

T. B. ENGALL—Deceased.

**MAYBURY,
WOKING, SURREY.**

THE VALUABLE FREEHOLD ESTATE

COMPRISING

**28 Houses in Monument Road
and Pollard Road**

By Auction (in Lots) at the
Albion Hotel, Woking, on
Tuesday Evening the 25th April,
1933, at 6.30 p.m. punctually.

Solicitors:

Messrs. MELLERSH & LOVELACE,
Church Street, GODALMING.
Telephone: 21.

Auctioneer:

MR. C. C. MOLDRAM,
17, Onslow Street, GUILDFORD.
Telephone: 1119.

REMARKS.

The attention of Investors is drawn to the present sale, which offers an opportunity for obtaining investments in sound weekly properties showing excellent and regular returns in excess of the present rates ruling for many stocks and gilt-edged securities.

The properties are situate in a healthy and good letting district near the Town, and are offered in Lots to meet the convenience of the small Investor. The Auctioneer, Mr. C. C. Moldram, can assist prospective Purchasers in arranging any necessary loans on mortgage of any of the Lots.

All the houses are connected with the main drainage, and have the other usual supplies, including Company's water.

HERITAGE WALKS ARCHIVE DOCUMENT

T. B. ENGALL—Dec'd.

MAYBURY, WOKING, SURREY.

HERITAGE WALKS ARCHIVE DOCUMENT

The Valuable Freehold Estate

COMPRISING THE FOLLOWING HOUSES IN

MONUMENT ROAD :

“Ferndale,” “St. Barnabas,” “Gordon Villa,”
“Grosvenor,” “Hinton,” “Holly View,”

AND IN

POLLARD ROAD :

Nos. 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 & 34,
Also 15 (with Vacant Possession), 17, 23, 25, 33, 35,
37, 39, 41 & 43,

PRODUCING £1,057 PER ANNUM,

WHICH

MR. C. C. MOLDRAM

will Sell by Auction in Lots (unless previously disposed of) at the

ALBION HOTEL, WOKING,

On TUESDAY EVENING, 25th APRIL, 1933,

Punctually at 6.30 p.m.

Particulars and Conditions of Sale from the Solicitors, Messrs. MELLERSH & LOVELACE, Godalming, and from the Auctioneer's Offices, 17 Onslow Street, Guildford (Telephone : 1119).

LOT 1.

The well-built Semi-Detached Freehold Villa, known as

“ FERNDALE ,”

MONUMENT ROAD, WOKING.

The house is substantially built of brick, with a slate roof, and contains:—Small Hall, Front Sitting Room with Bay Window, Living Room, Scullery, W.C., Coals, Three Bedrooms, Garden.

Tenant—Mr. J. Colborne, at 14/6 per week, inclusive of rates, producing a gross rental of

£37 14 0 per annum.

Rates and Water approximately £8 9s. 4d. per annum.

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LOT 2.

The similar and adjoining Semi-detached Freehold Villa known as

“ ST. BARNABAS ,”

MONUMENT ROAD, WOKING.

Tenant—Mr. Jerrett, at £1 per week, inclusive of Rates, producing a gross rental of

£52 per annum.

Rates and Water approximately £8 9s. 4d. per annum.

NOTE.—This house is believed to be decontrolled.

Lots 1 and 2 will be offered together, and if not so sold, then in Separate Lots.

LOT 3.

The similar Semi-detached Freehold Villa known as

**“GORDON VILLA,”
MONUMENT ROAD, WOKING.**

Tenant—Mr. Sewell at 14/6 per week, inclusive of rates, producing a gross
rental of

£37 14 0 per annum.

Rates and Water approximately £8 9s. 4d. per annum.

LOT 4.

The Well-built Detached Freehold Villa known as

**“GROSVENOR,”
MONUMENT ROAD, WOKING.**

with similar accommodation to the previous Lots.

Tenant—Mr. Gibbons at 14/6 per week, inclusive of rates, producing a gross
rental of

£37 14 0 per annum.

Rates and Water approximately £8 19s. 0d. per annum.

LOT 5.

The Well-built Semi-detached Freehold Villa known as

**“ HINTON ,”
MONUMENT ROAD, WOKING.**

The house contains:—Small Hall, Front Sitting Room, Living Room, Scullery, Bathroom with fitted Bath (cold supply), W.C., Coals, Three Bedrooms, Garden.

Tenant—Mr. Bevan at £1 5s. per week, inclusive of Rates, producing a gross rental of

£65 per annum.

Rates and Water approximately £8 19s. 4d. per annum.

NOTE.—This house is believed to be decontrolled.

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LOT 6.

The similar and adjoining Semi-detached Freehold Villa known as

**“ HOLLY VIEW ,”
MONUMENT ROAD, WOKING.**

The house contains:—Small Hall, Front Sitting Room, Living Room, Scullery, W.C., Coals, Three Bedrooms.
Garden.

Tenant—Mrs. Smith at 15/- per week, inclusive of rates, producing a gross rental of

£39 per annum.

Rates and Water approximately £8 9s. 4d.

Lots 5 and 6 will be offered together, and if not so sold then in Separate Lots.

LOT 7.

The Detached Freehold Villa,

No. 15 POLLARD ROAD, WOKING.

The house is substantially built of Brick, with a Slate Roof, and contains:—Small Hall, Front Sitting Room with Bay Window, Living Room, Scullery, W.C., Coals, Three Bedrooms, Garden.

This house is vacant, and will be sold with possession on completion. Estimated rental value, **£1 per week**, inclusive of rates.

LOT 8.

The similar Detached Freehold Villa,

No. 17 POLLARD ROAD, WOKING.

Tenant—Mr. Wilding at 12/3 per week, inclusive of rates, producing a gross rental of

£31 17 0 per annum.

Rates and Water approximately £7 11s. 4d. per annum.

LOT 9.

The Detached Freehold Villa,

No. 23 POLLARD ROAD, WOKING.

The house is substantially built of brick, with a tile roof, and similar accommodation to Lot 7.

Tenant—Mr. Davis at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 11s. 4d. per annum.

LOT 10.

The similar Detached Freehold Villa,

No. 25 POLLARD ROAD, WOKING.

Tenant—Mr. Burrows at £1 per week, inclusive of rates, producing a gross rental of

£52 per annum.

Rates and Water approximately £7 11s. 4d. per annum.

NOTE.—This house is believed to be decontrolled.

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LOT 11.

The well-built Semi-detached Freehold Villa,

No. 33 POLLARD ROAD, WOKING.

The house is substantially built of Brick, with a Slate roof, and contains accommodation similar to the foregoing Lots.

Tenant—Mr. Bailey at 12/3 per week, inclusive of rates, producing a gross rental of

£31 17 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 12.

The similar and adjoining Semi-Detached Freehold Villa,

No. 35 POLLARD ROAD, WOKING.

Tenant—Mrs. Fagence at 12/3 per week, inclusive of rates, producing a gross rental of

£31 17 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 13.

The Semi-detached Freehold Villa,

No. 37 POLLARD ROAD, WOKING.

Tenant—Mr. Pink at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 14.

The similar and adjoining Semi-detached Freehold Villa,

No. 39 POLLARD ROAD, WOKING.

Tenant—Mr. Jater at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 15.

The similar Semi-detached Freehold Villa,

No. 41 POLLARD ROAD, WOKING.

Tenant—Mr. Roe at 12/- per week, inclusive of rates, producing a gross rental of

£31 4 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 16.

The similar and adjoining Semi-detached Freehold Villa,

No. 43 POLLARD ROAD, WOKING.

Tenant—Mr. Holt at 18/- per week, inclusive of rates, producing a gross rental of

£46 16 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

NOTE.—This house is believed to be decontrolled.

LOT 17.

The similar Semi-detached Freehold Villa,

No. 12 POLLARD ROAD, WOKING.

Tenant—Mrs. Heritage at £1 per week, inclusive of rates, producing a gross rental of

£52 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

NOTE.—This house is believed to be decontrolled.

LOT 18.

The similar and adjoining Semi-detached Freehold Villa,

No. 14 POLLARD ROAD, WOKING.

Tenant—Mr. Scott at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 19.

The similar Semi-detached Freehold Villa,

No. 16 POLLARD ROAD, WOKING.

Tenant—Mr. Bird at 16/- per week, inclusive of rates, producing a gross rental of

£41 12 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

NOTE.—This house is believed to be decontrolled.

LOT 20.

The similar and adjoining Semi-detached Freehold Villa,

No. 18 POLLARD ROAD, WOKING.

Tenant—Mr. Lamdin at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 21.

The similar Semi-detached Freehold Villa,

No. 20 POLLARD ROAD, WOKING.

Tenant—Mr. Chapman at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 22.

The similar and adjoining Semi-detached Freehold Villa,

No. 22 POLLARD ROAD, WOKING.

Tenant—Mr. Vousden at 11/7 per week, inclusive of Rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 23.

The similar Semi-detached Freehold Villa,

No. 24 POLLARD ROAD, WOKING.

Tenant—Mr. Smith at £1 per week, inclusive of rates, producing a gross rental of

£52 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

NOTE.—This house is believed to be decontrolled.

LOT 24.

The similar and adjoining Semi-detached Freehold Villa,

No. 26 POLLARD ROAD, WOKING.

Tenant—Mr. Beale at 12/3 per week, inclusive of rates, producing a gross rental of

£31 17 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 25.

The similar Semi-detached Freehold Villa,

No. 28 POLLARD ROAD, WOKING.

Tenant—Mr. Gunner at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 26.

The similar and adjoining Semi-detached Freehold Villa,

No. 30 POLLARD ROAD, WOKING.

Tenant—Mr. Shears at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 27.

The similar Semi-detached Freehold Villa,

No. 32 POLLARD ROAD, WOKING.

Tenant—Mr. Trussler at 11/7 per week, inclusive of rates, producing a gross rental of

£30 2 4 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

LOT 28.

The similar and adjoining Semi-detached Freehold Villa,

No. 34 POLLARD ROAD, WOKING.

Tenant—Mrs. Clarke at 12/3 per week, inclusive of rates, producing a gross rental of

£31 17 0 per annum.

Rates and Water approximately £7 2s. 0d. per annum.

HERITAGE WALKS ARCHIVE DOCUMENT

Special Conditions of Sale

1. Each lot is sold subject to the Conditions following, and to the Conditions known as The National Conditions of Sale (12th Edition), which latter Conditions are deemed to be incorporated herewith so far as the same are applicable to the circumstances and tenure thereof, and are not inconsistent with the Conditions following. A copy of such National Conditions will be produced at the Sale, and can be inspected at any time prior to the Sale during office hours at the Offices of the Solicitors to the Vendors.

2. The amount of the deposit shall be £10 per centum of the purchase money, and shall be paid to the Auctioneer as Agent for the Vendors immediately after the Sale, and the Purchaser shall sign the subjoined Agreement in respect of the property purchased by him.

3. The day for the completion of each purchase shall be the 23rd day of May, 1933.

4. The Vendors' Solicitors are Messrs. Mellersh & Lovelace, whose offices are at Godalming, Surrey.

5. The Vendors are selling as Trustees under a trust for sale contained in the Will of Thomas Barnabas Engall, deceased, who died on the 10th day of October, 1906.

6. The title to the property shall commence as to:—

Lots 1 and 2 with a Conveyance on Sale dated 7th March, 1906.

Lot 3 " " " 20th December, 1900.

Lot 4 " " " 9th October, 1900.

Lots 5 and 6 " " " 9th October, 1900.

As to the greater part of Lot 7, with a Conveyance on Sale dated 8th October, 1901, and as to the remainder thereof, with a Conveyance on Sale dated 21st November, 1901.

Lot 8 with a Conveyance on Sale dated 21st November, 1901.

Lot 9 " " " 12th July, 1901.

As to the greater part of Lot 10, with a Conveyance on Sale dated 15th May, 1901, and as to the remainder thereof, with a Conveyance on Sale dated 12th July, 1901.

Lots 11 and 12, with a Conveyance on Sale dated 20th August, 1902.

Lots 13 and 14 " " " 14th March, 1902.

Lots 15 and 16 " " " 1st October, 1902.

Lots 17 and 18 " " " 29th September, 1904.

Lots 19 and 20 " " " 20th May, 1904.

Lots 21 and 22 " " " 9th November, 1908.

Lots 23 and 24 " " " 31st July, 1903.

Lots 25 and 26 " " " 20th May, 1903.

Lots 27 and 28 " " " 13th March, 1903.

7. In the case of certain of the lots the passage ways and entrances are used in common with the adjoining lot or lots, and with regard to certain of the lots the drainage system is a joint or combined system used in common with the adjoining lots. Such lots shall be deemed to be and shall be sold subject to and with the benefit of appropriate easements as to such rights of way and drainage. All walls dividing semi-detached dwelling-houses shall be deemed to be party walls, with all such rights as are declared in Part V. of the 1st Schedule to the Law of Property Act, 1925.

8. Each lot is sold subject to the covenants, stipulations, reservations and conditions contained in the Conveyance or Conveyances with which the title to such is under these conditions stipulated to commence. Such Conveyances or copies of such covenants, stipulations, reservations and conditions will be open for inspection at the Offices of the Vendors' Solicitors for ten days prior to the Sale, and the Purchaser or Purchasers shall be deemed to purchase with full notice of the same, whether taking advantage of such opportunity of inspection or not. The Conveyance of each lot shall contain a covenant by the Purchaser to perform and observe such covenants, stipulations, reservations and conditions so framed as to effectually indemnify the Vendors in respect of any breach or non-observance thereof.

9. Such of the lots as are believed not to be subject to control under The Increase of Rent and Mortgage Interest (Restrictions) Acts, 1920 to 1923, are so stated in the Particulars. With regard to the remaining lots the Purchaser or Purchasers shall not require any information or evidence as to the standard rents or as to when, by what amounts, or why the rents of such lots have been raised, nor raise any objection or requisition in respect thereof, nor shall a Purchaser ask for any evidence that the lots so stated are in fact decontrolled, but shall accept the statement in the Particulars, and not raise any objection or requisition in relation thereto.

Memoandum

HERITAGE WALKS — ARCHIVE DOCUMENT

I, the undersigned,

of

do hereby acknowledge myself to be the Purchaser of the Property described as Lot _____ in the within Particulars for the sum of £ _____, and having paid to the Auctioneer, Mr. C. C. Moldram, the sum of £ _____ as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the purchase money and complete the purchase in all respects agreeably to the within Particulars and Conditions of Sale.

AS WITNESS my hand this _____ day of _____ 1933.

Purchase Money	...	£	:	:
Deposit	£	:	:
Balance	...	£	:	:

As Agent for the Vendors,

I hereby confirm this Sale, and as Agent of the Vendors acknowledge the receipt of the said deposit.

Abstract of Title to be sent to: