken House, Granary, another Open Cattle Shed with Yard. Detached three-bay Cattle Shed, Poultry House, five-bay Implement Shed.

Included also are

TWO CAPITAL WOODS

Stocked with good Underwood, Ash Poles and well-matured Oak and Ash Trees, ripe for felling.

No. ON PLAN.	SCHEDULE.						AREA.		
	DESCRIPTION.						A.	R.	P.
PARISH OF RADWINTER.									
502	Dwelling-house, Farm Buildings, &c.	..	..	..	..	..	1	1	16
409	Pasture	..	..	..	..	..	1	0	35
413	Do.	..	..	..	..	..	2	2	39
415	Arable	..	..	..	..	..	13	2	26
416	Pasture	..	..	..	..	..	29	0	10
418	Arable	..	..	..	..	..	24	2	13
419	Pasture	..	..	..	..	..	4	2	39
420	Do.	..	..	..	..	..	2	2	36
421	Road	..	..	..	..	..	0	2	14
422	Do.	..	..	..	..	..	0	0	18
423	Arable	..	..	..	..	..	5	2	7
426	Do.	..	..	..	..	..	26	0	13
427	Do.	..	..	..	..	..	4	1	34
429	Pasture	..	..	..	..	..	4	2	26
430	Do.	..	..	..	..	..	4	1	30
432	Arable	..	..	..	..	..	7	0	5
PARISH OF GREAT SAMPFORD.									
54	Arable	..	..	..	..	..	4	0	12
112	Woodland	..	..	..	..	..	1	0	0
PARISH OF RADWINTER.									
414	Woodland	..	..	..	..	..	16	0	37
417	Do.	..	..	..	..	..	2	3	36
TOTAL						..	A. 157	1	6

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 15.

(Coloured *Mauve* on Plan.)

**THE
Useful Mixed Agricultural Holding,**

KNOWN AS

FREE ROBERTS FARM,

in the Parishes of Hempstead and Great Sampford.

SUMMARY.

TENANT.	TENANCY.	HOLDING.	AREA.		
			A.	R.	P.
Mr. E. H. Cooper ..	Yearly (Michaelmas) ..	Free Roberts Farm ..	76	1	14
Mr. W. Tycer ..	.. .. .	Grass Land ..	0	0	32
TOTAL ..			<u>A. 76</u>	<u>2</u>	<u>6</u>

VENDOR'S OUTGOINGS.

	£	s.	d.
Commuted Tithe Rent Charge	23	0	3
Land Tax	1	19	5
TOTAL ..			
<u>£24 19 8</u>			

} apporportioned.

THE PLASTER BUILT AND TILED FARM HOUSE

contains four Bedrooms, two Sitting-Rooms, Kitchen, Scullery, Dairy and Cellar. Well water. OUTBUILDINGS comprise Timber Chicken House, Brew House and Carpenter's Shop. Capital Walnut and Apple Orchards.

THE FARM BUILDINGS

are Plaster, Wood, Tiled and Thatched, and comprise Large Barn with Chaff House and Granary, Open Cattle Sheds, Wagon House, Cow Stalls for five, Open Shed, another Barn, Cart Horse Stabling for four, and Stall, Chaff House.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF GREAT SAMPFORD.				
Pt. 235	Dwelling-house, Farm Buildings, Yards, &c...	1	1	34
237	Arable	6	3	2
244	Do.	2	0	39
233	Pasture	0	3	10
232	Do.	5	2	23
227	Arable	7	1	22
226	Do.	6	3	27
221	Do.	6	0	15
220	Pasture	3	1	16
170	Arable	9	2	15
156	Pasture	5	1	15
155	Arable	6	0	12
PARISH OF HEMPSTEAD.				
413	Arable	5	3	30
414	Do.	8	2	34
PARISH OF GREAT SAMPFORD.				
245	Pasture	0	0	32
TOTAL ..		<u>A. 76</u>	<u>2</u>	<u>6</u>

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 16.

(Coloured *Blue* on Plan.)

TWO

Enclosures of Fertile Arable Land,

adjoining Monks Farm, in the Parish of Great Sampford, embracing an Area of

17a. 1r. 9p.

In the occupation of Mr. E. H. COOPER, held, together with other Lots, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.						£ s. d.	
Commuted Tithe Rent Charge	..	..	..	..	..	5 3 3	} apportioned.
Land Tax	..	..	..	..	..	7 11	
TOTAL						..	<u>£5 11 2</u>

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.
PARISH OF GREAT SAMPFORD.		
251	Arable	A. R. P. 11 2 37
252	D ^o	5 2 12
TOTAL		<u>A. 17 1 9</u>

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 17.

(Coloured *Yellow* on Plan.)

ANOTHER

Enclosure of Fertile Arable Land,

(numbered 240 on Plan), in the Parish of Great Sampford, extending to

3a. 1r. 33p.

In the occupation of Mr. E. H. COOPER, held, together with other Lots, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.						£ s. d.	
Commuted Tithe Rent Charge	..	..	..	..	..	1 0 7	} apportioned.
Land Tax	..	..	..	..	..	1 7	
TOTAL						..	<u>£1 2 2</u>

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.
PARISH OF GREAT SAMPFORD.		
240	Arable	A. R. P. 3 1 33

Vacant possession of this Lot will be given at Michaelmas, 1919.

£ 75

(Coloured *Pink* on Plan.)

A Corn Growing and Pasture Farm

KNOWN AS

“BULL’S BRIDGE,”

in the Parish of Hempstead, extending to

261a. Or. 6p.

Let to Mr. T. A. KETTERIDGE on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.	
Commuted Tithe Rent Charge	.. .. .	70	10	10	} apportioned.
Land Tax	.. .. .	3	15	1	
TOTAL	.. .. .	<u>£74</u>	<u>5</u>	<u>11</u>	

The Holding includes a

CAPITAL PLASTER BUILT AND SLATED HOUSE

containing five Bedrooms, two Sitting Rooms, Kitchen, Back Kitchen, Dairy, Pantry and Cellars. Well, with Pump. Orchard.

OUTSIDE:—Wood Shed, Chicken House.

THE AGRICULTURAL PREMISES

are Wood and Plaster-built, with Thatched and Slated Roofs, and comprise Granary, Nag Stable for two, Trap House, three Piggeries, Machine Store, Stabling for ten, Mill House, Bullock Yard and Piggery, Horse Yard and Shed, Spacious Barn, Implement Shed and Cart Shed.

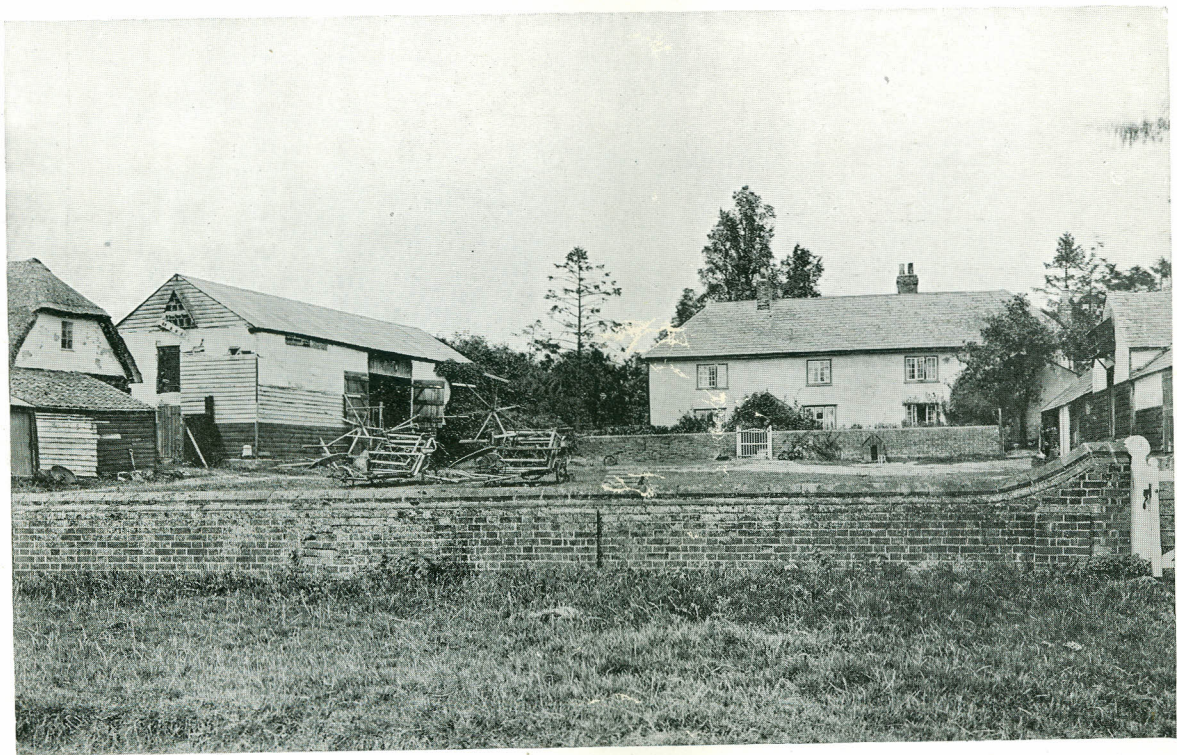
In addition there are

A Pair of Capital Brick and Slated Cottages,

each containing five rooms.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
205	Dwelling-house	0	2	8
203	Farm Buildings	0	3	15
202	Two Cottages	0	0	38
142	Arable	25	0	7
143	Do.	10	2	1
144	Do.	5	3	1
146	Do.	11	1	23
147	Do.	11	1	8
148	Do.	6	0	26
154	Pasture	0	3	30
185	Do.	4	1	8
187	Road	0	2	17
	Carried forward	A. 77	2	22



BULL'S BRIDGE FARM.

LOT 18.—SCHEDULE (*continued*).

No. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
	Brought forward ..	77	2	22
188	Pasture	3	0	2
189	Do.	0	1	20
199	Do.	0	1	0
204	Do.	0	2	24
206	Arable	46	2	0
208	Pasture	9	0	30
218	Do.	2	1	7
219	Do.	1	0	16
231	Arable	15	3	2
232	Do.	4	1	13
233	Do.	33	2	7
234	Do.	15	3	22
236	Do.	19	2	37
487	Do.	17	3	27
488	Do.	12	3	17
TOTAL ..		A. 261	0	6

This Lot is sold subject to the Right of Way mentioned at the foot of Lot 21.

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 19.

(Coloured *Brown* on Plan.)

AN

Enclosure of Capital Garden Ground,

situate near the Bulls Bridge Farm, in the Parish of Hempstead, and known as

“THE WASH,”

extending to

1a. Or. 36p.

Let to Various Tenants on Yearly (Michaelmas) Tenancies.

VENDOR'S OUTGOINGS.		£	s.	d.
Commuted Tithe Rent Charge		0	6	7
Land Tax		0	5	4
TOTAL ..		£0	11	11

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
157	Allotments	1	0	36

LOT 20.

(Coloured *Green* on Plan.)

£100.

TWO

Enclosures of Excellent Pasture Land

(numbered 155 and 158 on Plan), in the Parish of Hempstead, and embracing
an Area of

3a. 3r. 8p.

In the occupation of Mr. T. A. KETTERIDGE, held, together with another Lot, on a Yearly
(Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.	
Commuted Tithe Rent Charge	.. .. .	1	0	8	} apportioned.
Land Tax	.. .. .	0	1	1	
TOTAL		£1	1	9	

SCHEDULE.

No. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
PARISH OF HEMPSTEAD.				
155	Pasture	0	1	10 ✓
158	Do.	3	1	38 ✓
TOTAL		A. 3	3	8 ✓

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 21.
(Coloured *Blue* on Plan.)

£370

An Area of Valuable Woodland

KNOWN AS

“LAKE HOUSE GROVE,”

(numbered 489 on Plan), in the Parish of Hempstead, and extending to

13a. Or. 18p.

In Hand.

THE WOOD is well-stocked with good Underwood, also with Oak and Ash Trees ripe for felling.

VENDOR'S OUTGOINGS.		£	s.	d.
Commuted Tithe Rent Charge .. .. .	.. .. .	1	9	0
Land Tax .. .. .	.. .. .	1	0	5
TOTAL		<u>£2</u>	<u>9</u>	<u>5</u>

NO. OF PLAN.	SCHEDULE.		AREA.		
	DESCRIPTION.		A.	R.	P.
PARISH OF HEMPSTEAD.					
489	Woodland .. .. .	.. .. .	13	0	18

This Lot is sold with the benefit of a Right of Way for clearing purposes over the Cartway along the Southern boundaries of Nos. 487 and 488, forming part of Lot 18 between the points A and B on Plan.

Vacant possession of this Lot will be given on completion.

LOT 22.
(Coloured *Pink* on Plan.)

£120

An Enclosure of Capital Well Watered Pasture Land

in the Village of Great Sampford, extending to

3a. Or. 14p.

In the occupation of Mr. E. H. COOPER, held together with other Lots, on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.		£	s.	d.
Commuted Tithe Rent Charge .. .. .	.. .. .	0	18	4
Land Tax .. .. .	.. .. .	0	1	4
TOTAL		<u>£0</u>	<u>19</u>	<u>8</u>

} appportioned.

NO. ON PLAN.	SCHEDULE.		AREA.		
	DESCRIPTION.		A.	R.	P.
PARISH OF GREAT SAMPFORD.					
94	Pasture .. .. .	.. .. .	3	0	14

Vacant possession of this Lot will be given at Michaelmas 1910

LOT 23.

£65

(Coloured *Yellow* on Plan.)

A Capital Enclosure of Arable Land

KNOWN AS

THE PLANTATION ALLOTMENTS,

situated in the Village of Hempstead, and extending to

0a. 2r. 32p.

In the occupation of Various Tenants, held on Yearly (Michaelmas) Tenancies.

VENDOR'S OUTGOINGS.						£	s.	d.
Commuted Tithe Rent Charge .. .. .	..	..	..	..	..	0	1	6
Land Tax .. .. .	..	..	..	..	..	0	3	5
TOTAL ..						£0	4	11

There is a Brick, Timber and Tiled Outbuilding on this Lot.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
319	Allotments	0	2	32

Vacant possession of this Lot will be given at Michaelmas, 1919.

LOT 24.

£140

(Coloured *Blue* on Plan.)

A Detached Plaster and Timber Built Cottage

near to Lot 13, in the Village of Hempstead, and extending to about

0a. 0r. 15p.

Let to Mr. W. T. FREEMAN on a Yearly (Michaelmas) Tenancy.

VENDOR'S OUTGOINGS.						£	s.	d.
Land Tax .. .. .	..	..	..	..	..	0	4	9

THE COTTAGE

contains two Bedrooms, Parlour, Kitchen, Pantry and Workshop; and the Outbuildings comprise Barn, Washhouse and Coal House.

SCHEDULE.

NO. ON PLAN	DESCRIPTION.	AREA.		
		A.	R.	P.
Pt. 27.)	Cottage, Outbuildings and Garden	0	0	15

CONDITIONS OF SALE.

1. The highest bidder for each Lot shall be the Purchaser, and if any dispute arises as to any bidding, the Lot shall be put up again at the last disputed bidding. There will be a reserve price for each Lot and the Vendor or his Agent shall be at liberty to bid. The amount of the advance of each bidding shall be regulated by the Auctioneer and no bidding shall be retracted.

2. Each Purchaser shall immediately after the Sale pay to the Vendor's Solicitor a deposit of £10 per cent. on his purchase-money, and sign an Agreement in the form subjoined, and shall pay the residue of the purchase-money to the Vendor, or as he shall direct, on the 6th day of January, 1919, at the Office of the Vendor's Solicitor, W. H. STURTON, Solicitor, Peterborough, at which time and place the purchase shall be completed.

3. The Outgoings will be discharged by the Vendor up to the date fixed for completion, as from which day all Outgoings in respect of each Lot, including any rates made but not demanded till after that date shall be discharged by, and the rents and profits or possession shall belong to the Purchaser thereof, and the rents, profits and outgoings shall if necessary be apportioned for the purpose of this provision, but the Purchaser of any Lot shall not be let into the actual possession or receipt of the rents and profits until the completion of the purchase, and the Purchaser shall on completion pay to the Vendor his proportion of the current rents, including any rents accrued due prior to completion of the purchase, but by custom not collected prior to that date less his proportion of current outgoings.

4. If from any cause whatever other than the wilful default of the Vendor, the purchase of any Lot shall not be completed on or before the day fixed for completion, the Purchaser making default shall pay to the Vendor interest on the balance of the purchase-money at the rate of £6 per cent. per annum, from that day until completion of the purchase, and shall not be entitled to any compensation for the Vendor's delay or otherwise.

5. Each Lot is subject to the Lease or Leases, Tenancy or Tenancies mentioned in the Particulars as affecting the same. Counterparts or Copies of the Leases or written agreements (if any) with the Tenants will be produced at the Sale, and may be inspected at the Office of the Vendor's Solicitor at any time within three days previously, and the Purchaser (whether availing himself of such opportunity of inspection or not) shall be deemed to have full notice of the contents of all such documents (whether respectively of a usual character or not) and of the terms of the Tenancies, notwithstanding any partial incomplete or inaccurate statement of such contents or of the effect thereof, or of the terms of the Tenancies in the Particulars or these Conditions, and shall also be deemed to have notice of the state of the property as to repairs, insurance, party walls, drainage and all other matters. In any case in which the Vendor has no Counterpart or copy of the Lease or Agreement of Tenancy or there is no written Agreement, or the terms of any Lease or Tenancy have been varied, the Purchaser shall be satisfied with such evidence of the terms of the Tenancy as the Vendor may be able to adduce.

6. Where more than one Lot or parts of more than one Lot are subject to the same Lease or Tenancy the rent shall be apportioned by the Auctioneer as he shall think proper, as from the 6th day of January, 1919, and the respective Purchasers shall accept such apportionment and shall not require the consent of any Tenant thereto or require such rent to be legally apportioned, and each Purchaser shall take his Conveyance subject to such apportioned rent.

7. The title as to the whole of the property with the exception of Field No. 521, part of Lot 8 and of Lot 24 shall commence with an Indenture of Marriage Settlement, dated the 7th May, 1850. The title as to Lot 24 shall commence with a Conveyance on Sale, dated the 20th July, 1883.

8. The property (with the exception of the said Field No. 521 and Lot 24) is subject to and charged with two annuities of £200 each. Each Lot will be conveyed

to the Purchaser thereof, free from the annuities, but he shall not be entitled to require that any death duties which will become payable upon the cesser on the said annuities respectively, shall be commuted or paid prior to completion, but shall be satisfied with the covenant of the Vendor's predecessor in title to indemnify the Purchaser and the purchased property against the same.

9. Each Purchaser shall admit the indentity of the Lot purchased by him with that comprised in the muniments upon the evidence afforded by a comparison of the descriptions in the Particulars and muniments and Plans thereto (if any), and a statutory declaration to be made if required at the Purchaser's expense, that such Lot has been enjoyed according to the title shown for twelve years or upwards prior to the date of Sale.

10. No objection or requisition shall be made on the ground that any document executed before the 17th May, 1888, is not stamped or is insufficiently stamped.

11. On payment of the balance of the purchase-money each Purchaser shall be entitled to a proper assurance of the Lot or Lots purchased by him from the Vendor and all other necessary parties (if any), such assurance to be prepared by and at the expense of the Purchaser, and the draft of such assurance shall be left not less than twenty-one days, and the engrossment thereof not less than ten days before the said 6th day of January, 1919, at the Offices aforesaid, for perusal and execution respectively by the Vendor and other conveying parties (if any).

12. The Purchaser of any Lot shall not be entitled to delay completion on the ground that neither the Contract for Sale nor the Conveyance of the Lot purchased by him is stamped in accordance with Section 4 of the Finance (1909-10) Act, 1910, with the appropriate increment value duty denoting stamp, but shall be entitled in that case to have produced and handed over to him on completion the official form of acknowledgment issued by the Office of Inland Revenue upon production whereof to the Office such stamp may be procured.

13. The Muniments of title not relating exclusively to the property sold will be retained by the Vendor who will if required, give to the Purchaser a statutory acknowledgment of the right to production and delivery of copies and undertaking for safe custody thereof, such acknowledgment and undertaking to be prepared by and at the expense of the Purchaser.

14. Within twenty-eight days after the delivery of the Abstract each Purchaser shall furnish to the Vendor's Solicitor, a statement in writing of his objections and requisitions (if any) arising on the Abstract, Particulars or Conditions, and within seven days after the delivery of the Vendor's replies thereto, the Purchaser shall furnish to the Vendor's Solicitor a statement in writing of his further objections or requisitions (if any) arising on such replies, and every objection or requisition not so stated shall be considered as waived. For the purpose of this condition an Abstract shall be deemed perfect if it supply the information suggesting the objection or requisition although otherwise defective, and if no objection or requisition is so stated the title shall be considered as accepted, and in these respects time shall be deemed of the essence of the Contract.

15. If any Purchaser shall make and insist on any objection or requisition, either as to Title, Conveyance or any matter appearing on the Particulars, Conditions or Abstract or otherwise, which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall notwithstanding any previous negotiation or litigation be at liberty on giving to the Purchaser not less than ten days' notice in writing, to annul the Sale in which case unless the objection or requisition shall have been in the meantime withdrawn, the Sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit but without interest, costs or compensation.

16. Each Lot is believed and shall be taken to be correctly described as to quantity and the terms of the Tenancy or Tenancies affecting the same and otherwise, and is sold subject to all chief, quit and other rents and outgoing, and to all incidents of tenure rights of way and other rights and easements (if any) affecting the same, and if any error, mis-statement or omission shall be discovered in the Particulars or Plan or these Conditions, the same shall not annul the Sale or be a ground for abatement or compensation on either side.

17. If any Purchaser shall fail to comply with any of these Conditions his deposit shall be absolutely forfeited and the Vendor shall be at liberty (without being obliged to tender a Conveyance) to resell the Lot or Lots sold to him, either by public auction or private contract, and the deficiency (if any) arising on such resale and all expenses attending the same or any attempted resale shall be made good and paid by the Purchaser at the present Sale as liquidated damages, and any increase of price on such resale shall belong to the Vendor.