

364-16-0	14-0-0
505-14-6	17-10-0
408-0-0	17-0-0
195-0-0	10-0-0
6570-0-0	32-0-0
147-355-10-0	21-15-0
227-538-10-0	28-0-0
630-0-0	45-0-0
3567-10-6	185-5-0
600-0-0	24-0-0
4167-10-6	209-5-0

12,672
 1,725
 442
 250
 250
 250
 600
 570
 3,250

Under instructions from the Executors of the late T. G. Lucas.

SEND :: Near WOKING

Valuable Freehold Properties
AND
BUILDING LAND
AT
CHURCH LANE & SEND HILL, SEND

For Sale by Auction at
THE LION HOTEL, GUILDFORD,
ON TUESDAY, SEPT. 27TH, 1938.
At 3.45 p.m.

Solicitors:
Messrs. GILBERT H. WHITE & CO.,
Market Street, GUILDFORD
(Tel. 70), and
Bank Buildings, CRANLEIGH
(Tel. 189).

Auctioneers:
Messrs. WELLER, SON & GRINSTED,
GUILDFORD and CRANLEIGH
(Tel. 2340-1), (Tel. 5),
in conjunction with Messrs.
DUNCAN B. GRAY & PARTNERS,
129 Mount Street,
BERKELEY SQUARE, W.I.

SEND, Near WOKING
About 4 miles from Guildford and Woking, with excellent Bus Connection; adjoining
Mays Corner and Village, Shops, etc.

Particulars, Plan and Conditions of Sale of an
ATTRACTIVE, SUBSTANTIALLY-BUILT PRE-WAR RESIDENCE
KNOWN AS

"SANDMORE"

Hall with Cloakroom. :: Three Reception Rooms. :: Five Bed and Dressing Rooms.
Bathroom. :: Two Males' Rooms. :: Ample Domestic Offices.
COMPANY'S WATER. :: ELECTRIC LIGHT. :: Modern Drainage.
Range of Brick and Tiled GARAGE and STABLES, with Chauffeur's Quarters.
NICELY-MATURED GARDEN with Lawns, Flower Beds, Kitchen Garden with Range of
Greenhouses (heated).
GARDENER'S COTTAGE containing Four Rooms
THE WHOLE POSSESSING VALUABLE MAIN ROAD FRONTAGES and an Area of
3 ACRES.

VACANT POSSESSION ON COMPLETION.
AN AREA OF FREEHOLD BUILDING LAND
with ROAD FRONTAGES to Church Lane and the Lane leading to Send School,
embracing an area of
9 1/2 ACRES
(OR THEREABOUTS).
EARLY POSSESSION.

FOUR DETACHED BUNGALOWS
comprising
RIDGE MOUNT (or The Bush), Church Lane, Send. :: THE PINES, Church Lane, Send
THE LARCHES, Church Lane, Send. :: The BUNGALOW, Send Hill, Send
All set in good tenements, and
producing a gross rental of **£195 per annum.**

WELLER, SON & GRINSTED
IN CONJUNCTION WITH MESSRS.
DUNCAN B. GRAY & PARTNERS

are instructed to offer the above by auction in SIX LOTS (unless sold previously) at the
Lion Hotel, Guildford, on Tuesday, Sept. 27th, 1938, at 3.45 p.m.

Particulars, Plans and Conditions of Sale may be obtained from the Vendors' Solicitors, Messrs.
Gilbert H. White & Co., Market Street, Guildford, or from the Auctioneers, Estate Offices,
Guildford (Tel. 2340-1) and Cranleigh (Tel. 5), and 129 Mount Street, Berkeley Square, W.I.
(Tel. Grosvenor 2553-4-5).

R. LEGG, PRINTER,
THE CRANLEIGH PRESS,
CRANLEIGH, SURREY.

HERITAGE WALKS ARCHIVE DOCUMENT

GENERAL REMARKS AND STIPULATIONS

which shall be deemed to form part of the Conditions of Sale under which the Property is offered.

General.—The sale of "Sandmore" offers an excellent opportunity of acquiring a comfortable country house with an attractive land-out garden in a convenient yet secluded position in the centre of the village. Apart from the residential aspect, the property has important frontages to the main road easy to develop, and this Lot as a whole should also appeal to the building or speculative buyer. The Building Land adjoining is ripe for immediate development, and the Bungalows are all well let and afford sound investments or could be purchased for private occupation.

Situation.—The properties occupy a splendid position, adjoining Mays Corner, about 4 miles from Guildford and Woking. The Village, with its shops, post office, church, etc., is but a few minutes' walk, and there is an excellent bus connection. Clandon Station (main electric line to Waterloo) is about 2 miles distant, and Woking (main line) 3½ miles.

Tenure.—All the properties are Freehold, with the exception of part Lot 6, coloured Red on Plan.

Viewing.—The property may be viewed at all reasonable times on presentation of these Particulars. In the case of Lot 1, the gardener in charge, who lives on the premises, will show purchasers round, preferably before 3 p.m. Lots 3, 4, 5 and 6 may be viewed by kind permission of the tenants, by appointment if possible.

Services.—Companies' Water and Electric Light Mains are connected to the respective properties, and Gas is available. The drainage in each case is to a cesspool, but it is understood that the main sewer will be available in the main road in the near future.

Easements, Rights of Way, Restrictions.—The various Lots will be sold subject to and with the benefit of all rights of way and other rights and easements, if any, affecting the same. Each Lot will be sold or retained with the benefit of, and subject to, an easement or easements (whether mentioned in the Particulars or not) for the continuance of any means of supply of water through or over any other Lot or Lots, and for the continuance of any drainage facilities over or through any other Lot as at present existing, together with all necessary rights of access for maintenance, repairs, renewal or reconstruction, but the Vendors shall not be required to define the position of any pipes or drains running through or under any of the Lots.

Fixtures.—The fixtures and fittings which are the property of the Vendors will be included in the purchase price of each Lot.

Town Planning and Ribbon Development.—The properties are sold subject to the existing Town Planning Scheme in so far as such Scheme affects the properties. The Local Authority is the Guildford Rural District Council, whose offices are at Millfield, Guildford.

Not Sold

LOT TWO

(Coloured Green on Plan).

AN ENCLOSURE OF

Valuable Freehold Building Land

comprising Ordinance No. 310 and part Ordinance No. 359, and situate adjoining and to the North-West of Lot 1, fronting Church Lane, and with a return frontage to the lane leading to Send School. The land has access to the main road and Sandy Lane, Send, and is

RIPE FOR IMMEDIATE DEVELOPMENT

being Town Planned under the Scheme of the Guildford Rural District Council at six and four houses to the acre. It is understood that the land has valuable deposits of

BUILDING SAND

of a superior grade which could be very easily worked at a minimum of cost, the whole extending to an area of

9a. 2r. 10p.
(or thereabouts).

Companies' Water, Electric Light and Gas available.

Vacant Possession will be given on December 25th, 1938, by the sitting tenant, who holds the land for the remainder of the tenancy rent free, no claim or quitting being made by either party.

Outgoings.—Land Tax redeemed.

Tithe Redemption Annuity, none payable.

Consent 28/11/38
revised price of £20 to 25th Jan 1939
24th June

LOT FIVE
(Coloured Blue on Plan).

The Attractive Bungalow Residence

KNOWN AS

**"THE BUNGALOW,"
SEND HILL, SEND.**



Adjoining the previous Lot, and built of brick, with a tiled roof, and has a pleasing elevation. It is in excellent decorative condition, and the accommodation is well arranged as follows:

- Small Porch Entrance.**
- Hall.**
- Drawing Room,** measuring 15ft.6in. (into square bay) by 10ft., with attractive tiled fireplace.
- Dining Room,** measuring 14ft. by 10ft., with tiled fireplace with "Inter-oven."

Small Scullery, approached by covered lean-to by back door.

Larder, with shelves.

Bedroom No. 1, measuring 10ft. by 10ft., with fireplace.

Bedroom No. 2, measuring 10ft. by 10ft.

Bedroom No. 3, measuring 10ft. by 10ft., at present used as a Study.

Bathroom, with fitted bath (h. and c.) and lavatory basin (h. and c.).

Separate W.C.

Companies' Electric Light and Water mains are connected.

Modern Drainage. Gas is available. Telephone.

Outside is a span-roof timber Garden Shed, measuring 10ft. by 7ft.

Note.—The other Sheds and Greenhouses are claimed as tenant's fixtures.

The Garden has been well cared for and is nicely laid out with flower beds and borders, rockery, and affords an attractive setting for the property, which is let to Mr. Lance Rawes, who is holding over after the expiration of a seven years' Lease, at the rental of

£50 per annum,

tenant paying rates and doing internal and external repairs. Mr. Rawes is prepared to enter into a 7 years' lease upon the same terms and conditions as contained in the expired document.

Outgoings.—Schedule "A" Assessment £55 gross, £50 net.

HERITAGE ARCHIVE DOCUMENT

£750
£600 to
25th Mar 1939
Amount 28/10/38.
£150

LOT SIX
 (Coloured Brown and Red on Plan).

The Attractive and Well-built Bungalow Residence
 KNOWN AS

"RIDGEMOUNT"
 (Or "THE BUSH").

Approached by a lane off Church Lane, Send, opposite Lot 1.

The house is of brick and rough-cast construction, under a roof of dark tiles, with leaded-light windows, and is in very good decorative condition. It occupies a most pleasant position adjoining open country on the South and a public open space on the North. The accommodation is compactly arranged as follows:

- Entrance Porch.**
- Small Hall.**
- Lounge Hall or Dining Room,** measuring about 15ft. by 12ft., with tiled fireplace, beamed ceiling and casements to small paved loggia.
- Drawing Room,** measuring about 15ft. (into square bay) by 14ft. 3in., with tiled fireplace.
- Bedroom No. 1** (at present used as a Dining Room), measuring 14ft. by 12ft., with fireplace.
- Bedroom No. 2,** measuring 13ft. by 12ft., with fireplace.
- Bedroom No. 3,** measuring 10ft. 9in. by 9ft. 9in., with fireplace.
- Bathroom and W.C.,** with bath (h. and c.), lavatory basin.
- Heated Linen Cupboard.**
- Large airy Kitchen,** with "Ideal" boiler, built-in dresser, and ample cupboard accommodation.
- Scullery,** with sink (h. and c.), range and copper.
- Larder,** with tiled floor and slate shelves.

Companies' Water and Electric Light mains are connected. Modern Drainage.

Outside.—Span-roofed timber and galvanised Garden Shed; timber and galvanised Garage, measuring 13ft. by 8ft.; Wood and Coal Shed; Outside W.C.

The Garden is nicely laid out with flower beds, fruit trees in full bearing, small lawn, etc., and extends to about a quarter-of-an-acre.

SPECIAL CONDITIONS OF SALE.

- 1.—The property is sold subject to the National Conditions of Sale Thirteenth Edition (a copy of which may be seen at the office of the Vendors' Solicitors) so far as the same are not inconsistent with the following conditions.
- 2.—The deposit shall be ten per cent. of the purchase money and shall be paid to Messrs. Weller, Son & Grinstead of Guildford as Agents for the Vendors.
- 3.—Completion of the purchases shall take place at the office of Messrs. Gilbert H. White & Co. of 18/20 Market Street Guildford the Vendors' Solicitors on or before the 27th day of October, 1938.
- 4.—The Vendors are selling as Personal Representatives.
- 5.—The Title shall commence as follows:—As to Lot 1 with a Conveyance on Sale dated the 16th day of June, 1893, as to Lots 2, 3, 4 and 5 with a Conveyance on Sale dated the 5th day of October, 1909, and as to Lot 6 with a Conveyance on Sale dated the 6th day of June, 1908. In certain Conveyances the Vendors' Testator is described as Thomas Lucas instead of by his full name of Thomas George Lucas. The Purchaser shall assume that Thomas Lucas and Thomas George Lucas are one and the same person.
- 6.—The Purchaser shall admit the identity of the property purchased by him with that described in the muniments of title upon the evidence afforded by a comparison of the descriptions in the Particulars and such evidence (if any) as the Vendors can supply. The Vendors shall not be required to explain or reconcile any differences or discrepancies in the descriptions as to quantity or otherwise.
- 7.—Each Lot (except those in respect of which it is stated that vacant possession will be given) will be sold subject to and with the benefit of the existing tenancy thereof. The counterparts or copies of the leases or written agreements under which the properties are held may be seen at any time prior to the sale at the office of Messrs. Weller, Son & Grinstead and the Purchaser whether he does or does not inspect the same shall be deemed to purchase with full notice of the terms of the said tenancies notwithstanding any incomplete or inaccurate statement thereof in the Particulars or these Conditions.
- 8.—Each Lot is sold and will be conveyed subject to and with the benefit of all easements or quasi easements now affecting the same. The Vendors shall

The property was let on a 3 years' Agreement from 25th June, 1934, and has subsequently been verbally extended for a further 3 years on the same terms and conditions, to Mr. G. H. Taylor at the rental of

£65 per annum,

tenant paying rates and doing internal and external repairs (except structure).

Outgoings.—Schedule "A" Assessment £65 gross, £52 net.

Included in this Lot is the Vendors' interest in the

SAND PIT
 (Coloured Red on Plan)

situated to the North of this Lot and opposite Lot 1, whereby the right to obtain Sand and Gravel is reserved to the Surveyor of the Highways in the parishes of Send and Ripley for the repair of the Highways within the said parishes, the Vendors being entitled to all the grass and herbage growing thereon.

the same may be ascertained (if at all) by the Purchaser upon an inspection of the property or by enquiry of the respective Tenants. The cesspool of the drainage of Lot 3 is situated on Lot 4. Lot 3 will be sold together with the right of free running of water and soil along the drain at present laid under Lot 4 to the cesspool thereon together with the right to enter upon Lot 4 for the purpose of emptying the cesspool and cleansing repairing or renewing the same and the drain pipe laid thereto, the person exercising such right making good all damage done thereby or by reason of any overflow from the said cesspool. Lot 4 will be sold and conveyed subject to the said rights in favour of Lot 3.

9.—By Letters Patent granted by King Charles I to Charles Harbord and Others a fee farm rent of £27 7s. 4½d. was created and by Letters Patent of King Charles II this fee farm rent was granted to the First Earl of Sandwich and was described as being charged on the Manor of Worpleston. It is possible that Lots 2, 3, 4 and 5 formed part of the Manor of Worpleston but no demand for the said fee farm rent has been made for many years and the Purchaser shall not raise any requisition in respect thereof but he shall be entitled to the benefit of an indemnity given by the Right Honourable William Hillier Earl of Onslow in respect of the said fee farm rent in the conveyance forming the root of title.

10.—The Conveyance to the Purchasers shall contain such provisions as the Vendors' Solicitors shall consider necessary for giving effect to these Conditions.



MEMORANDUM.

I.
of

do hereby acknowledge that I have this day purchased the property described as Lot in the within Particulars for the sum of £ and having paid to Messrs. WELER, SON AND GRINSTED the sum of £ as a deposit and in part payment of the said purchase money, I hereby agree to pay the balance thereof and in all respects to complete the purchase according to the within Conditions of Sale.

Dated this day of . 1938.

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

As Agents for the Vendors we hereby confirm the Sale of the above and acknowledge the receipt of the said deposit.

Abstract of Title to be sent to

Handwritten notes and calculations:
£ 36 00
£ 400 00
£ 700 00
£ 1800 00
2475
£ 2375
1900

HERITAGE WALKS ARCHIVE DOCUMENT