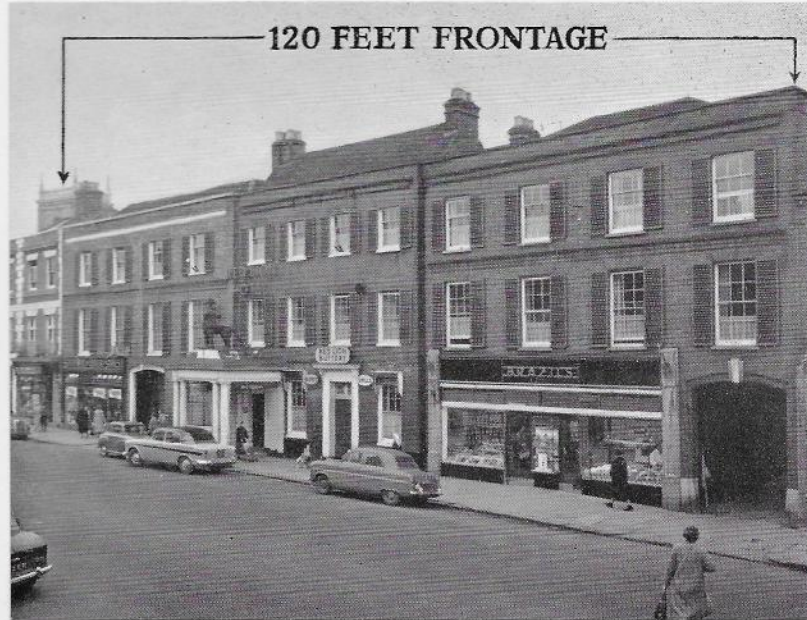


RIPE FOR FURTHER COMMERCIAL DEVELOPMENT

HIGH WYCOMBE

In the Centre of the Town



**THE VERY VALUABLE BLOCK OF
FREEHOLD PROPERTY**

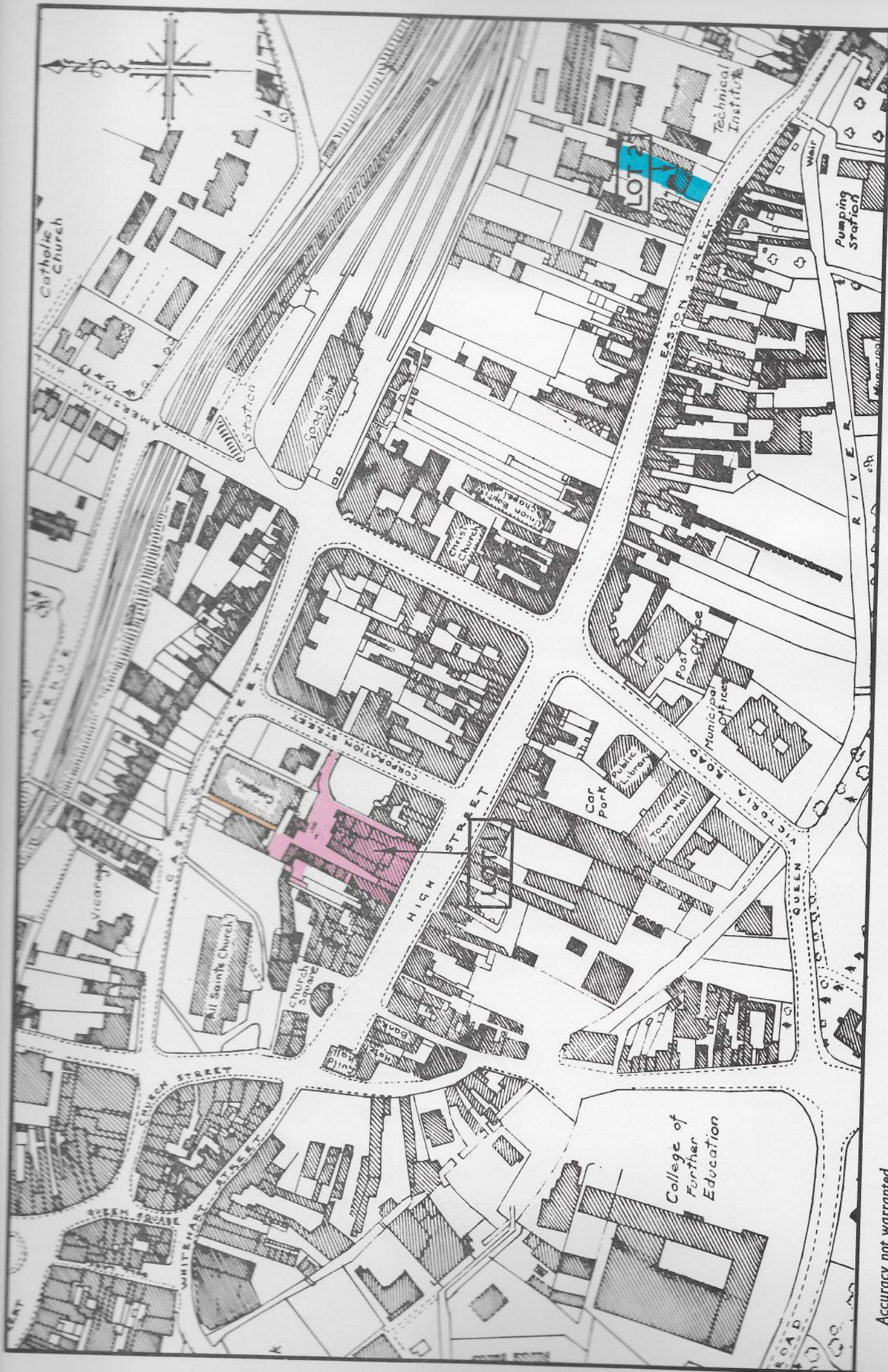
The Red Lion Hotel

fronting HIGH STREET, fully licensed, as a going concern but
including TWO MULTIPLE SHOPS, together with the

Rye Hotel
EASTON STREET

Auctioneers:

HAMNETT, RAFFETY & CO.



Accuracy not warranted

As a Going Concern and Ripe for Further Commercial Development

LOT 1

THE FREEHOLD FULLY-LICENSED

RED LION HOTEL

HIGH STREET, HIGH WYCOMBE

Total Frontage about 120 feet, maximum depth about 230 feet, and
Site Area of over Half-an-Acre

Three Bars, Dining Room seating 120, Banqueting cum Ballroom for 300, Lounge,
Forty-five Guest and Staff Bedrooms, Seven Bathrooms, Modern Kitchens

Central Heating All Main Services

Rear Entrance from Corporation Street, with

CAR PARK and LOCK-UP GARAGES

TWO SHOPS LET TO WELL-KNOWN MULTIPLES

With Reversions in November, 1962

which with another letting produce on old established tenancies rental aggregating

£727 per annum, and the

LOT 2

Rye Hotel

EASTON STREET, HIGH WYCOMBE

Three Reception Rooms, Fifteen Bedrooms, Bath and Toilet Accommodation, etc.

Will be offered for Sale by Auction in Two Lots

At **THE GUILDHALL, HIGH WYCOMBE**

On **FRIDAY, 17th NOVEMBER, 1961, at 3 p.m.**

(unless sold previously)

Vendor's Solicitor:

Mr. M. L. HAWKER

47, Kenley Road, Kingston-on-Thames (Tel.: MALden 7202)

Auctioneers:

HAMNETT, RAFFETY & CO.

30, High Street, High Wycombe (Tel.: 2576—four lines)

*With other Offices at Beaconsfield, Farnham Common, Princes Risborough and
Aylesbury*

Withdrawn at £250,000.

Withdrawn at £12,000.

GENERAL INFORMATION — LOT 1

High Wycombe

is an important and thriving industrial and market town situate in an accessible position on the main London to Oxford road (A.40) and is the business and shopping centre for a wide area of South Buckinghamshire and parts of Berkshire and Oxfordshire, while the factories in the town cover a wide variety of industry. The latest population figure for the Borough is 46,330, but it is the principal business and shopping centre for an area with a shopping population considerably in excess of 100,000, while projected road improvements will further enhance its importance. London Airport 17 miles. Oxford 25 miles. Birmingham 78 miles.

The Red Lion Hotel

is not only the largest hotel in the town itself but probably in this part of the county —its Ballroom and banquetting facilities attract Social functions from a very wide area. It has been occupied as a hotel for centuries, during which time it has played an important part in local affairs, and features prominently in early prints and engravings of the fine High Street of High Wycombe. Parker, in his history of the town, says that John Cox of Kyrtleton, Oxon., wool merchant, gave a message called the Red Lion in Chepping Wycombe and £120 in money to purchase land to provide two priests being fellows of Brasenose College, one of them an Oxfordshire or South Countryman, to make annually, each of them, a Sermon at Kyrtleton, and to pray for the founder. There are further records of the hotel during the reign of Edward IV, in 1535, and again in XVIth century, when it is referred to in a rent roll as the Redde Lyon. Two Prime Ministers, Disraeli in 1832 and Sir Winston Churchill in 1945, used the portico of the Hotel as a platform for election speeches.

The benefit of the licences and goodwill attached to the premises are included in the sale.

Apart, however, from the value of these premises for the particular purpose for which they have so long been used, the important position which they occupy in a thoroughfare which is becoming increasingly popular as a shopping centre has attracted to them a very high and more general commercial value independently of their value as purely Licensed Premises. The beautifully proportioned High Street of Wycombe is regarded as one of the finest business thoroughfares in the Provinces. At one time mainly occupied by Private Residences, Hotels and old Coaching Inns with only a few Shops, it has in recent years become one of the most important commercial centres of the Town. Here now are branches of six of the leading National Banks, multiple concerns such as W. H. Smith, David Greig, Scotch Wool and Hosiery and the fine premises of the Co-operative Stores, together with a number of old established and thriving local traders.

The weekly market on Friday and Saturday held at the West end of the High Street where these premises are situate attracts many thousands of shoppers not only from the Town itself but from the many villages in the surrounding district for which Wycombe is the recognised shopping centre. The fine width of the High Street makes some car waiting possible, a great advantage over some of the narrow shopping streets of the Town.

Multiple Companies and other trading concerns not now represented or at present inadequately housed in the town are afforded a unique opportunity of finding for themselves accommodation in part of the finely proportioned premises that occupy the so far undeveloped frontage of the Red Lion Hotel, in which connection attention is particularly drawn to the importance of the recently acquired freehold rear entrance from Corporation Street.

SERVICES.—Main Water with softener; Main Electricity, Gas and Drainage; Oil-fired Central Heating; Post Office Telephone is connected with separate lines for Visitors and Office. In addition, a private internal telephone system is installed by General Telephone Systems Ltd., at an annual rental of £31 9s. 10d., and bedroom radio and public address system by Sound Diffusion (Auto Thermatic Ltd.) at £72 1s. 11d. per quarter.

LICENCES —Full hotel licence, also a music and dancing licence, granted by the Licencing Justices of The Borough of High Wycombe.

FIXTURES, FITTINGS, FURNISHINGS AND STOCK IN TRADE.—The property is offered for sale with the goodwill of the old-established hotel business. The valuable furnishings, fixtures, fittings and equipment on the property on completion, will be taken to by valuation, as will the wet and dry stock in trade. (See Special Condition 15).

LEASES (EXPIRING IN NOVEMBER, 1962) AND TENANCY AGREEMENT relating to those parts of the premises let, as set out in the Schedule on page 9, can be inspected on application to the Auctioneers.

DETAILS OF TRADE may be obtained on application to the Auctioneers.

OUTGOINGS.—

	N.A.V.	Rateable Value	Schedule "A"
	£	£	£ s. d.
Red Lion Hotel	2,080	1,664	642 10 0
Fleming, Reid & Co. Ltd. .. .	788	630	280 0 0
G. Brazil & Co. Ltd., Shop .. .	830	664	302 10 0
Garage	19	15	64 0 0

Rate in the £, £1 2s. 10d.

Annual Licence Duty £10 5s. 3d.

Annual Rent Charges for Colledge Yard, £1 7s. 11d.
See Special Condition 7(b).

LOCAL AUTHORITY.—High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: 1000).

TOWN PLANNING.—Under the Town Map for High Wycombe approved by the Minister of Housing and Local Government, the property is situate in an area zoned primarily as a shopping area of the town centre, while the building is scheduled under Section 30 of the Town & Country Planning Act, 1947, as of architectural and historic interest. Further information may be obtained from the Area Planning Officer, 164, West Wycombe Road, High Wycombe (Tel.: 3361). The benefit of a claim established under Part 6 of the Town & Country Planning Act, 1947, will pass to the Purchaser. Details of the claim may be obtained on application to the Auctioneers.

SITE AND FLOOR PLANS are available for inspection at the offices of the Auctioneers.

TO VIEW.—An appointment can ONLY be made through the Auctioneers.

The Disraeli Bar

(18ft. 9in. by 14ft. 6in.), cocktail bar, with bow window, brick fireplace, corner serving counter.

On the opposite side of the corridor is the

Saloon Bar

(31ft. by 16ft. 6in.), with a lofty ceiling, fitted central lantern light, service counter and corner fireplace. This bar has direct entrance to the Gentlemen's Lavatory and Cloakroom and is connected to the

The Buttery

(29ft. 3in. by 23ft. 9in.), with brickette fireplace and well appointed counters, the main lobbied entrance to this bar being direct from High Street.

At the rear of the Saloon Bar, approached from the main corridor, is the attractive

Lounge

(40ft. by 20ft.), with steel framed roof light. There is an independent entrance from the West Yard, service hatches from the adjoining Saloon Bar and access to Ladies' and Gentlemen's Cloakrooms. An imposing staircase with Telephone Cabinet under leads to a Secondary Dining or Reception Room known as the Wellington Room.



The Georgian Banqueting Hall and Ballroom

The Georgian Banqueting Hall & Ballroom

(66ft. 6in. by 40ft. 9in.), entered from the Lounge by two double doorways, is a spacious and imposing apartment with lofty ceiling (13ft. clear) and **patent sprung dance floor** with locking device, to accommodate 300 seated or 250 dancing. Two separate entrances give access to the West carriageway.

CLOAKROOM, conveniently positioned in relation to the main Public Rooms, comprise:—

Ladies' Lavatory, fitted three W.C.'s and two hand basins. Leading off is the well-fitted **Ladies' Cloakroom**.

Gentlemen's Lavatory, with white glazed walls and fitted two W.C.'s, urinal and three hand basins. Adjacent is the well-appointed **Gentlemen's Cloakroom**, fitted with counter and coat compartment.

Adjoining the GEORGIAN ROOM are the well-appointed **MANAGER'S OFFICE** and conveniently-planned

Hotel Kitchens

(35ft. by 22ft.), having tiled floor and part white glazed tiled walls, divided into sections, with service counter. Separate staff, tradesmen's and goods entrance from yard and secondary staircase to Wellington Room Servery. Adjacent to the main Kitchen is the Chef's Office, Still Room, Larder with slated shelving, and Refrigerator Room by Frigidaire leading off. Staff Room. Outside Vegetable Store.

THE UPPER FLOORS:

On the first floor, approached by an independent staircase from the Lounge is the secondary Dining or Reception Room known as the



Wellington Room

Wellington Room

(46ft. by 21ft. 3in.) for 120 seated or dancing, with well-appointed, self-contained **Kitchen** and **Servery** adjoining, having teak sink and a hand-operated lift from the Hotel Kitchen immediately below. Adjacent is a **Staff Dining Room**.

Approached from the Entrance Hall by a fine old staircase of easy ascent are the

Residents Lounge

measuring about 25ft. 9in. by 20ft. 3in., the windows of which overlook the High Street,

The Manager's Suite

comprising Two Rooms and measuring overall 25ft. by 17ft. average, with fireplace, hand basin and fitted wardrobe cupboards, and

Forty-four Well-appointed Bedrooms

comprising

ON THE FIRST FLOOR:

Fourteen Guest Bedrooms, each fitted with hand basin (seven being single and seven double rooms). **Seven Secondary Guest or Staff Bedrooms** (six being single and one double) and **Eight Staff Bedrooms** (seven being single and one double room, four of these bedrooms being situate in the West Wing with separate staircase).

ON THE SECOND FLOOR:

Fifteen Main Guest Bedrooms, each fitted with hand basin (four being single rooms and eleven double).

Eight Bathrooms

are disposed in convenient positions on the two upper floors, two being for male and female staff.

Eight separate W.C's (five for Guests and three for Staff), one being situate in the West Wing.

Large Linen Room, Cupboards, Housemaid's Closet and Service Room, with fitted sink.

An Outside Fire Escape Staircase serves both Upper Floors.

THE BASEMENT FLOOR:

Extensive Air-conditioned Beer Cellarages, with stairs from the Hotel Vestibule, pavement flaps from the West carriageway and 5 cwt. electric cellar hoist.

Adjoining are **Large Wine and Spirit Cellars**, with brick and timber bin divisions.

Heating Chamber containing Potterton oil-fired boiler (installed 1959) with 1,200 gallon oil storage tank and two calorifiers, with Britannia 26K solid fuel boiler as standby, for domestic hot water and central heating system. Communicating is a large fuel store complete with chute and with separate approach from the Yard by step ladder. Installed in the Cellar is the "Permutit" **water softening plant** serving the whole hotel water supply.

On the Western boundary and at the rear of the Hotel, approached from High Street by two vehicular entrances within the hotel frontage, and in addition by the recently acquired freehold rear entrance from Corporation Street, and separated from the main building by a paved carriageway and car park, are several ranges of Buildings, comprising Store Rooms, Gentlemen's Lavatory and W.C., TEN LOCK-UP GARAGES, a WORKSHOP or GARAGE for six cars, a single GARAGE and OFFICE, and a detached DOUBLE GARAGE. A passageway from the rear of the Hotel to Castle Street is coloured brown on the site plan and referred to in Special Condition 7.

Forming an integral part of the Ground Floor of the Main Building are

TWO LOCK-UP SHOPS

as indicated on the plan, comprising:

Shop No. 1

West (measuring overall about 20ft. by 65ft., including Fitting and Stock Room and sanitary accommodation), let to Messrs. Fleming Reid & Co. Ltd., on a **Repairing Lease granted in 1934 and expiring in November, 1962** at an exclusive rental of £325 per annum.

Shop No. 2

East (measuring overall about 29ft. 6in. by 36ft. 6in., including Stores and sanitary accommodation), let together with Garage to Messrs. G. Brazil & Co. Ltd. on a **Repairing Lease also granted in 1934 and expiring in November, 1962** at an exclusive rental of £350 per annum.

The existing rental income from these Two Shops and the other accommodation at present let is in accordance with the following

SCHEDULE

<i>Premises</i>	<i>Tenant</i>	<i>Tenancy</i>	<i>Annual Rental</i>
Shop No. 1 (West)	Messrs. Fleming, Reid & Co. Ltd.	Lease expiring 1962	£325 exclusive
Shop No. 2 (East)	Messrs. G. Brazil & Co. Ltd.	Lease expiring 1962	£350 exclusive
Access over Yard	David Greig Ltd.		£52 inclusive
			<u>£727</u>

GENERAL INFORMATION — LOT 2

Originally a fine Georgian Town House, the

Rye Hotel

has been very effectively adapted for its present residential hotel occupation, for which its prominent central position in such a busy town renders it well suited. Subject, however, to appropriate Planning Consent, it is also well suited for occupation as offices, showrooms, flats or a variety of other uses.

SUMMARY.—A busy RESIDENTIAL HOTEL containing Three Reception Rooms, Fifteen Bedrooms, Bath and Toilet accommodation, in a garden of nearly a fifth of an acre.

SERVICES.—Main Water, Gas, Electricity (with immersion heater) and Drainage are connected, as is the Telephone.

FIXTURES, FITTINGS AND FURNISHINGS.—See Special Condition 16.

OUTGOINGS —N.A.V. £205. Rateable Value £164.

LOCAL AUTHORITY.—High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: 1000).

TOWN PLANNING.—On the approved Town Map for High Wycombe the property is in an area zoned primarily for principal business use for the town as a whole. The Area Planning Office is at 164, West Wycombe Road, High Wycombe (Tel.: 3361).

TO VIEW.—An appointment through the Auctioneers is absolutely essential, please.

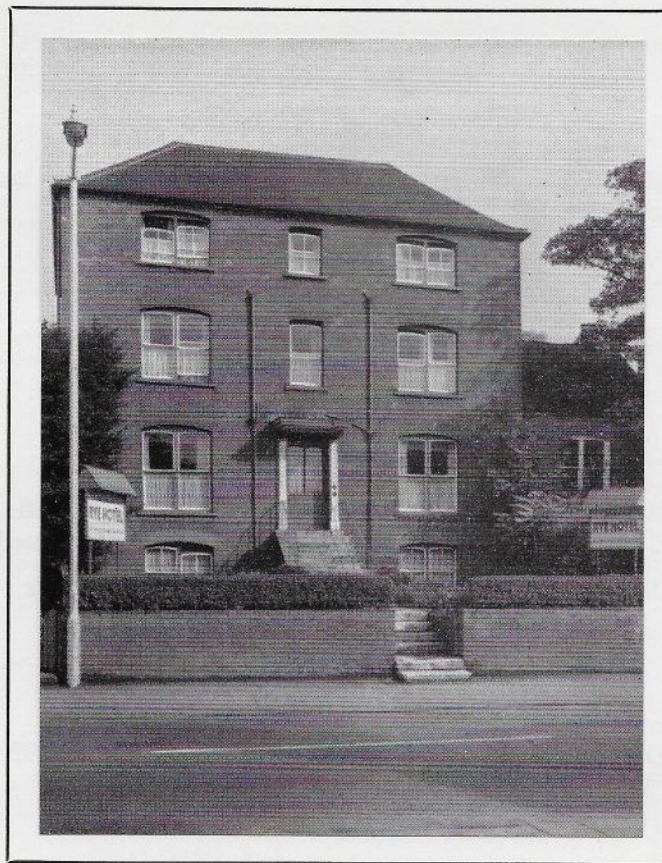
LOT 2
(Coloured Blue on Plan)

will comprise the

Rye Hotel

(formerly the Poplar Hotel)

EASTON STREET



Occupying a prominent position fronting A.40 on the eastern side of the business centre of HIGH WYCOMBE. Formerly a fine

Georgian Town House

it is well maintained and of substantial construction, with brick elevations in the style of the period, and tiled roof, completely renewed in 1958. Accommodation (with approximate dimensions) is as follows:—

GROUND FLOOR:

Imposing Entrance Hall, 27ft. 6in. long.

DINING ROOM, 17ft. by 15ft. 6in., with fireplace, gas point and casement window.

VISITORS' LOUNGE, 14ft. 6in. by 14ft. Fireplace, gas point, casement window and double doors leading to

PRIVATE SITTING ROOM, 13ft. 6in. by 13ft. 6in., with fireplace and glazed door to terrace.

BEDROOM No. 3, 14ft. by 9ft. 6in., fitted hand basin. Door to garden.

BELOW, on the Lower Ground Floor, are:

Lobby.

WORKROOM or BEDROOM No. 2, 12ft. 6in. by 6ft. 6in., with hand basin.

Pantry, fitted sink and shelving.

KITCHEN, 16ft. 6in. by 11ft., fitted sink, gas points, Ascot water heater, dresser. Store Room adjacent.

Wine Cellar. Larder. W.C.

BEDROOM No. 1, fitted hand basin.

FIRST FLOOR:

Landing.

FIVE BEDROOMS, Nos. 4, 5, 6, 7 and 8 (sizes: 13ft. by 12ft., 14ft. by 12ft. 6in., 12ft. by 7ft., 12ft. by 8ft. and 11ft. by 9ft. 9in.). Each fitted hand basin.

BATHROOM, fitted bath and hand basin. Two separate W.C's.

SECOND FLOOR:

Landing.

SEVEN BEDROOMS, Nos. 9, 10, 11, 12, 13, 14 and 15 (sizes: 9ft. 6in. by 7ft., 9ft. 6in. by 6ft. 9in., 14ft. by 6ft. 9in., 14ft. by 6ft., 8ft. by 8ft., 15ft. by 10ft. and 15ft. by 6ft. 9in.). Each fitted hand basin.

The Lot has a frontage to the north side of Easton Street of about **45 feet**, depth of about **170 feet**, rear width of about **51 feet**, and

**Site Area of nearly
One-fifth of an Acre**

In front is a small terraced lawn protected from the street by a wall, and at the rear a large, level, walled GARDEN and lawn.

Special Conditions of Sale

1. The property is sold subject to the following conditions and to the conditions known as the National Conditions of Sale Seventeenth Edition (a print whereof may be inspected at the offices of the Auctioneers or of the Vendor's Solicitor at any time during working hours on the ten days preceding the sale) so far as the latter conditions are not inconsistent with the following conditions. The expression "the Vendor" means in relation to Lot 1 Mr. Arthur Charles Mogford and in relation to Lot 2 Mogfords Limited.

2. Condition 13 of the said National Conditions of Sale shall not have effect.

3. The Vendor's Solicitor is Mr. M. L. Hawker whose office is at 47, Kenley Road, Kingston-on-Thames, Surrey.

4. A deposit of ten per cent of the purchase money shall be paid to the Auctioneers as Agents for the Vendor.

5. The completion date shall be the 29th day of December, 1961, when the balance of the purchase money shall be paid.

6. The Vendor sells as Beneficial Owner.

7. The property is sold and will be conveyed subject to the following matters:—

As to Lot 1:

(a) The leases and tenancies mentioned in the Particulars and all rights of any lessees or tenants.

(b) Two annual payments to the Corporation of the Borough of Chepping Wycombe of £1 7s. 5d. and 6d. respectively.

(c) All such rights of way drainage and user affecting the passageway running from the rear of the Hotel to Castle Street as may exist thereon or therein including any such rights belonging to the owners and occupiers for the time being of the Oakley Memorial Hall and the Odeon Picture Theatre.

(d) All such rights of drainage through and of connecting up with any sewers or drains now or hereafter constructed under the yard of the Hotel as may belong to the owners or occupiers of the Odeon Picture Theatre or any other persons.

(e) The stipulations imposed by Wycombe Borough Licensing Justices when the licence for the Odeon (formerly the Majestic) Picture Theatre was granted by them and previously in connection with the licence of the Hotel that a brick wall as now existing should be erected and at all times maintained at the south end of the passageway running from the rear of the Hotel to Castle Street separating the same from the Hotel and any other stipulations imposed by the Justices which may now be in force.

(f) (i) The right of Capital & Counties Bank Ltd. (hereafter in this sub-clause referred to as "the Company") to erect up to the Northern boundary of the way from Corporation St. buildings of such height and having such windows and openings in the northern wall thereof for the access of light and air as the Company desire and so as to obstruct and interfere with the passage of light and air to such entrance-way.

(ii) The said entranceway is subject to the following restrictions and stipulations:—

(a) Not to use or permit or suffer the said land to be used other than as an access way to the Vendor's adjoining property except that this restriction shall not prevent a single line of vehicles being parked thereon.

(b) Forthwith to make up and surface the said land as a road or access way to the Vendor's adjoining property on the western side of the said land to the reasonable satisfaction of the Company.

(c) Not to erect or cause or permit to be erected any building or buildings booths or stalls on the said land of either a temporary or permanent nature on the said land.

(d) Forthwith to erect to the reasonable satisfaction of the Company according to plans elevations and specifications already agreed or to be agreed and for ever thereafter to maintain the retaining wall on the southern side of the said land and for ever hereafter to maintain the wall already erected on the northern side of the said land.

(e) If subsisting two annual payments of £3 15s. and £5 for or towards the maintenance of the poor of Chepping Wycombe neither of which payments has so far as the Vendor is aware been paid or demanded for upwards of forty years.

(f) All tithe redemption annuities easements profits and other rights and liabilities if any affecting the property or any part thereof.

As to Lot 2:

An Agreement dated 23rd May 1949 relating to light air and drainage and made between Joseph Charles Stanley Nutt and Ellen Annie Nutt of the one part and G. E. Stevens (High Wycombe) Ltd. of the other part.

As to both Lots:

No act or thing shall be done or suffered on the said land which shall be a nuisance or annoyance to the Company or the owners or occupiers of adjacent property.

Special Conditions of Sale—cont.

8. The Title shall commence as follows:—

As to Lot 1:

- (a) As to part with a Conveyance on Sale dated the 9th October 1931 and made between Henry Courtenay Jolliffe Cox of the first part Arthur Joseph Clarke of the second part and Arthur Charles Mogford of the third part.
- (b) As to another part with a Conveyance on Sale dated the 1st March 1928 and made between Oliver James Barley and Ada Maude Barley of the one part and John Meredydd Hughes and Frank Ernest Herrington of the other part.
- (c) As to another part with a Conveyance on Sale dated the 5th November 1934 and made between Agnes Cox of the one part and Arthur Charles Mogford of the other part.
- (d) As to another part with a Conveyance on Sale dated the 19th September 1899 and made between Thomas Marshall of the one part and Capital and Counties Bank Limited of the other part.

As to Lot 2:

With a Mortgage dated the 18th December 1924 and made between Joseph Nutt of the one part and Julia Ellen Hephzibah May Hobbs, Alice Maude Mary Hobbs and Bertha Marian Hobbs of the other part.

9. Each Lot is sold on the footing that the permitted use thereof for the purposes of the Town & Country Planning Act 1947 is the use if any specified in the Particulars and the General Information prefixed to the Particulars.

10. The Purchaser shall assume without evidence that the person referred to in some of the documents of title as Henry Jolliffe Cox and the person referred to in others of the documents of title as Henry Jolliffe Courtenay Cox and in others as Henry Courtenay Jolliffe Cox are one and the same person.

11. The description of the Lots and the plans attached to the Particulars of Sale, though believed to be accurate, are not warranted. The plans are intended only to indicate the approximate situation of the property. They do not purport to show the extent or boundaries of the property and shall not form part of the Contract whether for purposes of identification or otherwise.

12. As regards the porch or portico spanning the public footpath in front of the Red Lion Hotel and the passageway running from the rear of such Hotel to Castle Street the Vendor is selling only such estate and interest if any therein as he may have and he shall not be required to show any title thereto.

13. The Purchaser shall on completion pay for and in respect of the licences, insurances and maintenance Agreements with Sound Diffusion, Uni-Hygea, Re-diffusion, General Telephones, B. L. and N. Phillips and Southern Electricity Board subsisting at the time of completion a sum proportionate to the time unexpired therein at the date fixed for completion together with a due proportion of the Compensation Duty paid by the Vendor for the year ending 5th April 1962 and the Vendor will (if required by and at the expense of the Purchaser) do all such acts for transferring the licences and insurances to the Purchaser or his nominee and, pending the transfer of such licences, for obtaining the necessary authority for the Purchaser or his nominee to carry on business on the premises as are usual in like cases, and in the event of the licences or insurances having expired will, if required by and at the expense of the Purchaser, apply for and endeavour to obtain a renewal thereof respectively to him or his nominee, but completion shall not be thereby delayed.

14. There is included in the sale of each Lot the goodwill of the business of a hotel proprietor carried on therein by the Vendor.

15. The Purchaser of Lot 1 shall in addition take to by valuation to be made by two valuers appointed respectively by the Vendor and Purchaser or by an umpire appointed by such valuers before commencing such valuation:—

- (a) All fixtures furniture trade utensils and other chattels used in connection with the said business in accordance with an inventory to be prepared by the Vendor's appointed Valuer within fourteen days after the date of sale.
- (b) All wet and dry stock in trade on the premises at the date of completion.
- (c) All stationery and printed matter used in connection with the trade or business carried on on the premises.

In case the Purchaser shall not have appointed a valuer and notified such appointment in writing to the Vendor or his Solicitor within fourteen days of the sale the Vendor's valuer will proceed alone.

The amount of these valuations shall be paid with and at the same time as the balance of the purchase money referred to in Clause 5 hereof.

Special Conditions of Sale—cont.

16. The Purchaser of Lot 2 shall take to by valuation to be made by two valuers appointed respectively by the Vendor and Purchaser or by an umpire appointed by such valuers prior to commencement of the valuation:—

(i) All fixtures furniture and other chattels used in connection with the said business in accordance with an inventory to be prepared by the Vendor's appointed Valuer within fourteen days after the date of sale.

(ii) All stationery and printed matter used in connection with the said business or trade.

In case the Purchaser shall not have appointed a valuer and notified such appointment in writing to the Vendor or his Solicitor within fourteen days of the sale the Vendor's valuer will proceed alone.

The amount of the valuation shall be paid with and at the same time as the balance of the purchase money referred to in Clause 5 hereof.

17. The Purchaser of Lot 1 shall take over and assume liability for and indemnify the Vendor in respect of all bookings accepted by the Vendor including hotel accommodation, the banqueting and other functions at the Red Lion Hotel, accepting such bookings as contracts made by the Vendor and accepted by the Purchaser. The said bookings extend to May 1962 and afterwards.

18. In the event of there being a conflict or inconsistency between any statements contained or implied in or by the Particulars or the General Information prefixed to the Particulars and any provision of these Conditions or the National Conditions of Sale these Conditions and the National Conditions of Sale shall prevail and these Conditions shall prevail over the National Conditions of Sale.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased (Lot 1) (Lot 2) described in
the within Particulars for the sum of £
and having paid to the Auctioneers, Messrs. HAMNETT, RAFFETY & CO.,
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 accordance with
the within Conditions of Sale.

As Witness my hand this day of 1961.

Purchase money £

Deposit money £

Balance £

As Agents for the Vendor (Arthur Charles Mogford) (Mogfords Limited)
we hereby confirm this Sale and acknowledge the receipt of the said deposit.

Abstract of Title to be sent to:—