

By Order of Messrs. Thomas Wethered & Sons Ltd.

The Woolpack

(DE-LICENSED)

40 & 41, OXFORD STREET
HIGH WYCOMBE

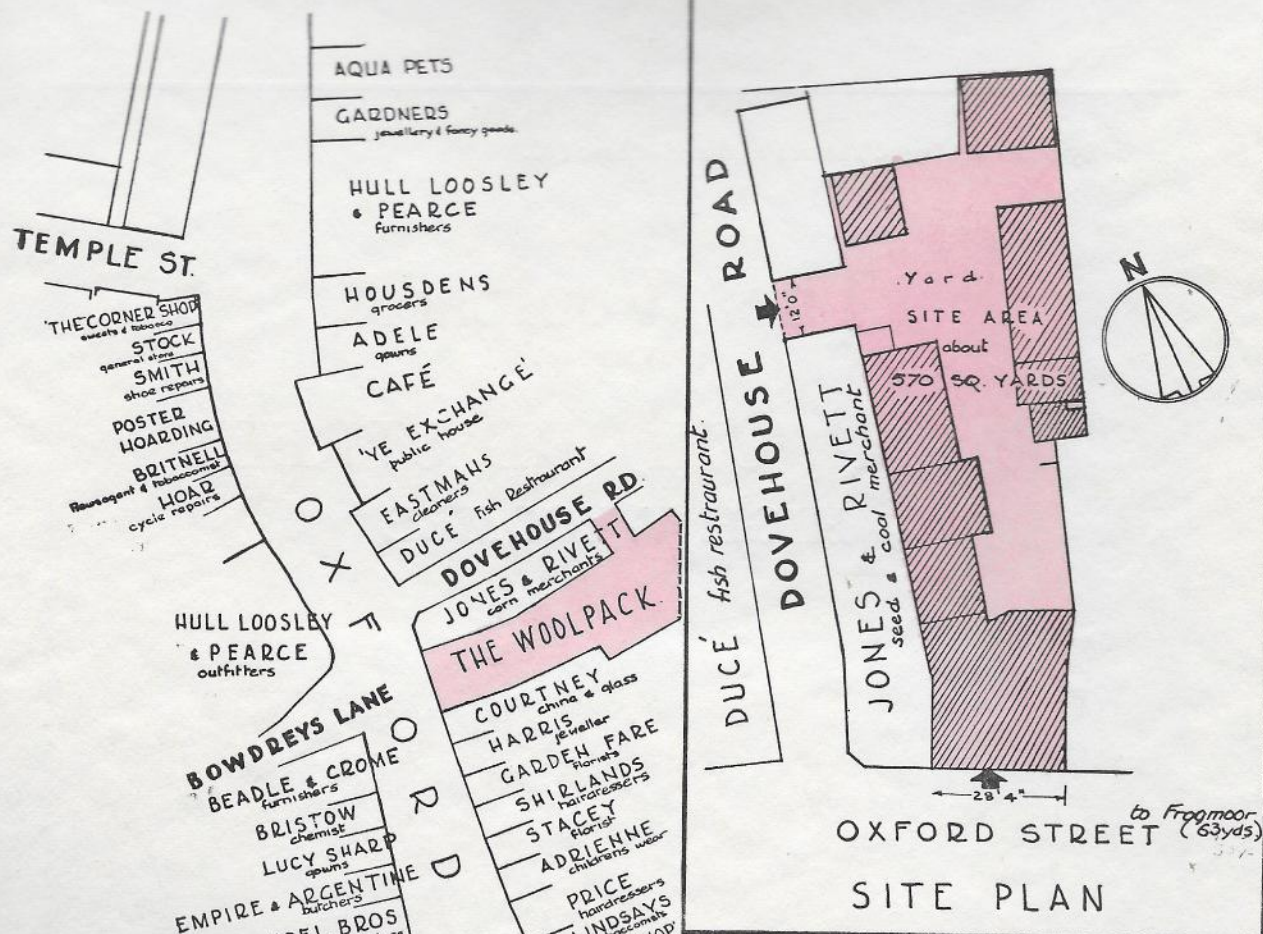


**IN THE MAIN SHOPPING CENTRE OF THE TOWN AND FRONTING A.40
(THE MAIN LONDON TO OXFORD TRUNK ROUTE)**

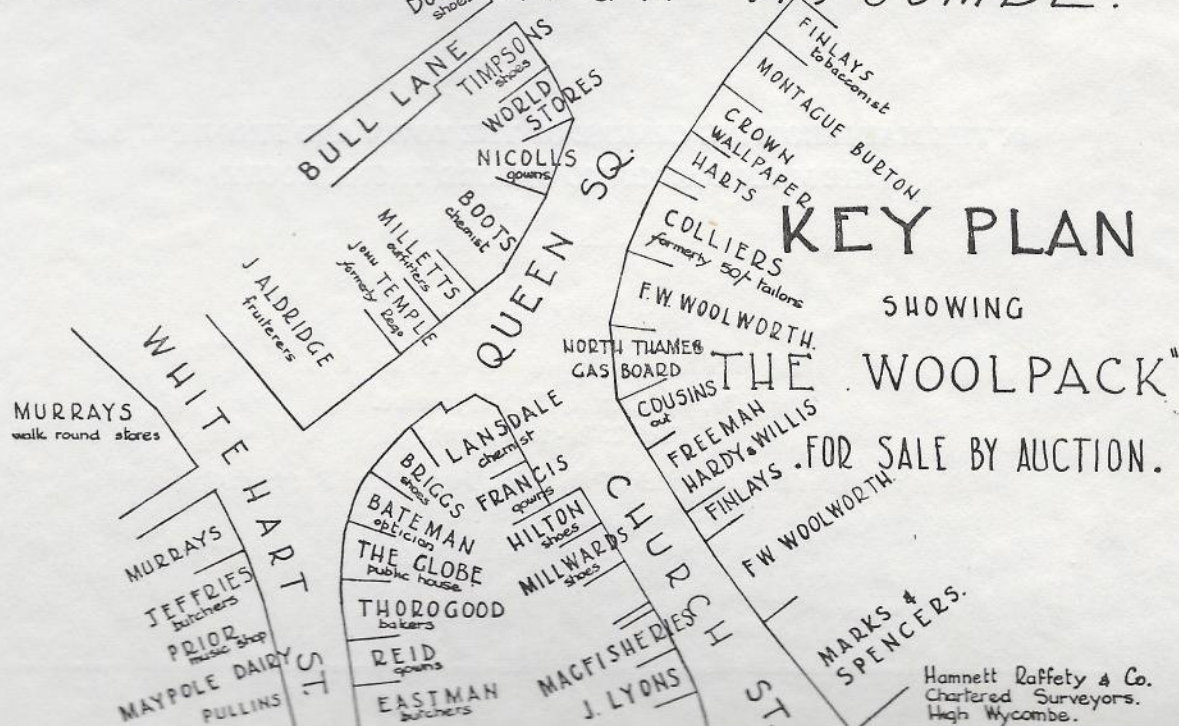
Chartered Auctioneers:

HAMNETT, RAFFETY & CO.
30, High Street, High Wycombe.
(Tel. 2576 - four lines).

With other offices at Beaconsfield, Princes Risborough and Farnham Common.



CENTRE OF HIGH WYCOMBE.



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(DE-LICENSED)

40 & 41, OXFORD STREET
HIGH WYCOMBE

In the Main Shopping Centre of the Town and Fronting A.40
(London to Oxford)

with the benefit of a
VEHICULAR REAR ENTRANCE

FRONTAGE 28ft. TOTAL DEPTH 140ft.

SITE AREA ABOUT 570 SQUARE YARDS.

FOR SALE BY AUCTION WITH VACANT POSSESSION

At The Guildhall, High Wycombe

On Friday, July 17th, 1959

at 3 p.m.

(unless previously sold)

Vendor's Solicitors: Messrs. CRIPPS & SHONE, 43, High Street, Marlow. (Tel: Marlow 15).

Chartered Auctioneers: HAMNETT, RAFFETY & CO.,
30, High Street, High Wycombe. (Tel: 2576 - four lines).
(With other offices at Beaconsfield, Princes Risborough and Farnham Common).

PARTICULARS

THE WOOLPACK

occupies a prominent and important position in the main shopping centre of High Wycombe immediately adjacent to the area favoured by the **PRINCIPAL MULTIPLE TRADERS**. Attention is drawn to the considerable area of the site and the 12ft. **VEHICULAR ACCESS TO THE REAR** from Dovehouse Road, affording facilities for loading and unloading and income from the letting of lock-up garages.

THE SITE HAS A FRONTAGE TO THE MAIN ROAD OF 28 FEET, A TOTAL DEPTH OF 140 FEET, AND AN ESTIMATED SITE AREA OF ABOUT 570 SQUARE YARDS.

The building is mainly of brick construction with some stucco elevations, and tiled roof. Its accommodation is as follows, all dimensions being approximate:—

GROUND FLOOR

(Ceiling Heights average 8ft. to 8ft. 3in.)

PUBLIC BAR, 30ft. 8in. overall depth by 13ft. average, with counter and two fire-places.

PRIVATE BAR, 14ft. 9in. by 13ft. average, with fitted counters.

PRIVATE SITTING ROOM, 16ft. 9in. by 11ft. 6in., with corner combination grate and door to paved Yard.

Rear Lobby.

BEER CELLAR (at Ground Floor level), 12ft. 2in. by 12ft. 2in., with lofty ceiling.

KITCHEN, 17ft. 1in. by 13ft. 8in., with sink and Ideal domestic boiler. **Larder.**

Ladies' W.C.

Gents' Urinal and W.C.

FIRST FLOOR

(Ceiling Height 7ft. 6in.)

CLUB ROOM, 29ft. 10in. by 13ft. average, with fireplace, separate staircase from lobby at rear of Public Bar, and doors to Landing.

LIVING QUARTERS, with separate staircase.

Front Bedroom, 15ft. by 13ft. 8in. max.

Box Room, 7ft. by 5ft. 9in.

Rear Sitting Room, 12ft. 3in. by 11ft. 8in., with corner tiled slab fireplace.

Bathroom, with bath, lavatory basin, and W.C. suite.

SECOND FLOOR

(Ceiling Heights 7ft. to 7ft. 3in.)

FOUR ROOMS, 13ft. 4in. by 18ft., 13ft. 2in. by 10ft. 11in., 15ft. by 12ft. 3in., and 11ft. 9in. by 11ft. 2in.

The Outbuildings

are grouped around a paved Yard and include a brick-built **Garage**, 24ft. 5in. max. by 14ft., with loft over approached by external staircase; a range of timber and corrugated iron roofed **Garages for 3 cars** (41ft. by 13ft. 6in.); concrete block **double Garage** (16ft. by 12ft. 8in.), and two-storey brick and slate **Stable or Workshop** block (16ft. 2in. by 14ft. 2in.).

SERVICES

Main water and electricity are connected. Drainage to the main sewer. Main gas available. Telephone at present connected but, as is usual, the Purchaser should make arrangements with Post Office Telephones for its retention.

Outgoings: Present aggregate Net Annual Value £171. Aggregate Rateable Assessment £136.

*THE WOOLPACK, occupying as it does an extensive site in the town centre with the benefit of a **vehicular rear entrance**, is suitable for adaption to a wide variety of retail and business uses. In this busy part of the town centre freehold premises offering such scope rarely become available.*

General Information

HIGH WYCOMBE is an important and thriving industrial and market town situate in an accessible position on the Main London-Oxford Road A.40 and is the business and shopping centre for a wide area of South Buckinghamshire and parts of Berkshire and Oxfordshire. The factories in the town and neighbourhood cover a wide variety of industry. The latest population figure for the Borough is 45,270 while it is the principal business and shopping centre for an area with a shopping population considerably in excess of 100,000.

TOWN PLANNING: On the Town Map for High Wycombe approved by the Minister of Housing and Local Government, the property is in an area primarily for shopping use. The Area Planning Office is at 164, West Wycombe Road, High Wycombe. (Tel. 3361).

LOCAL AUTHORITY: Corporation of High Wycombe, Municipal Offices, Queen Victoria Road, High Wycombe. (Tel. 1000).

LARGE SCALE PLAN: A Plan of the property may be inspected at the offices of the Auctioneers.

TENURE: The property is FREEHOLD and VACANT POSSESSION of the whole will be given on completion of the purchase. The premises will be de-licensed.

TO VIEW: By appointment please through the Chartered Auctioneers.

Special Conditions of Sale

1. The property is sold subject to the following conditions and to the National Conditions of Sale 16th Edition (except that Condition 13 shall not apply) so far as the same are not varied by or inconsistent with the following Conditions.

2. On the sale by Public Auction the property is sold subject to a reserve price.

3. The deposit shall be 10 per cent. of the purchase money and shall be paid to the Auctioneers as agents for the Vendors at the time of the sale.

4. The Vendors' Solicitors are Messrs. Cripps and Shone, 43, High Street, Marlow, Bucks, and the purchase shall be completed at their offices on the 14th day of August, 1959.

5. The Vendors sell as Beneficial Owners.

6. The title shall commence with a Conveyance on Sale dated 29th March 1899 and made between Owen Peel Wethered, Francis Owen Wethered and John Danvers Power (1) Thomas Owen Wethered, Owen Peel Wethered and Rev. Robert Godfrey-Faussett (2) Thomas Owen Wethered and Owen Peel Wethered (3) Thomas Owen Wethered, Owen Peel Wethered, Francis Owen Wethered and John Danvers Power (4) Owen Peel Wethered, Francis Owen Wethered and John Danvers Power and Walter Percival Wethered (5) Owen Peel Wethered (6) and Thomas Wethered and Sons Limited (7).

7. The Purchaser of the property shall in the Conveyance to him covenant with the Vendors with the intent to bind the property into whosoever hands the same may come that the Purchaser and his successors in title will not use the said property or any part thereof for the sale manufacture or consumption (other than normal domestic consumption within any private residence standing on the property by the occupier for the time being of such residence and his family) of any kind of intoxicating liquor or as an hotel.

8. Vacant possession of the property will be given on completion.

9. The property is believed to be and shall be taken as correctly described as to quantity and otherwise and any error or omission or mis-statement found in the Particulars Sale Plan, if any, or Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendors or any Purchaser claim to be allowed compensation in respect thereof; providing that nothing in this Condition shall entitle the Vendors to compel the Purchaser to accept, or the Purchaser to compel the Vendors to convey property which differs substantially whether in quantity, tenure or otherwise from the property agreed to be sold and purchased.

10. The property is sold subject to any Town Planning Scheme, Resolution or Order, Statutory Building or Improvement Line or any requirements or Order or Notice made or given by any local or other authority and to any local Land Charge whether or not registered and to any liability in respect thereof.

11. The property is sold on the footing that the permitted use thereof on the 1st July 1948 for the purposes of the Town and Country Planning Act 1947 is the use (if any) specified in the Particulars of Sale and the Purchaser shall not require any evidence that the existing use is validly exercised nor shall the Purchaser make any requisition or objection in respect of such user of the whole or any part of the property on the ground that it contravenes the said Act. The Vendors are not aware of any charges or restrictions imposed by the said Act other than those mentioned in these Conditions but the property is sold subject to any there may be and the Purchaser shall not make any requisition or objections on this ground.

12. In the event of the issue of a Development Plan affecting the property by virtue of the Town and Country Planning Act 1947 or of any Order modifying or changing the use of the property or requiring the removal or alteration of any buildings or rendering the property or any part thereof subject to compulsory acquisition by designation or otherwise in pursuance of the Act or of the requisition of the premises or any part thereof or service of a notice of intention to requisition the same prior to completion the Purchaser shall have no right to rescind the contract or claim any abatement of the price hereby agreed to be paid.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property 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 1959.

Purchase money £

Deposit paid £

Balance £

As Agents for the Vendors,
we hereby confirm this Sale and, as Stakeholders, acknowledge the receipt of the
said deposit.

Abstract of Title to be sent to: