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*An Attractive Freehold Residential and
Agricultural Estate*

KNOWN AS

“FROG GROVE”

ABOUT 3½ MILES FROM

GUILDFORD

IN THE

COUNTY OF SURREY

Solicitors

Messrs. WILKINSON, RAIKES & SON,
34, Nicholas Lane, London, E.C.

Land Agents

Messrs. MELLERSH,
Godalming.

Auctioneers

Messrs. EDWIN FOX, BURNETT & BADDELEY,
(S^r DAVID BURNETT, Bart. - B. B. BADDELEY, and L. T. BURNETT)
12, Abchurch Lane, London, E.C.



"FROG GROVE HOUSE."

SURREY.

In the Parish of Worplesdon, about $3\frac{1}{2}$ miles from the County Town of Guildford and $1\frac{1}{2}$ miles from Wanborough Station on the L. & S.W. Railway, in a Favourite District, within about an hour's journey of London.

Messrs. EDWIN FOX, BURNETT & BADDELEY

WILL SELL BY AUCTION.

At the Auction Mart, Tokenhouse Yard, London, E.C.,

On WEDNESDAY, JULY 25th, 1917,

At TWO o'clock precisely, IN TWO LOTS,

THE ATTRACTIVE

Freehold Residential and Agricultural Estate

KNOWN AS

"FROG GROVE,"

COMPRISING A

COMFORTABLE RESIDENCE, with Well-Timbered Grounds; Three Sets of Substantial Agricultural Buildings, known as "Attfields," "Compton's" and "Russell Place"; "HILL HOUSE FARM," with Cottage Residence and convenient Buildings; EIGHT COTTAGES.

EXCELLENT AND VERY PRODUCTIVE

PASTURE AND ARABLE LAND,

IN ALL

354a. 0r. 9p.

The Farms may be regarded as of the best yielding in the neighbourhood, and are let to Mr. A. A. Christmas and Mr. Edmund Betser at low Rentals, together amounting to

Per £460 annum.

May be Viewed by permission of the tenants, and Particulars, with View, Plan and Conditions of Sale, may be obtained of—

Messrs. WILKINSON, RAIKES & SON, Solicitors, 34, Nicholas Lane, London, E.C. 4; of Messrs. MELLERSH, Land Agents and Surveyors, Godalming (Walter Mellersh); and of Messrs. EDWIN FOX, BURNETT & BADDELEY, Auctioneers, (Sir DAVID BURNETT, Bart.; B. B. BADDELEY, and L. T. BURNETT),

12, Abchurch Lane, London, E.C.

General Remarks.

THE Estate is situated about $1\frac{1}{2}$ miles from Wanborough Station on the L. & S.W. Railway and within about $3\frac{1}{2}$ miles of the County Town of Guildford, and is within about one hour's journey of London by Rail and Motor. The neighbourhood is healthy, and abounds with beautiful walks and drives through some of the most picturesque parts of Surrey.

The Land is of good quality, being some of the best in the neighbourhood, and is well cultivated and in good heart and condition.

The Timber down to 1s. per stick and the Underwood down to the stem, on each Lot, will have to be taken to at a valuation to be made in the usual way, and shall be taken to and paid for by the Purchasers in addition to the Purchase-money.

The present Rentals were fixed in times of Agricultural depression, and having regard to the prices likely to rule in the future, it may be reasonably expected that considerably higher Rentals will be obtainable.

The Estate is an attractive one, either for occupation or as affording a safe and improving Investment.

PARTICULARS.

LOT 1.

(Coloured *Pink* on Plan).

A VALUABLE

Freehold Residential and Agricultural Property,

KNOWN AS

“THE FROG GROVE ESTATE,”

or “FROGROVE,”

Exceedingly well situate at Wood Street, in the Parish of Worplesdon, Surrey, about $3\frac{1}{2}$ miles from the Market and County Town of Guildford and a mile and a-half from Wanborough Station, L. & S.W. Railway.

Being in the midst of very beautiful scenery and situate in a favourite district of the far-famed County of Surrey, it commands charming views of the finely-wooded Henley Park Estate, with occasional picturesque glimpses of the Mansion, which is surrounded with many specimens of noble timber, and it overlooks the fair sylvan scenery of Merrist Wood and a large tract of delightful country.

THE RESIDENCE,

KNOWN AS

“*FROG GROVE,*”

Contains Entrance Hall, Dining and Drawing Rooms, Kitchen, Scullery, Pantry, Cellar and Six Bed Rooms.

There is an Excellent Tennis Lawn and a Capital Kitchen Garden with Outbuildings.

THE HOMESTEAD,

KNOWN AS

COMPTON FARM,

Consists of Nag Stabling with Harness Room, Coach-house, Chaise-house.

AN OLD FARMHOUSE

(Now converted into Two Tenements), containing Eight Rooms.

AGRICULTURAL BUILDINGS,

Comprising Granary, Cow Stall with Calf-pens, Cart House, Stabling for Six Horses, Root House, Cart Shed, etc.

There is an Excellent ORCHARD and GARDEN.

ATTFIELDS FARM

Situate at the Eastern side of the Property, consists of A RANGE OF AGRICULTURAL BUILDINGS, including a Double-Bay Barn, Stable, Extensive Cow and Bullock Stalls, Piggeries, Root House and other Outbuildings.

RUSSELL PLACE FARM

Consists of a COTTAGE containing Six Rooms, Excellent FARM BUILDINGS, comprising extensive Cow Stalls, Fattening Stalls, Two Barns, Five-Stall Stabling, Detached Dairy, Wood Shed, Cart and Implement Sheds.

Also situate facing Clasford Lane,

A Pair of Brick and Tiled Cottages

(being No. 133 on Plan),

Each containing Four Rooms, with Wood Sheds and Gardens,

AND

A Brick and Tiled Cottage, known as “Upfolds”

(being No. 470 on Plan),

Containing Four Rooms, with Wood Shed, Piggery and Garden.

The “FROG GROVE,” otherwise “FROGROVE ESTATE,” extends over an area of about

233a. 3r. 20p.

OF

Excellent Pasture and very Productive Arable Land,

And it may justly be regarded as one of the best yielding Farms in the neighbourhood.

The land is exceedingly kind and grateful. It has been well cultivated, and it is in good heart and condition.

The following is a SCHEDULE:—

	Description.	Acreage.		
		A.	R.	P.
525	Pasture	23	0	20
529	Ditto	12	2	2
532	Russell Place, Cottage, etc.	4	0	4
530	Pasture	3	2	22
533	Ditto	3	0	35
524	Arable	52	2	35
500	Pasture	2	3	26
499	Ditto	1	1	14
497	Arable and Pond	0	1	14
496	Cottages, Comptons	0	2	7
495	Arable	6	0	14
491	House, etc., "Frog Grove"	1	0	30
493	Meadow	1	3	28
501	Arable	17	0	39
471	Ditto	1	3	38
472	Ditto	7	1	0
473	Ditto	6	1	2
475	Ditto	14	3	12
470	House, etc., "Upfolds Cottage"	0	0	33
134	Arable	3	3	36
504	Pasture	18	1	3
494	Arable	0	3	4
474	Ditto	6	3	13
476	Ditto	10	3	2
502	Ditto	9	3	23
571	Pasture	5	0	38
572	Attfields Buildings and Garden	1	1	24
265	Pasture	5	0	16
265A	Ditto	2	0	23
267	Arable	1	1	30
467	Ditto	3	1	26
468	Ditto	2	2	24
133	Two Cottages	0	0	38
498	Pond	0	0	13
469	Road	0	1	17
	Total A.	233	3	20

The above is let to Mr. Albert Angus Christmas under Agreement subject to two years' notice to quit, to expire at any Michaelmas, at the Yearly Rent of £300, together with the right of Sporting over the said lands and other land of the Landlord, now in the occupation of Mr. E. Betser, Messrs. Crooke and Rapson. The purchaser will have to pay the tenant, at the expiration of his tenancy, the Tenant-Right Valuation, as paid for by him on entry. Notice to quit on September 29th, 1919, has been given to the Tenant.

The Tithe Rent-charge on this Lot is apportioned at about £57 13s. 10d. Value for the year 1917, £53 2s. 2d.

The Land Tax is said to be £8 12s. 6d.

The old Farmhouse, known as "Attfields" (being a portion of No. 572 on Plan), is not included in the Sale, and has been sold to be pulled down.

LOT 2.

(Coloured *Blue* on Plan).

A VALUABLE

Freehold Agricultural Property

Attractive as a PLEASURE FARM

KNOWN AS

"THE HILL HOUSE FARM,"

Exceedingly well situate at Wood Street, in the Parish of Worplesdon, Surrey, about $3\frac{1}{2}$ miles from the Market and County Town of Guildford and a mile and a-half from Wanborough Station, L. & S.W. Railway,

COMPRISING:

A COTTAGE RESIDENCE

Containing Sitting Room, Kitchen, Wash-house, Dairy, Pantry, Cellar and Four Bed Rooms;

FARM BUILDINGS

Consisting of Cow and Bullock Stalls, Barn, Stabling, Piggeries, Wood Houses and Cart Sheds.

Also situate facing Wood Street Green,

TWO BRICK AND TILED COTTAGES

(being No. 1040 on Plan),

Each containing Four Rooms and Pantry, with Good Gardens and a Detached Barn, with Stable and Yard.

THE HILL HOUSE FARM extends over an area of about

120a. 0r. 29p.

OF

Excellent Pasture and very productive Arable Land.

The land is kind and grateful. It has been well cultivated, and it is in good heart and condition.

The following is a SCHEDULE:—

No. on Plan.	Description.	Acreage.		
		A.	R.	P.
503	Arable	7	1	11
505	Ditto	15	3	33
507	Ditto	1	3	1
534	Ditto	21	1	18
536	Ditto	15	1	34
540	Ditto	2	2	15
541	Ditto	10	1	4
542	Ditto	5	1	34
549	Pasture, etc.	3	1	33
550	Two Cottages and Gardens	0	3	24
551	Pasture	5	0	6
553	Ditto	2	3	22
675	Ditto	0	2	35
676	House, Garden, etc.	0	2	13
677	Road	0	1	3
678	Arable	15	3	39
679	Wood	2	0	38
684	Arable	3	1	34
685	Ditto	3	3	8
686	Wood	0	2	24
	Total A.	120	0	29

The above is let to Mr. Edmund Betser under Agreement, whose tenancy can be determined by either party by 12 months' notice at Michaelmas, 1919, at the Yearly Rent of £160 (Sporting reserved). The purchaser will have to pay the tenant, at the expiration of his tenancy, the Tenant-Right Valuation as paid for by him on entry.

The Tithe Rent-charge on this Lot is apportioned at about £32 4s. 3d. Value for the year 1917, £29 13s.

CONDITIONS OF SALE.

1.—The property is sold subject to a reserved price for each Lot, and the Vendor has the right to bid; so subject the highest bidder shall be the Purchaser, and if any dispute between two or more bidders the Lot in dispute shall be put up again at the last undervalued. No person shall advance at each bidding less than a sum to be named by the Auctioneer. Any bidding shall be retracted.

2.—Every Purchaser shall immediately after the sale pay to the Auctioneers a sum of 10 per cent. on the amount of his purchase money, and sign an agreement to complete the purchase according to these conditions.

3.—In addition to the amount of his bidding at the sale the Purchaser of each Lot shall be liable for all timber and timber-like trees, pollards and saplings on such Lot, down to the value of £100 inclusive, at a valuation to be made in manner following (that is to say): each party shall appoint a valuer, and give notice thereof by writing to the other party within 30 days from the date of the sale. The valuers thus appointed shall, before they proceed to act, appoint by writing an umpire, or two valuers, or (if they disagree) their umpire, shall make the valuation. If either party fails to appoint a valuer, or to give notice thereof to the other party for the space aforesaid, the valuer appointed by the other party shall make a final valuation alone. In the following expression "the remainder of the purchase money" includes the amount of the aforesaid value.

4.—The remainder of the purchase money of each Lot shall be paid and the purchase completed on the 29th day of September next, at the office of Messrs. Wilkins & Sons 34 Nicholas Lane E.C., the Vendor's Solicitors; and if from any cause whatever the purchase of any Lot shall not be completed on that day, the Purchaser thereof shall pay to the Vendor interest after the rate of 5 per cent. per annum on the remainder of the purchase money from the date of the completion of the purchase. The Purchaser of each Lot shall be entitled to the possession of the rents and profits of the Lot purchased by him as from the 29th day of September next. All rents and outgoings due on and up to that day being received and cleared by the Vendor. The current rents and outgoings shall be apportioned for the purpose of this condition, and shall be payable by or to the Purchaser on such apportionment shall be paid with or deducted from the purchase money at the time of completion.

5.—The whole of the property has been in the possession of the Vendor, and his family for upwards of 45 years. The title to both the Lots shall commence with the Will of John Chitty, who died on the 7th March 1872. The Purchaser of both of the Lots shall assume that the said testator was at the time of his death seized of the whole of the property comprised in the title, and the Vendor shall not be required to produce any evidence thereof other than a statement in writing which will be furnished to the Purchaser if he desires it at his own expense that the property sold has been enjoyed according to the title shown for upwards of 20 years.

7. The Lots are sold subject to the existing tenancies and all rights of way (if any) easements, quit rents, heriots and other incidents of tenure (if any) affecting the same. The tenants agreements will be produced for inspection at the time of sale and at the office of the Vendor's Solicitors during business hours on any working day prior thereto.

8.—The Vendor having sold the Farm House building called "Attfields" to a Purchaser who has undertaken to pull it down and remove the materials that building is not included in the present sale and the Purchaser of Lot 1 will accordingly purchase the site of the Farm House subject to the right of the Purchaser of the Farm House building to come upon the property for the purpose of pulling it down and removing the materials.

9.—The description of the Lots in the particulars and plan is believed and shall be deemed to be correct, and no objection shall be made or compensation claimed for an error of description as to quantity or otherwise, should any such be found.

10.—No objection shall be made on account of any document executed before the 16th May 1888, being unstamped or not sufficiently stamped, and any such document which the Purchaser requires to be stamped or further stamped shall be procured to be so stamped by him and at his expense.

11.—All objections and requisitions in respect of the title or the abstract or the particulars or anything appearing therein shall be stated in writing and sent to the Vendor's Solicitors within 14 days from the receipt of the abstract, and all objections and requisitions not sent within that time shall be considered to be waived, and for the purpose of any objection or requisition the abstract shall be deemed perfect if it supplies the information suggesting the same, although otherwise defective. If any objection or requisition shall be made and insisted on which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall be at liberty (notwithstanding any intermediate negotiation in respect thereof or attempts to remove or comply with the same) by notice in writing to the Purchaser by whom such objection or requisition shall be made to rescind the sale, in which case the Purchaser shall receive back the deposit without interest or costs and shall return the abstract of title and any other papers in his possession belonging to the Vendor, but the Purchaser may within seven days after receiving the notice to rescind withdraw the objection or requisition, in which case the notice to rescind shall be deemed to be withdrawn also.

12.—Upon payment of the remainder of the purchase money at the time and place aforesaid the Vendor and other necessary parties (if any) shall make and execute to the Purchasers proper assurances of their respective Lots, such assurances to be prepared by and at the expense of the Purchasers and to be left by them respectively for execution at the office aforesaid not less than seven days before the said 29th day of September next.

13.—Documents of title in the Vendor's possession relating to both Lots if sold to different Purchasers and to no other property of the Vendor will be delivered to the Purchaser whose purchase money is the larger after the sales of both Lots have been completed and will in the meantime be retained by the Vendor. The Vendor will as to all documents retained by him give to the Purchaser of the property to which the same relate the usual statutory acknowledgment and undertaking for safe custody in respect thereof. The Purchaser whose purchase money is the larger shall if required give to the Purchaser of the other Lot the usual statutory acknowledgment and undertaking for safe custody of the title deeds relating to both Lots.

14.—Whenever any house or building on either Lot is insured against loss or damage by fire the Purchaser shall be entitled to the benefit of the insurance as from the day of sale upon payment by him to the Vendor of the proportion of current premium in respect of such insurance and the Vendor shall be deemed a trustee for him of such insurance accordingly.

LASTLY.—If either Purchaser shall fail to comply with these conditions, his deposit money shall be forfeited to the Vendor, who shall be at liberty without tendering any conveyance to proceed to another sale either by public auction or private contract, with or without notice to the Purchaser at the present sale, and the deficiency (if any) occasioned by such second sale together with all charges attending the same shall immediately after such sale be made good by the defaulter at this present sale, and in case of non-payment of the same the whole shall be recoverable by the Vendor as and for liquidated damages, and it shall not be necessary for the Vendor to tender a conveyance.

MEMORANDUM.

I
of
do hereby acknowledge that I have this day purchased the Property described as Lot
in the within-written Particulars, for the sum of £
and have paid to the Auctioneers,
Messrs. EDWIN FOX, BURNETT & BADDELEY, the sum of £
as a Deposit and in part payment of the said Purchase-money,
and I hereby agree to pay the balance thereof and in all other respects to complete
the Purchase according to the within-written Conditions of Sale.

Dated this 25th day of July, 1917.

Purchase-money	£
Deposit	£
Balance due	£

As Agents for the Vendor,
we hereby confirm the Sale of the above-mentioned Property, and as Stakeholders acknow-
ledge the receipt of the said Deposit of £

Abstract of Title to be sent to

WOODSTREET, NEAR GUILDFORD, SURREY.

The Particulars and Conditions of Sale,
OF THAT VERY DESIRABLE

FREEHOLD PROPERTY

*In a good position facing a Village Green, situate at WOODSTREET, about 3 miles
from Guildford.*

AND COMPRISING

An Old-fashioned Dwelling House,

Containing 3 SITTING ROOMS, 5 BEDROOMS, KITCHEN, LARDER and PANTRY.

STABLE for 2, Loft, Cart Shed, Shed suitable for motor, and other Outbuildings, nice GARDEN with Orchard.

Of the estimated Rental value of £45 per Annum.

A 4-roomed COTTAGE with GARDEN,

Let on a weekly tenancy and producing £10 : 8 : 0 per annum.

A BUNGALOW about 38-ft. by 12-ft.,

WITH FRONTAGE TO ROAD, affording an opening for a good GENERAL SHOP.

A LARGE BLACKSMITH'S SHOP WITH 3 FORGES,

Let on Lease at £12 per annum.

A WHEELWRIGHT'S SHOP & CARPENTER'S SHOP,

Let at £18 per annum.

FULL COMMON RIGHTS. GOOD AND ABUNDANT WATER SUPPLY.

WHICH WILL BE SOLD BY AUCTION, BY

MESSRS.
FOLKER & HORTON

AT THE LION HOTEL, GUILDFORD.
ON TUESDAY, JULY 20th, 1909,

AT 3 O'CLOCK PRECISELY.

WOODSTREET.

ABOUT THREE MILES FROM GUILDFORD.

PARTICULARS.

IN ONE LOT.

THE VERY DESIRABLE

FREEMOLD PROPERTY,

IN A GOOD POSITION FACING A VILLAGE GREEN, COMPRISING A

Convenient Old-fashioned House,

BUILT OF BRICK WITH TILED ROOF AND CREEPER-CLAD, CONTAINING

ON THE GROUND FLOOR:

HALL SITTING ROOM, 14-ft. by 10-ft., with fireplace.
DRAWING ROOM, 16-ft. by 14-ft., with French casement opening on to lawn.
DINING ROOM, about 19-ft. by 15-ft., with serving door from kitchen.
KITCHEN with copper and good cupboards, large LARDER and PANTRY.

ON THE FIRST FLOOR:

WIDE LANDING. FIVE large and lofty BEDROOMS with large cupboards, small Room for Bath.

Good KITCHEN GARDEN with Fruit Trees, ORCHARD, STABLE for two, Loft, Cartshed, Shed suitable for motor, and other Outbuildings;

The whole being of the estimated Rental value of £45 per annum.

ALSO A

Brick-built COTTAGE with slated roof,

Containing LARGE LIVING ROOM, SCULLERY, outside WASH-HOUSE, and 2 BEDROOMS.

GOOD GARDEN WITH FRUIT TREES.

Let on a Weekly Tenancy and producing £10 : 8 : 0 per annum.

ALSO

A GARDEN BUNGALOW,

About 38-ft. by 12-ft. with frontage to road.

This affords an excellent opening for a good GENERAL VILLAGE STORE, there being none within 2 miles, and the Neighbourhood is developing rapidly.

ALSO

A LARGE BRICK, TILE-ROOFED

BLACKSMITH'S SHOP,

With LOFT over, with ALL FIXTURES.

Let on Lease of 5 years from November 12th, 1906, at £12 per annum.

AND

A BRICK AND TILE-ROOFED

WHEELWRIGHT'S SHOP WITH CARPENTER'S SHOP OVER,

WITH ALL FIXTURES.

Let on a Quarterly Tenancy at £18 per annum.

There is also a PIECE OF GROUND with BARN-SHED for use in conjunction with the Blacksmith's and Wheelwright's Shops by agreement, and a SAWPIT.

The Barn-shed and the Sawpit on the Common in front of this shed are held under a lease for 1000 years from 1672 at an apportioned yearly rent of 1½d.

THE PROPERTY ENJOYS FULL COMMON RIGHTS.

Conditions of Sale.

1.—The highest bidder shall be the purchaser subject to a reserved price and to a right for the vendor to bid personally or by agent, and if any dispute arise between two or more bidders the property shall be put up again at the last undisputed bidding. No person shall advance at each bidding less than the sum to be fixed by the auctioneers and no bidding shall be retracted, and the vendor reserves the right to withdraw the property at any time prior to the time fixed for the sale.

2.—The purchaser shall immediately after the sale pay to the auctioneers a deposit of £10 per centum on the amount of his purchase money and sign an agreement to complete his purchase according to these conditions.

3.—The remainder of the purchase money (after deducting the deposit) shall be paid and the purchase completed on the 24th day of August next at the office of Mr. PUGH, the vendor's solicitor at Guildford, and if from any cause whatever the purchase is not completed on that day the purchaser shall pay to the vendor interest at £5 per centum per annum on the unpaid balance of the purchase money from that day until the completion of the purchase. The purchaser shall be entitled to possession or receipt of the rents and profits of the property from the said 24th day of August next, all outgoing up to that day being discharged by the vendor, and all current rents and outgoing being (if necessary) apportioned for the purpose of this condition, but nothing in this condition shall prejudice the vendor's right to require completion or to resell the property under the last of these conditions.

4.—The vendor will deliver to the purchaser or his solicitor an abstract of title to the property. The title shall commence as to the greater portion of the property, which is freehold, with a conveyance on sale dated the 12th February, 1881, and as to the remainder, comprising a small portion of the property which is leasehold, held under a lease dated the 29th September, 1672, made between Thomas Newton, of the one part, and Nicholas Boylett the elder and Nicholas Boylett the younger, of the other part, for a term of 1,000 years from the last mentioned date, or thereabouts, at an apportioned yearly rent of 1½d. being part of a rent of 2s. 6d. reserved by the said lease with an assignment on sale dated the 10th November, 1877.

5.—The purchaser shall not be entitled to require any abstract of or evidence of the contents of the said lease except as above stated, nor shall he be entitled to enquire where the said lease now is, nor to any evidence of the apportionment of the rent of 2s. 6d. per annum thereby reserved, nor to any evidence as to the person or persons in whom the reversion on the said lease is vested, or who is or who are now entitled to receive the said rent, nor to enquire into or require evidence or abstracts of any facts or documents relating to the said leasehold property which happened or are dated prior to the said assignment, nor shall he be entitled to require any evidence of the payment of the said apportioned rent of 1½d. nor of the performance or observance by the vendor or any of her predecessors in title of any covenants or conditions which may be contained in the said lease.

6.—No objection shall be made by the purchaser that any document forming part of the muniments of title and dated previously to the coming into operation of the Customs and Inland Revenue Act, 1888, is unstamped or improperly stamped.

7.—The purchaser shall not require any evidence of the identity of the property sold with any of the property described in the abstracted documents other than a statutory declaration that the property has been held consistently with the title shown by the abstract for the last twelve years, such declaration, if required, to be furnished at the purchaser's expense.

8.—All objections and requisitions in respect of the title, abstract, or particulars, or anything appearing therein, respectively, shall be stated in writing and sent to the vendor's solicitor within 14 days from the delivery of the abstract, and if not sent within that time shall be considered waived. An answer to any such objection or requisition is to be replied to in writing within seven days after delivery thereof; otherwise it is to be considered satisfactory. In this condition time is to be deemed in all respects as of the essence of the contract. If any objection and requisition shall be made and insisted on which the vendor shall be unable or unwilling to remove or comply with; and, notwithstanding any intermediate negotiation or litigation in respect thereof or attempts to remove or comply with the same, the vendor shall be liberty, by notice in writing, to rescind the sale, in which case the purchaser shall receive back the deposit, without interest or costs, in full satisfaction of his claims and shall forthwith return all abstracts and papers in his possession or power belonging to the vendor.

9.—The property is sold subject to the existing tenancies, and to all easements, tithe, rent charge, land tax, quit rents, fee-farm rents and other incidents of tenure affecting the same.

10.—The purchaser shall, from the fall of the hammer, bear the risk of any injury or damage to or destruction of the buildings on the property from fire, storm, or tempest, and of any injury to or depreciation of the value of the property, from whatever cause arising, and if any such injury, damage, destruction, or depreciation shall arise such purchaser shall not be entitled to any compensation whatsoever from the vendor.

11.—The particulars are believed and shall be taken to be correct, and no compensation or other relief shall be allowed for any error therein.

12.—The assurance of the property sold to the purchaser and every other assurance and act which shall be required by the purchaser for getting in releasing or otherwise dealing with any outstanding estate or interest shall be prepared, made and done by and at the expense of the purchaser.

LASTLY.—If the purchaser shall fail to comply with these conditions his deposit money shall be forfeited to the vendor, who shall be at liberty to proceed to another sale either by public auction or private contract with or without notice to the purchaser at the present sale, and the deficiency (if any) occasioned by such second sale, together with all charges attending the same, shall immediately after such sale be made good by the defaulter at this present sale and in case of non-payment of the same the whole shall be recoverable by the vendor as and for liquidated damages, and it shall not be necessary for the vendor to tender a conveyance.

Memorandum of Contract.

I
of hereby acknowledge
that at the Sale by Auction this 20th day of July, 1909, 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 £
by way of deposit, and in part payment of the said purchase money, to MESSRS. FOLKER & HORTON the
Auctioneers; and hereby agree to pay the remainder thereof, and complete the said purchase, according to the
Conditions.

As witness my hand this 20th day of July, 1909.

Purchase Money £

Deposit paid £

Balance unpaid £

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

Abstract of title to be sent to

Under Instructions from the Mortgagees.

WOODSTREET,

Near GUILDFORD, SURREY.

The Particulars and Conditions of Sale,
OF THAT VERY DESIRABLE

FREEHOLD PROPERTY

In a good position facing a Village Green, situate at
Woodstreet, about 3 miles from Guildford,

AND COMPRISING:

An Old-fashioned Dwelling House

Containing 3 Sitting Rooms, 5 Bedrooms, Kitchen, Larder and Pantry.
Stable for 2, Loft, Cart Shed, Shed suitable for Motor, and
other Outbuildings, nice Garden with Orchard;

Of the estimated Rental Value of £45.

A 4-roomed Cottage with Garden,

Let on a weekly tenancy and producing £10 8s. per annum.

A Bungalow, about 38-ft. by 12-ft.,

With Frontage to Road, affording an opening for a good General Shop.

A large Blacksmith's Shop WITH 3 FORGES,

Let on Lease at £12 per annum.

A Wheelwright's Shop and Carpenter's Shop,

Let at £18 per annum.

Full Common Rights. Good and abundant Water Supply.

FOR SALE BY AUCTION, BY MESSRS.

FOLKER & HORTON

At the "Lion" Hotel, Guildford,
ON TUESDAY, JULY 20th, 1909,
AT 3 O'CLOCK PRECISELY.

Solicitors:

W. J. PERKINS, Esq., Guildford.

R. H. MELLERSH, Esq., Godalming.

Auctioneers:

Messrs. FOLKER & HORTON, F.A.I.,
The Auction Mart, Godalming,
Trinity Chambers, Guildford.

OF 1885 AND 1886, PATENTED, GUILDFORD.

Conditions of Sale.

1.—The highest bidder shall be the purchaser subject to a reserved price and to a right for the vendor to bid personally or by agent, and if any dispute arise between two or more bidders the property shall be put up again at the last undisputed bidding. No person shall advance at each bidding less than the sum to be fixed by the auctioneers and no bidding shall be retracted, and the vendor reserves the right to withdraw the property at any time prior to the time fixed for the sale.

2.—The purchaser shall immediately after the sale pay to the auctioneers a deposit of £10 per centum on the amount of his purchase money and sign an agreement to complete his purchase according to these conditions.

3.—The remainder of the purchase money (after deducting the deposit) shall be paid and the purchase completed on the 24th day of August next at the office of Mr. PUGHES, the vendor's solicitor at Guildford, and if from any cause whatever the purchase is not completed on that day the purchaser shall pay to the vendor interest at £5 per centum per annum on the unpaid balance of the purchase money from that day until the completion of the purchase. The purchaser shall be entitled to possession or receipt of the rents and profits of the property from the said 24th day of August next, all outgoings up to that day being discharged by the vendor, and all current rents and outgoings being (if necessary) apportioned for the purpose of this condition, but nothing in this condition shall prejudice the vendor's right to require completion or to resell the property under the last of these conditions.

4.—The vendor will deliver to the purchaser or his solicitor an abstract of title to the property. The title shall commence as to the greater portion of the property, which is freehold, with a conveyance on sale dated the 12th February, 1881, and as to the remainder, comprising a small portion of the property which is leasehold, held under a lease dated the 29th September, 1672, made between Thomas Newton, of the one part, and Nicholas Boylett the elder and Nicholas Boylett the younger, of the other part, for a term of 1,000 years from the last mentioned date, or thereabouts, at an apportioned yearly rent of 1½d. being part of a rent of 2s. 6d. reserved by the said lease with an assignment on sale dated the 10th November, 1877.

5.—The purchaser shall not be entitled to require any abstract of or evidence of the contents of the said lease except as above stated, nor shall he be entitled to enquire where the said lease now is, nor to any evidence of the apportionment of the rent of 2s. 6d. per annum thereby reserved, nor to any evidence as to the person or persons in whom the reversion on the said lease is vested, or who is or who are now entitled to receive the said rent, nor to enquire into or require evidence or abstracts of any facts or documents relating to the said leasehold property which happened or are dated prior to the said assignment, nor shall he be entitled to require any evidence of the payment of the said apportioned rent of 1½d. nor of the performance or observance by the vendor or any of her predecessors in title of any covenants or conditions which may be contained in the said lease.

6.—No objection shall be made by the purchaser that any document forming part of the muniments of title and dated previously to the coming into operation of the Customs and Inland Revenue Act, 1888, is unstamped or improperly stamped.

7.—The purchaser shall not require any evidence of the identity of the property sold with any of the property described in the abstracted documents other than a statutory declaration that the property has been held consistently with the title shown by the abstract for the last twelve years, such declaration, if required, to be furnished at the purchaser's expense.

8.—All objections and requisitions in respect of the title, abstract, or particulars, or anything appearing therein, respectively, shall be stated in writing and sent to the vendor's solicitor within 14 days from the delivery of the abstract, and if not sent within that time shall be considered waived. An answer to any such objection or requisition is to be replied to in writing within seven days after delivery thereof; otherwise it is to be considered satisfactory. In this condition time is to be deemed in all respects as of the essence of the contract. If any objection and requisition shall be made and insisted on which the vendor shall be unable or unwilling to remove or comply with; and, notwithstanding any intermediate negotiation or litigation in respect thereof or attempts to remove or comply with the same, the vendor shall be at liberty, by notice in writing, to rescind the sale, in which case the purchaser shall receive back the deposit, without interest or costs, in full satisfaction of his claims and shall forthwith return all abstracts and papers in his possession or power belonging to the vendor.

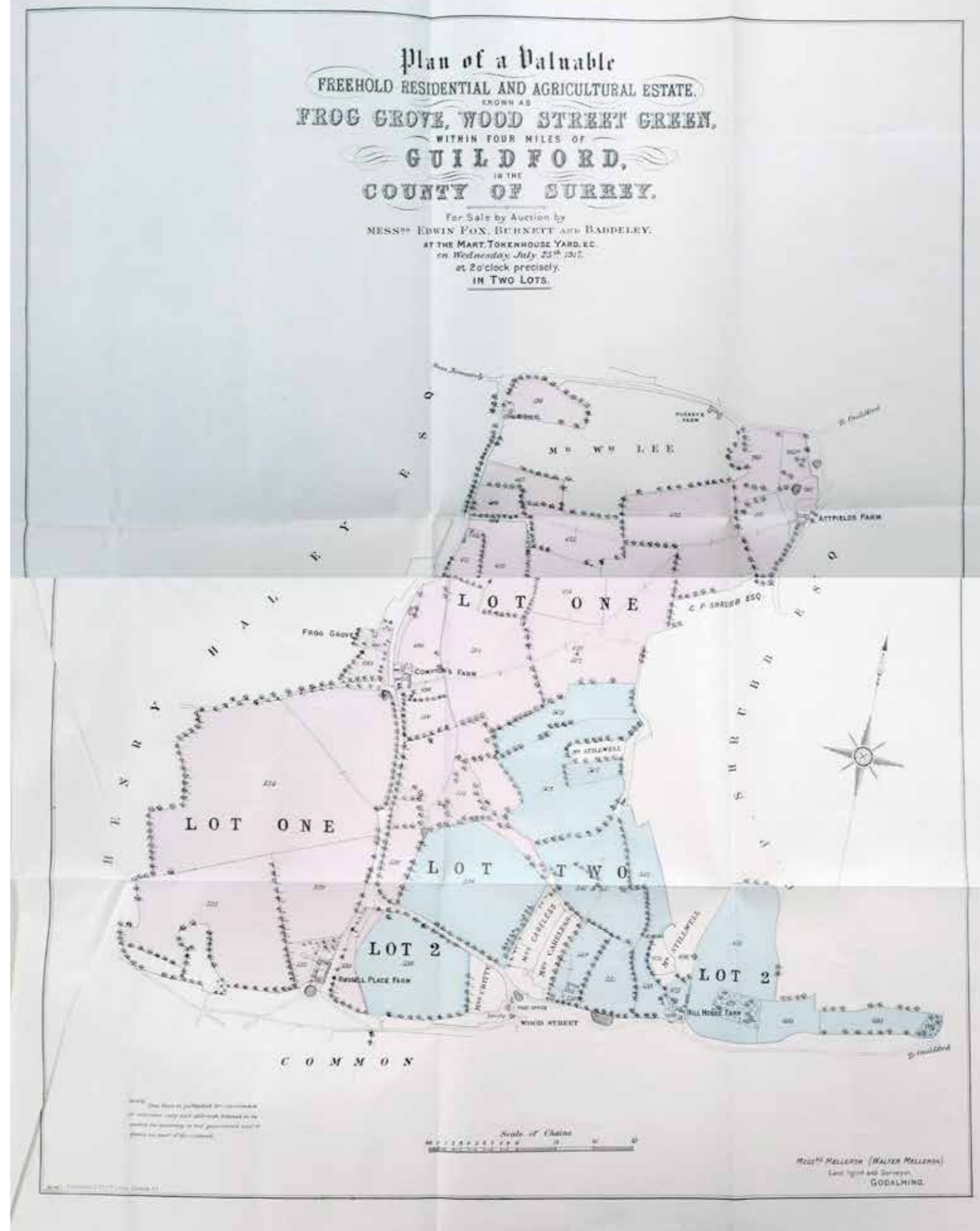
9.—The property is sold subject to the existing tenancies, and to all easements, tithe, rent charge, land tax, quit rents, feefarm rents and other incidents of tenure affecting the same.

10.—The purchaser shall, from the fall of the hammer, bear the risk of any injury or damage to or destruction of the buildings on the property from fire, storm, or tempest, and of any injury to or depreciation of the value of the property, from whatever cause arising, and if any such injury, damage, destruction, or depreciation shall arise such purchaser shall not be entitled to any compensation whatsoever from the vendor.

11.—The particulars are believed and shall be taken to be correct, and no compensation or other relief shall be allowed for any error therein.

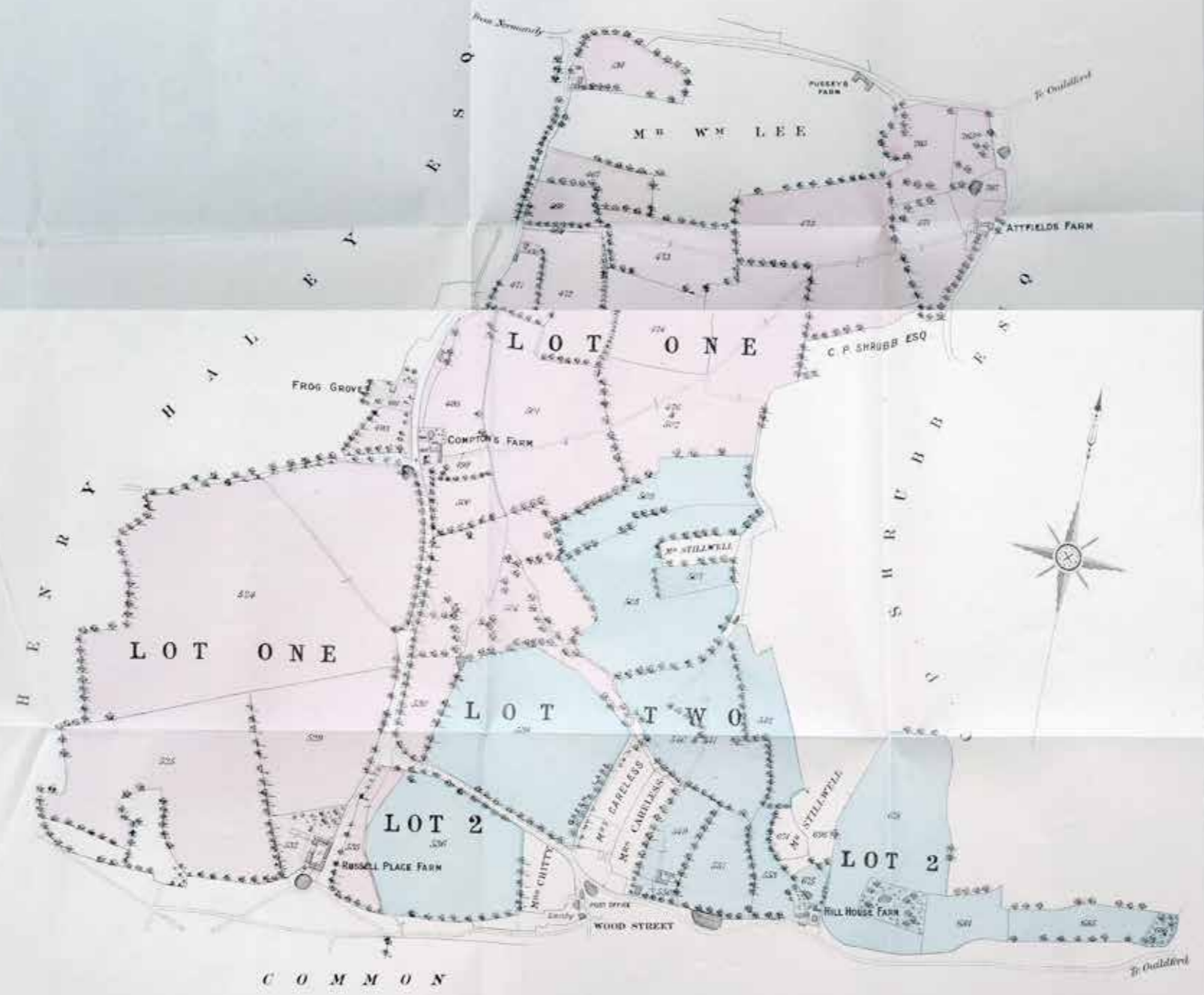
12.—The assurance of the property sold to the purchaser and every other assurance and act which shall be required by the purchaser for getting in releasing or otherwise dealing with any outstanding estate or interest shall be prepared, made and done by and at the expense of the purchaser.

LASTLY.—If the purchaser shall fail to comply with these conditions his deposit money shall be forfeited to the vendor, who shall be at liberty to proceed to another sale either by public auction or private contract with or without notice to the purchaser at the present sale, and the deficiency (if any) occasioned by such second sale, together with all charges attending the same, shall immediately after such sale be made good by the defaulter at this present sale and in case of non-payment of the same the whole shall be recoverable by the vendor as and for liquidated damages, and it shall not be necessary for the vendor to tender a conveyance.

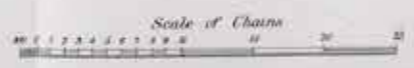


Plan of a Valuable
 FREEHOLD RESIDENTIAL AND AGRICULTURAL ESTATE.
KNOWN AS
FROG GROVE, WOOD STREET GREEN,
WITHIN FOUR MILES OF
GUILDFORD,
IN THE
COUNTY OF SURREY.

For Sale by Auction by
 MESS^{RS} EDWIN FOX, BURNETT AND BADDELEY,
 AT THE MART, TOKENHOUSE YARD, E.C.
on Wednesday, July 25th 1917,
 at 2 o'clock precisely,
 IN TWO LOTS.



NOTE: This Plan is published for the convenience of visitors only and although believed to be correct its accuracy is not guaranteed and it forms no part of the contract.



MESS^{RS} MELLERSH (WALTER MELLERSH)
 Land Agent and Surveyor,
 GODALMING.