

P R E S T I G E
& COUNTRY HOMES



PYRFORD PLACE

Pyrford, Woking, Surrey

TO BE OFFERED FOR SALE BY AUCTION (UNLESS PREVIOUSLY SOLD)
AT
THE TALBOT HOTEL, HIGH STREET, RIPLEY, SURREY
ON
THURSDAY, 29 JUNE 1989 AT 3.00 P.M.



P R E S T I G E
& COUNTRY HOMES



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**P R E S T I G E
& C O U N T R Y H O M E S**

PYRFORD PLACE

Pyrford Road, Pyrford, Woking, Surrey GU22 8UY

IN A SUPERB SETTING WITH EXTENSIVE FRONTAGE TO THE RIVER WEY NAVIGATION WITH MOORING AND SINGLE BANK FISHING - A FINE MANOR HOUSE OF ELIZABETHAN ORIGIN WITH GRADE II LISTED SUMMER HOUSE ALL IN NEED OF EXTENSIVE REPAIRS WITH LAKE, Paddock, WOODLAND AND BEAUTIFUL SECURED GROUND OF ABOUT 21 ACRES

For Sale in Five lots as follows:

LOT 1:

The Manor House and Summerhouse - **Guide £750,000 Freehold**

The accommodation is arranged on three floors and divided into the main suite (on two floors) plus a further ten self-contained suites.

The Summerhouse is divided into three self-contained flats.

Outbuildings include ten garages, seven loose boxes and former boat house.

Grounds of 10½ acres with long frontage on the River Wey Navigation.

LOT 2:

Four acre paddock - **Guide £15,000 Freehold**

LOT 3:

Paddock of ½ acre and woodland of 1¼ acres with 600 ft. direct frontage to the River Wey Navigation
Guide £15,000 Freehold

LOT 4:

A long strip of land with 950 ft. frontage to the River Wey Navigation - **Guide £10,000 Freehold**

LOT 5:

Strip of Riverside land with 1,600 ft. frontage to the River Wey of about 4½ acres - **Guide £15,000 Freehold**

Pyrford Village : 1 mile. West Byfleet (Waterloo 35 minutes) : 2 miles Woking : 4 miles M25 : 5 miles

AUCTIONEERS

Prudential Property Services
Prestige and Country Homes Division
44 High Street
Guildford, Surrey GU1 3EP
Tel. Guildford (0483) 38999
Fax. Guildford (0483) 572852

SOLICITORS

Messrs Robbins Olivey (Ref. PDR)
Fides House
10 Chertsey Road
Woking, Surrey GU21 5AQ
Tel. Woking (0483) 755575
Fax. Woking (04862) 29933

P R E S T I G E & C O U N T R Y H O M E S

GENERAL REMARKS AND STIPULATIONS

Viewing: By appointment with the Auctioneers,
Prudential Property Services,
Prestige and Country Homes Division
44 High Street,
Guildford, Surrey GU1 3EP
Telephone: (0483) 38999

DIRECTIONS: From London take the A.3 south to the intersection with the M.25 at Junction 10. Continue on the A.3 for about 1 mile and leave the A.3 signed Woking and Ripley. Take the B.2215 towards Ripley. In the centre of the village, turn right into Newark Lane. Follow the road around for about 1 ¼ miles turning sharp right into Warren Lane and continuing sharp left into Lower Pyrford Road and just before the turning on the left into Elvenden Close, the drive to **PYRFORD PLACE** will be found on the right.

TENURE AND POSSESSION: The property is Freehold and vacant possession of the Manor House will be given on completion. The Summerhouse which comprises part of Lot 1, will be sold subject to the existing tenancies.

FIXTURES AND FITTINGS: Landlord's fixtures and fittings and those items mentioned in the description of the property are included in the sale price.

PUBLIC RIGHTS OF WAY: There is a Public Footpath down the initial section of the drive in Lot 1. A further footpath crosses Lot 2 and continues along the western boundary of Lot 1. Copy of plan available for inspection from the offices of the Auctioneers.

SERVICES: Mains water and electricity. Private drainage.

LOCAL AUTHORITIES:

Woking Borough Council,
Civic Offices,
Woking,
Surrey GU21 1YL
Telephone: (0483) 755855

Surrey County Council,
County Hall,
Penrhyn Road,
Kingston-upon-Thames,
Surrey KT1 2DJ
Telephone: 01-541 8800

North Surrey Water Company,
The Causeway,
Staines,
Middlesex TW18 3BX
Telephone: (0784) 455464

South Eastern Electricity Board,
Woodbridge Road,
Guildford,
Surrey GU1 1EE
Telephone: (0483) 300011

OUTGOINGS: Rateable Value : £926 House and Cottage
General Rate in the £ : 231.50 (89/90)
Water Rate in the £ : 11.4 Water 16.8 Sewer and Environmental

PARTICULARS OF SALE: Every care has been taken in the preparation of these particulars, which are not to be construed by intending purchasers as a basis of a contract, and the Vendor accordingly disclaims all liability arising out of any misrepresentations which may inadvertently be contained therein. The property is sold subject to and with the benefits of all rights of way, water, light and drainage, or other easements, or quasi-easements of any description and to all outgoing whether mentioned or not.

DISCREPANCY: In the event of any discrepancy between these General Remarks and the Special Conditions of Sale, the latter shall prevail.

SITUATION: Pyrford is a large village with a range of local shops surrounded by attractive countryside. Pyrford Place lies south of the village in a lovely unspoilt part of countryside beside the meandering River Wey with fine riverside walks, lovely old Norman church and Newark Priory ruins. The Royal Horticultural Society Gardens at Wisley and Wisley Common beyond are reached in just over a mile down a public footpath through the meadows. For more comprehensive facilities, West Byfleet is about 2 miles to the north-west with an excellent range of shops and the main line station provides a good service to Waterloo in 35 minutes. For commuters by road, there is access onto the A3 and M25 road network (5 miles) putting Heathrow, Gatwick and Central London within easy reach. Woking lies about 4 miles away with excellent shopping, educational and recreational facilities.

DESCRIPTION: PYRFORD PLACE is a fine manor house dating from the 17th Century and is of stone and brick construction with dressed stone mullions and leaded light windows under a tiled roof. Only part of the original manor house remains and was visited by Queen Elizabeth I when her Latin Secretary, Sir John Wolley, lived in the house as Lord of the Manor. This most interesting house has been extended and adapted by the former owner to provide a number of self-contained suites, some connecting and, in the Eastern Wing, still unfinished. The accommodation is arranged on three floors and the four suites in the West Wing are approached by a staircase from the side courtyard. There are many fine rooms in the original manor but the whole is now in need of extensive restoration and conversion. Much of the altered and extended accommodation does not comply with current Building Regulation requirements and substantial expenditure is required.

Lying to the south-east of the main house, on the banks of the River Wey Navigation, is the **SUMMERHOUSE** which dates from the 17th Century and is Grade II listed as being of historical or architectural interest. The Elizabethan poet, John Donne, wrote some of his poetry in the **SUMMERHOUSE** and lived there for many years. The building is also mentioned in Pevsner's 'The Buildings of England - Surrey'. In more recent years peacocks came to live in the gardens, but now only two remain.

The setting of **PYRFORD PLACE** is quite superb and is approached down a long tree lined drive with beautiful grounds, terrace onto the river and a small lake and islands. There is long direct frontage to the River Wey Navigation providing mooring and single bank fishing on the River Wey.

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LOT 1 - THE MANOR HOUSE

(coloured pink on the site plan)

THE MAIN SUITE

(edged red on the floor plan)

Ground Floor

Porch

Lobby

Hall (N) : 21'11 x 20'6

Spanish Parlour (S) : 19'3 x 13'8

Library (S) : 22' x 13'11

Bathroom/Scullery (N) : 15'3 x 8'6

Drawing Room (E & N) : 23'6 17'9 (min.)

Dining Hall (E) : 25'6 x 13'9, with minstrel's gallery and vaulted ceiling.

Rear Hall with Cloakroom

Kitchen (S & E) : 12'6 x 9'

First Floor

Landing with Kitchen (S)

Bedroom 1 (S) : 21'6 x 14'5

Bedroom 2 and Bathroom (S) : 21'5 x 9'4

Separate WC

Dining Room (S) : 19'6 x 11'6

Inner Landing (S)

Area of Unfinished Building Works comprising :

Room 1 (S, E & W) : 18' x 16'3

Room 2 (E) : 13'9 x 12'8

Room 3 (S) : 10'3 x 7'9

Stairs to

Attic Room (S) : 7' x 10'3 (on Site and floor).

THE WEST SUITE - GROUND FLOOR

(coloured grey on the floor plan)

Approached from the side courtyard

Hall/Kitchenette

Living Room (W) : 12'2 x 11'9, access to main reception hall

Bedroom (W & N) : 14'6 x 9'3, door to lobby

Bathroom

THE GARDEN SUITE - GROUND FLOOR

(coloured orange on the floor plan)

Approached from the rear garden with entrance passage with two recessed storage areas.

Kitchen/Breakfast Room (E & S) : 10'6 x 10'

Living Room (E & W) : 20'6 x 15'6

Inner Lobby with connecting door to the West Suite

Bathroom (N)

Bedroom (S) : 19'2 x 13', door to garden

GEORGIAN SUITE - FIRST FLOOR

(coloured beige on the floor plan)

Approached via stairs from the side courtyard

Hall

Kitchen/Bathroom (W) : 13'9 x 10', formerly one room.

Bedroom (W) : 13' x 8'10

Living Room (S) : 18'4 x 10'6

REGENCY SUITE - FIRST FLOOR

(coloured dark green on the floor plan)

Approached via stairs from the side courtyard

Hall (N)

Living Room (W & N) : 19' x 13' opening to

Dining Area (W & N) : 14'9 x 9'6, door to balcony

Kitchen (W)

Bedroom (N) : 16'6 x 11'

Bathroom

LINCOLN SUITE - FIRST FLOOR

(coloured light green on the floor plan)

Living Room (N) : 20'2 x 9'8

Kitchenette

Bathroom

THE TOWER (E) - FIRST FLOOR

(coloured turquoise on the floor plan)

Living Room (N & E) : 14' x 8'7

Kitchenette

Shower Room

The Second Floor is divided into four suites, as follows:

TURRET SUITE - SECOND FLOOR

(coloured pale blue on the floor plan)

Kitchen (S) : 12'2 x 9'4

Living Room (S) : 13'6 x 12'11

Bedroom (S) : 11'5 x 8'3

Bathroom

THE ATTIC - SECOND FLOOR

(coloured pink on the floor plan)

Living Area (E & W) : 12'7 x 10'6

Kitchenette

Bedroom

Bathroom

THE TOWER - SECOND FLOOR

(coloured dark blue on the floor plan)

Approached from the staircase via the side courtyard

Hall

Separate WC

Living Room (W) : 13'3 x 11'7

Kitchenette

Bathroom

Bedroom (S) : 11'4 x 10'

THE BELFRY - SECOND FLOOR

(coloured yellow on the floor plan)

Approached from the staircase via the side courtyard

Hall

Bathroom

Living Room (N) : 12'7 x 11'5

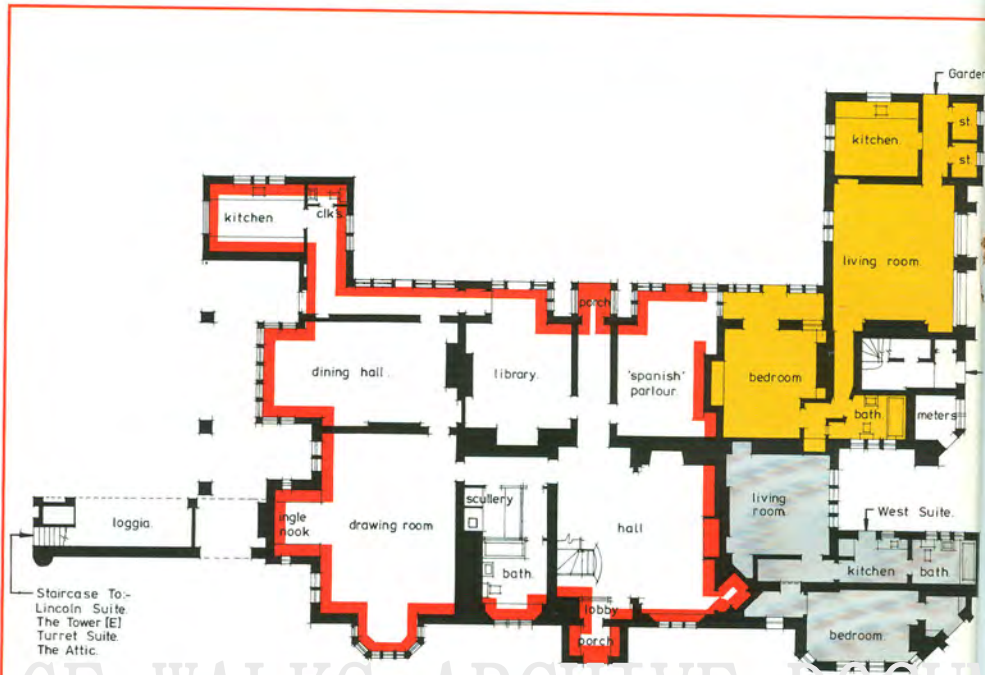
Kitchen (S)

Bedroom 1 (S) : 10'3 x 9'6

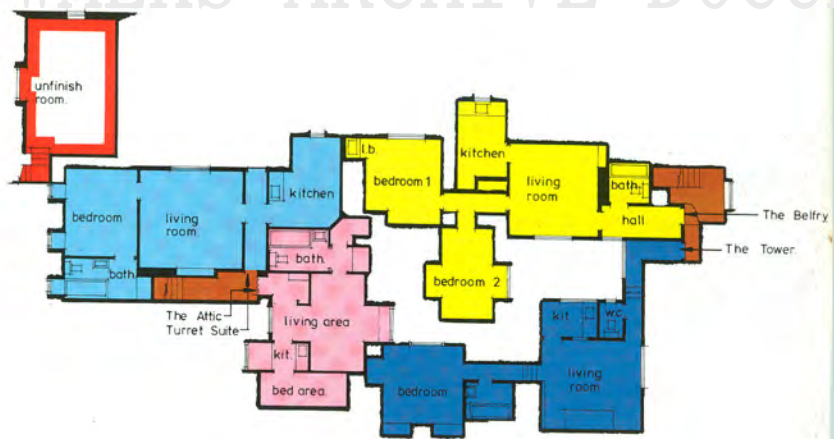
Bedroom 2 (W) : 12'6 x 10'

NOTE: All communal areas are coloured brown on the floor plan.

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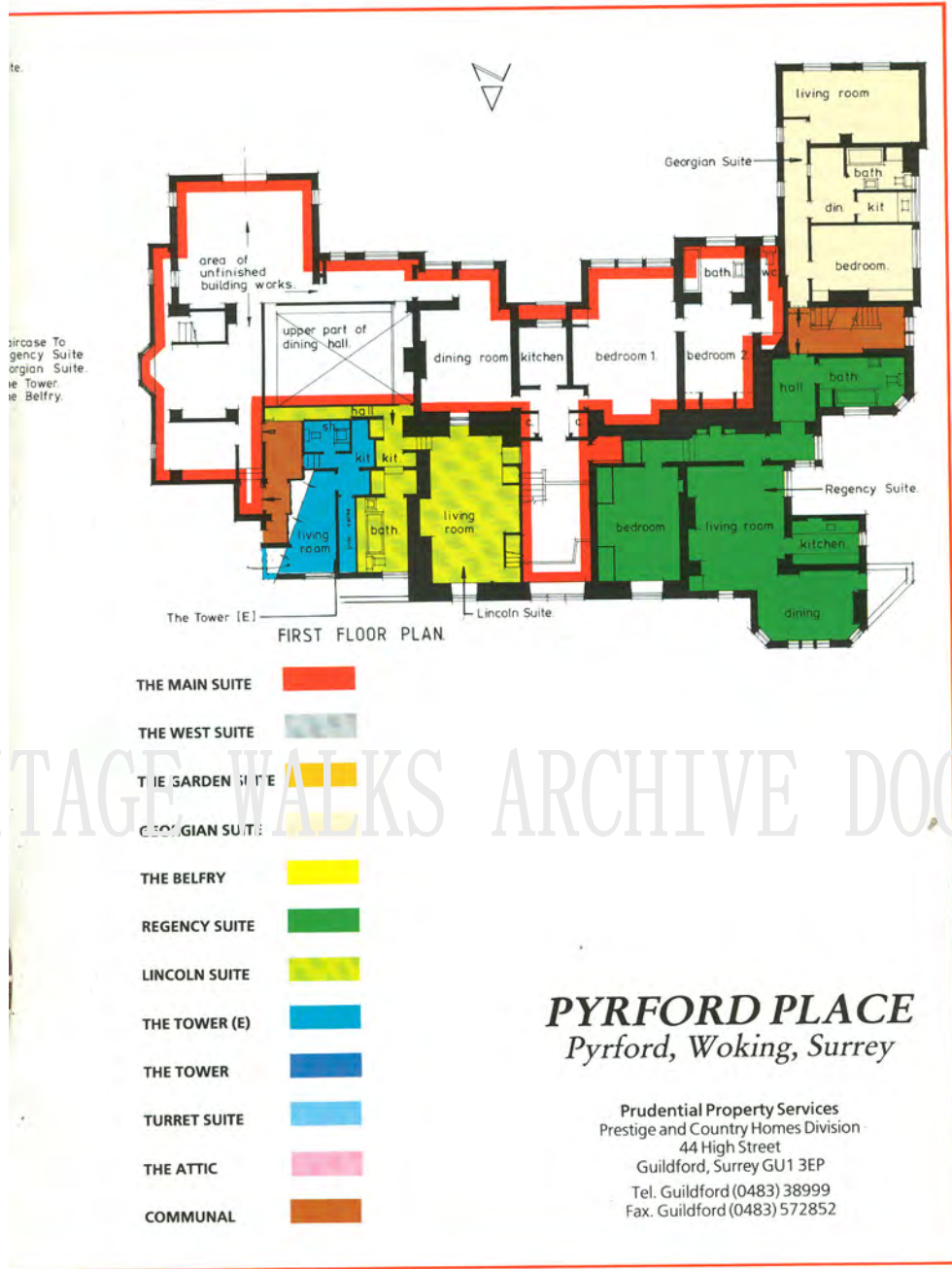


GROUND FLOOR PLAN



SECOND [ATTIC] FLOOR PLAN

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PYRFORD PLACE *Pyrford, Woking, Surrey*

Prudential Property Services
Prestige and Country Homes Division
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Tel. Guildford (0483) 38999
Fax. Guildford (0483) 572852

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LOT 1 (continued) - THE SUMMERHOUSE

Situated on the river bank well away from the main house to the south-east, the **SUMMERHOUSE** is Grade II listed as being of historical or architectural interest and is constructed of brick under a tiled roof. Mains water and electricity are connected. Private drainage. The house is presently divided into three self-contained flats, as follows:

GROUND FLOOR - RIVERSIDE HOUSE (Miss J. Adam)

Hall

Living Room : 14'9 x 14'9

Kitchen/Breakfast Room : 14'9 x 10'

Bedroom : 15'2 x 12'9

Inner Hall

Bathroom

Store Room

FIRST FLOOR - RIVERSIDE COTTAGE (Miss S. Thompson)

Stairs with **Storeroom** to

Landing with **Balcony**

Living Room (E & W) : 14' x 13'2

Kitchenette

Bedroom : 12'3 x 12'

Bathroom

FIRST FLOOR - STUDIO FLAT

Living Room : 15' x 12'

Small kitchen

no over an 1/1C

NOTE: RIVERSIDE HOUSE AND RIVERSIDE COTTAGE are subject to regulated tenancies at rentals of £151.66 and £130.00 per calendar month. The tenants have the right to use one of the garages each.

LOT 1 - OUTSIDE

The main drive continues to the west of the house with a range of

Ten Garages (2 let) and **Three Carports**

Four Greenhouses and **Garden Sheds**

Yorkstone courtyard with adjoining outbuildings

Range of **Seven Loose Boxes** with overgrown paddock area and with a **Caravan** which, until recently, has been let for many years but is now vacant.

To the east of the house is the former **Boat House** (in need of repair) providing mooring for four boats (subject to an access licence from the National Trust - current fee £10).

The Garden and Grounds : Approached through stone pillars, wrought iron gates and long drive lined with mature chestnuts to a large parking area by the house. To the west of the drive is a paddock of 1.37 acres and to the east is a further small area of rough grass leading to the former boat house.

The formal garden lies to the south and east of the house with loggia and terrace and extensive lawns with herbaceous beds and mature deciduous trees with rose beds and terrace fronting the river. To the east is a formal rose garden with stone paths leading to a central circular fish pond and enclosed by clipped hedges. Beyond, wrought iron gates lead to an orchard and **THE SUMMERHOUSE** on the river. From the south of the house, there is a lovely vista down a grassy avenue between herbaceous borders leading to wrought iron gates and an area of ponds and islands. These beautiful grounds provide a peaceful and totally secluded setting to the house. **IN ALL ABOUT 10½ ACRES.**

LOT 2

(coloured blue on the site plan)

Situated to the extreme north-west of the house and approached via a separate access direct from Warren Lane, is a paddock of **JUST UNDER 4 ACRES**. There is a right of way along the southern boundary in favour of Home Farm and The Gatehouse.

LOT 3

(coloured green on the site plan)

Divided into two sections approximately 300 yards apart and connected by a public footpath, comprising

(i) an area of rough grass ideal for car parking **ABOUT ½ OF AN ACRE** with sycamore and oak trees

(ii) an area of light woodland of **ABOUT 1¼ ACRES** on the River Wey Navigation with a direct frontage of 500 ft.

LOT 4

(coloured orange on the site plan)

A narrow strip of land with direct frontage of about 950 feet on the River Wey Navigation.

LOT 5

(coloured yellow on the site plan)

With pedestrian access from the tow path of the River Wey Navigation, an area of rough grass and light woodland providing single bank fishing (in two sections) with a frontage to the River Wey of 1,600 feet **ABOUT 4½ ACRES IN ALL.**

NOTE: The National Trust is interested to preserve the historic interest and natural beauty of **PYRFORD PLACE** waterside land. It has been indicated that an owner of the relevant Lots will be granted a licence to moor a boat for his/her pleasure on terms to be agreed, but that no commercial activity will be permitted.

The National Trust claim they have ancient proprietary rights over a three metre strip of bank in places where a bank was constructed to the navigation to stop if flooding lower lying land (Lots 3 and 4).

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SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the National Conditions of Sale (20th Edition) so far as they are not varied by or inconsistent with the conditions hereinafter contained.
2. The Vendors sell as Personal Representatives.
3. The Vendors' Solicitors are Messrs Robbins Olivey of Fides House 10 Chertsey Road Woking Surrey GU21 5AQ reference PDR and a deposit of ten per cent the purchase price shall be paid to them.
4. The completion date shall be the 27th day of July 1989.
5. Title to the property is freehold and shall be deduced in accordance with Section 110 of the Land Registration Act 1925 and the Purchaser's solicitors are hereby authorised to inspect the Registers of Title Numbers SY529796 and SY179198.
6. The property is sold with vacant possession on completion save in relation to the ground floor and first floor flats in the Summerhouse contained in Lot 1 which are subject to the tenancies of Miss J. Adam and Miss S. Thompson respectively.
7. (a) The "prescribed rate" for the purpose of National Conditions of Sale shall be 4% per annum above the base lending rate for the time being and from time to time of Midland Bank PLC.
(b) National Conditions 7 (1) (iii) 15 (2) and (4) and 21 (2) and (3) shall be excluded from this agreement and the words "the expiration of seven working days" longer shall be omitted from National Condition 8 (2).
(c) The following proviso shall substitute for the paragraph (i) of National Condition 5 (5):
"The Purchase is unable or unwilling to complete before 2.00 p.m. on the day of actual completion then for the purposes only of National Conditions 6 7 and 8 the date of actual completion be taken to be the first working day thereafter"
(d) The words "Government Department, Ministry, statutory body or other competent authority" shall be added after the words "local authority" in National Condition 16
(e) The words "10 working days" shall be substituted for the words "16 working days" where they appear in National Condition 22
8. The Purchaser shall be deemed to purchase with full knowledge in all respects of the authorised use of the property for the purposes of the Planning Acts.
9. The property is sold subject to the following:-
 - (a) All rights exceptions reservations and other matters contained or referred to in the Registers of Title number SY529796 (NOTE: there is an error in entry number 4 of the Charges Register in that the purchaser of the Gate House is only obliged to pay and contribute 25% of the costs incurred in maintaining repairing and renewing the said driveway area and verges and keeping the same in good repair and condition not 75%)
 - (b) All Covenants rights reservations and other matters contained or referred to in the Registers of Title Number SY179198
 - (c) The rights reservations and other matters contained or referred to in a Deed of Exchange dated the 24th day of January 1989 and made between Ian Riddell and Brent Hutton-Williams of the one part and David Malcolm Goodwin and Fiona Susan Taylor Goodwin of the other part (currently in course of registration)
 - (d) The rights of the public over the public footpaths numbered 81 and 82
 - (e) The free and interrupted passage and running of water through the moat ditches drains water courses and culverts running through the property
 - (f) The regulated tenancy of the ground floor flat in the Summerhouse to Miss J. Adam at £151.66 per calendar month and the regulated tenancy of Miss S. Thompson of the first floor flat in the Summerhouse at £130 per calendar month
 - (g) It will be noted that where the boundary of the land in both titles abuts upon the River Wey Navigation the bank is excluded
The Purchaser shall make no objection to these matters nor raise any requisition thereon and the Purchaser will in the Transfer of the property covenant with the Vendors by way of indemnity only to observe and perform the covenants contained in the Conveyance dated 3rd day of April 1957 referred to in entry number 1 of the Charges Register of Title Number SY179198.
10. The Purchaser hereby admits that he has inspected the property and the Purchaser has entered into this agreement solely as a result of the inspection and on the basis of the same here and without reliance on any representation or warranty whether written oral or otherwise implied or made by or on behalf of the Vendor.
11. This agreement constitutes the entire contract between the parties and may only be varied or modified (whether by way of collateral contract or otherwise) in writing under the hands of the parties or their solicitors.
12. In the Transfer to the Purchaser of each Lot there shall be incorporated the following covenant:-
"For the benefit of the Transferors' retained adjacent and the neighbouring land not to obstruct block of fill in the existing moat ditches drains watercourses and culverts through the land hereby transferred and to maintain the same in good order and condition and free from obstruction".
13. The transfer of Lot 3 shall include the following additional right:-
"At all times and for all purposes connected with the use and enjoyment of the property hereby transferred to pass and repass over the driveway and verges (in the case of verges only on foot) giving access from the westerly portion of the land hereby transferred (OS No. 1355) to Warren Lane subject to the Transferee paying and contributing on demand to the Transferors or their successors in title ten percent of all costs incurred in maintaining repairing and renewing the said driveway and verges".

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MEMORANDUM

I/WE

of

do hereby acknowledge that I/We have this day become the Purchaser/s of the property described as
LOT in the within Particulars at the sum of (£) and having
paid to the Vendor's Solicitors the sum of (£) as a deposit and part payment of the
purchase money I/We hereby agree to pay the balance thereof and in all respects to complete the purchase according
to the before-written Special Conditions of Sale.

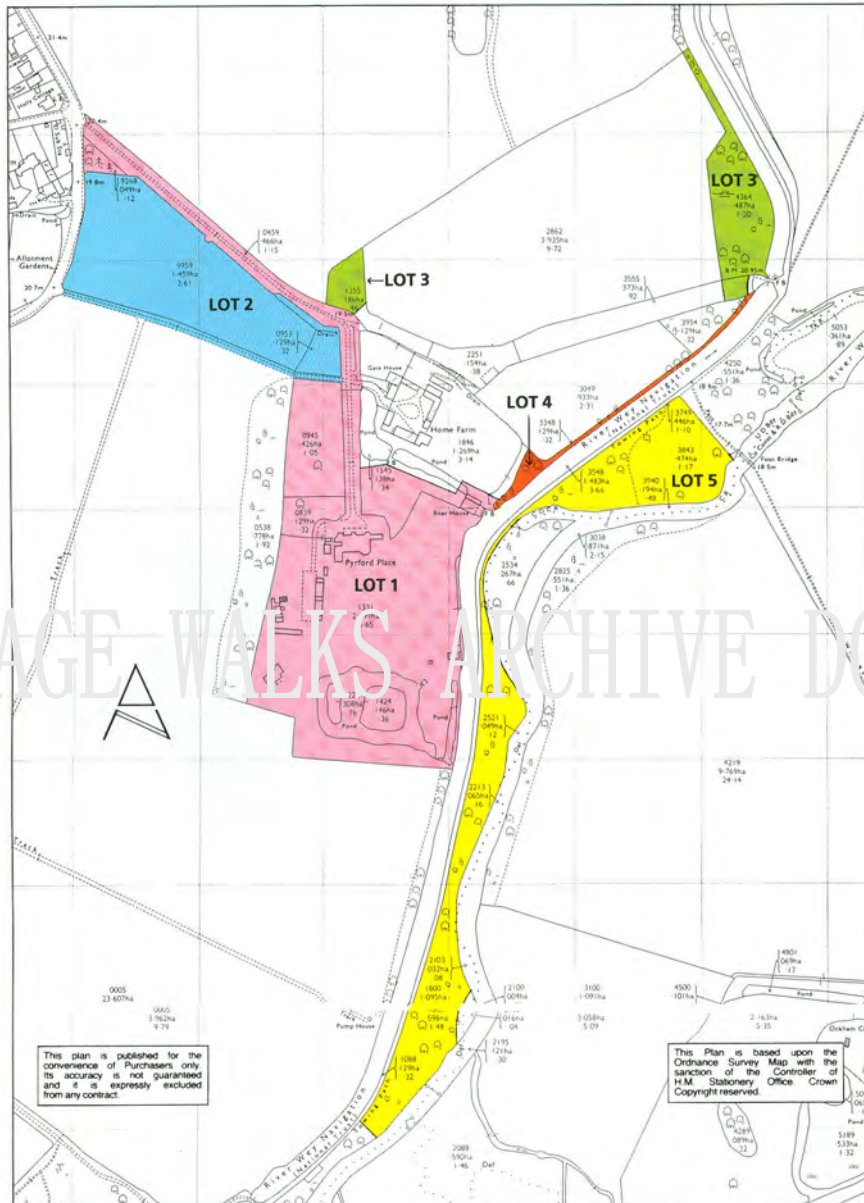
DATED this day of 1989

Purchase Money £
Deposit £
Balance Due	£

As Agents for the Vendor we hereby confirm this sale and as Agents for the Vendor acknowledge the receipt of the said deposit.

Abstract of Title to be sent to:

PRESTIGE & COUNTRY HOMES

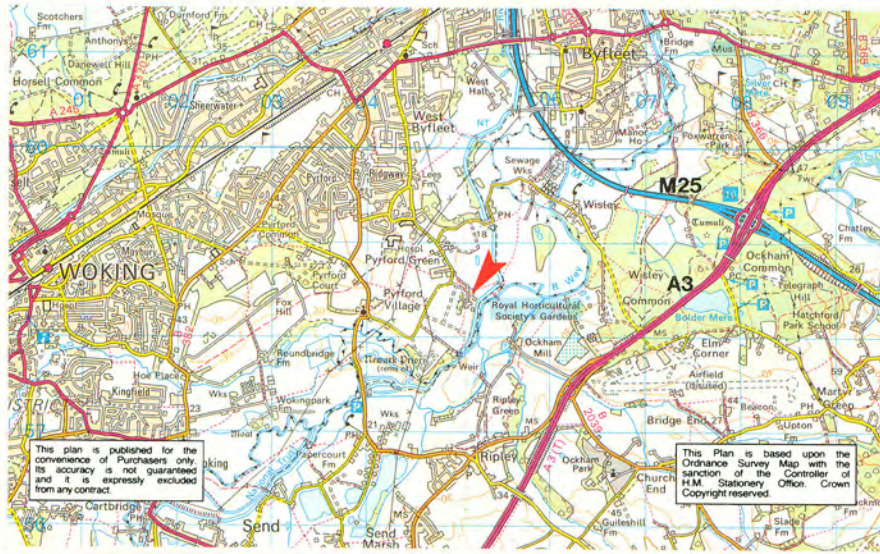


HERITAGE WALKS ARCHIVE DOCUMENT

PRESTIGE
& COUNTRY HOMES



HERITAGE WALKS ARCHIVE DOCUMENT



MAYFAIR 1a Grafton Street, London W1X 3LB

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representation. All interested parties must themselves verify their accuracy.