

Executor's Sale

For Investment and Future Development

HORSELL, WOKING

PARTICULARS AND CONDITIONS OF SALE

of the

FREEHOLD CORNER PROPERTY

known as

"Ebenezer Cottage"

which

Messrs. S. ATHERTON & Co. Ltd.

are favoured with instructions to offer for Sale by Auction
(unless previously sold) at

The Albion Hotel, Woking

On FRIDAY, MARCH 31st, 1939

at 6.15 p.m.

Solicitors :

Messrs. CLOSE & FRANCIS
BAGSHOT Telephone : 205
And SUNNINGDALE Telephone : Ascot 845

Auctioneers' Office :

2, THE BROADWAY.
WOKING Telephone 2244
(2 Lines)

"NEWS & MAIL", WOKING

HERITAGE WALKS ARCHIVE DOCUMENT

PARTICULARS

The Valuable Freehold Corner Site

known as

“ VENEZER COTTAGE ”

High Street, Horsell, Woking, Surrey

Comprising an old fashioned brick, cement faced and tiled bungalow containing :-4 Rooms and outside W.C.. Also brick, timber and tiled outbuilding

and occupying

AN IMPORTANT AND PROMINENT POSITION

at the

of Horsell High Street and South Road. The frontage is semi-circular and extends to 153 feet, with a depth of about 117 feet on South Road and a depth of about 70 feet from the High Street giving an area of

Approximately 24 Poles

At present let on a controlled tenancy at 8/6 per week (Landlord paying outgoings)

The district is one that is much favoured and is rapidly being developed, so that the demand for important main road sites, such as the above, are, in consequence, in increasing demand. The opportunity is now afforded of procuring such, with the almost certainty of capital appreciation in the future.

The property represents an unrestricted Freehold and under the Woking Urban District Council Town Planning Scheme, the site is zoned for business premises, which also allows of the maximum density of 12 houses to the acre.

All Services are available

Woking, Surrey & Carling

CONDITIONS OF SALE

1. The property is sold subject to the following Conditions and the Law Society's Conditions of Sale 1934 so far as the latter Conditions are not inconsistent with the following Conditions. A print of the Law Society's Conditions of Sale can be seen at the offices of the Vendor's Solicitors or the Auctioneers prior to the date of the sale, or on the day of the sale in the Sale Room.
2. The deposit shall be ten per cent of the purchase money and shall be paid to Messrs. S. Atherton & Co. Ltd., of The Broadway, Woking, as Agents for the Vendor.
3. The date for completion of the purchase shall be the 20th day of April, 1939.
4. The Vendors' Solicitors are Messrs. Close & Francis whose office is at High Street, Bagshot, Surrey.
5. The Vendors are selling as Personal Representatives of William Steer deceased.
6. The title to the property shall commence with a Conveyance on Sale dated the 20th day of July 1894 and made between Richard Billingford of the first part William Steer the elder of the second part and William Steer the younger of the third part.
7. The property is sold subject to (a) the provisions of the Town Planning Scheme of the Local Authority (b) all building and/or improvement lines (if any) affecting the property which have been laid down or are intended to be laid down by the County Council, District Council, or other authority (c) all Notices, resolutions and orders (if any) issued by the Local Authorities and found to effect the property including Town Planning Resolutions and (d) the provisions of the Restriction of Ribbon Development Act, 1935 (if applicable).
8. The Purchaser shall be deemed to purchase with full knowledge of the state of repair of the property purchased by him and shall be responsible for all repairs as from the date of the Contract.
9. The Purchaser shall take subject to the existing tenancy. No objection shall be raised by the Purchaser should the Vendors be unable to state the standard or net rents or to supply copies or prove the service of any due notices of increase of rent or of any relative notice to quit nor shall the Vendors be called upon to prove that the rent stated in the Particulars is in accordance with the Rent Restriction Acts and the Purchaser shall not raise any objection or requisition in respect thereof.
10. The property is believed and shall be taken as correctly described and any incorrect statement error or omission found in the Particulars of Sale or Conditions shall not annul the sale or entitle the Purchaser to be discharged from the purchase nor shall the Vendors or the Purchaser claim or be allowed any compensation in respect thereof.

MEMORANDUM OF CONTRACT.

3.
of
hereby acknowledge that at the Sale by Auction held this 31st day of March, 1939, I was the highest bidder for and was declared the Purchaser of the Property described in the within Particulars subject to the within Conditions at the price of £
and that I have paid the sum of £ as a deposit and in part payment of the said Purchase money to J.S. Atherton & Co., Limited, the Auctioneers, and I hereby agree to pay the remainder thereof and complete the said purchase according to the aforesaid Conditions.

As WITNESS my hand this day of 1939.

Purchase money	...	£	:	:
Deposit	...	£	:	:
Balance	...	£	:	:

As Agents for the Vendor we hereby confirm this Sale on the within Conditions and acknowledge the receipt of the deposit above mentioned.

Abstract of Title to be sent to