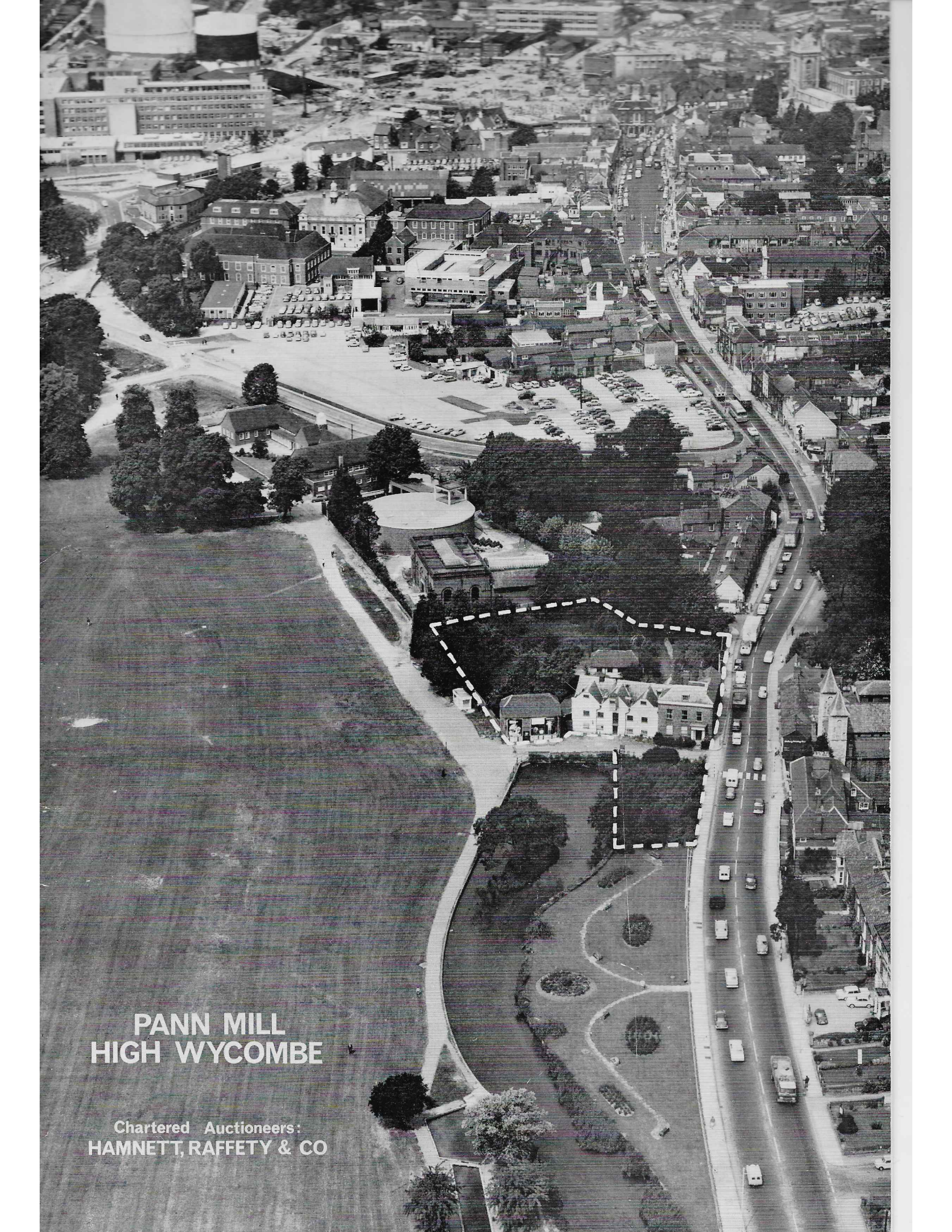




PANN MILL HIGH WYCOMBE

Chartered Auctioneers:
HAMNETT, RAFFETY & CO

HIGH WYCOMBE

IN AN OFFICE ZONE NEAR THE TOWN CENTRE

PANN MILL and Millers House and Office EASTON STREET

FOR SALE BY AUCTION WITH VACANT POSSESSION

at

on , , 1968, at p.m.
(unless previously sold)

Vendors' Solicitors:

Messrs. ALLAN JANES, BRITNELL & CO.
21 Easton Street, High Wycombe
(Tel.: High Wycombe 21301)

Chartered Auctioneers:

Hamnett, Raffety & Co.

30 High Street, High Wycombe
(Tel.: High Wycombe 21234)

General Information

SITUATION

Fronting Easton Street (the main London to Oxford trunk road, A.40) on the east side of the town, less than a mile from the town centre and railway station (fast train to Paddington 35 minutes).

DESCRIPTION

A former water **Grist Mill** of some 4,810 square feet floor area, adjoined by the **Miller's House and Office** of 1,170 square feet floor area, with vehicular access from Easton Street, to which it has total frontages of about 240 feet. Estimated site area over half an acre.

SERVICES

Main Water, Gas, Electricity and Drainage are connected.

LOCAL AUTHORITY

High Wycombe Borough Council, Queen Victoria Road, High Wycombe (Tel.: 26100).

TOWN PLANNING

On the High Wycombe combined Supplementary Town Map No. 2, approved by the Minister of Housing and Local Government, the property is in an office zone.

The Area Planning Office is at 35 Amersham Hill, High Wycombe (Tel.: 22071).

OUTGOINGS

Rateable Values: Mill and Premises £500; House £110.

Rates for the current half-year: Mill £156 5s.; House £36 15s. 7d., including Water Rates.

ADVERTISING HOARDING

See Special Condition No. 11.

TENURE

FREEHOLD with VACANT POSSESSION on completion of the purchase.

TO VIEW

Please make appointments with the Chartered Auctioneers.

This sale provides a unique opportunity to acquire the last remaining operational Mill in the Wye Valley and, enjoying as it does a magnificent and unrivalled position in the Town, could be occupied, subject to Planning approval, for a variety of purposes such as cultural, restaurant, residential and office use.

Particulars Pann Mill

occupies a prominent position adjoining EASTON STREET, just to the East of the shopping and business centre of the town and adjoining the west end of the large Public Open Space called the Rye, and intersected by the River Wye.

THE GRIST MILL

mainly of brick construction with partly slated, partly corrugated iron roof, provides the following accommodation:—

<i>Description</i>	<i>Dimensions</i>	<i>Approximate effective Floor Area</i>
OPEN-FRONTED LEAN-TO SHELTER of brick construction with lean-to corrugated iron sheeted roof	18ft. 6in. by 14ft.	260 sq. ft.
DETACHED BUILDING of brick construction, with tiled roof	24ft. by 13ft.	310 „
TIMBER-BUILT SHED with corrugated iron sheeted roof	15ft. 9in. by 15ft. 6in.	240 „
Covered way to rear.		
TWO-STOREY BUILDING of brick construction, with tiled roof:—		
Ground Floor used as Garage	28ft. 6in. by 17ft. 6in.	500 „
Similar First Floor approached by internal open steps, used as Store Room		500 „
MILL:		
Ground Floor (height 7ft. 3in.)	42ft. by 28ft. 6in. plus 19ft. 6in. by 10ft. 6in.	1,500 „
First Floor	42ft. by 28ft. 6in. plus 19ft. 6in. by 10ft. 6in.	1,500 „
Loft Space above.		

Approximate effective floor area 4,810 sq. ft.

THE MILLER'S HOUSE AND OFFICE

of brick and slate construction adjoins the Mill and provides the following accommodation (all dimensions being approximate):—

<i>Description</i>	<i>Dimensions</i>	<i>Approximate effective Floor Area</i>
GROUND FLOOR:		
Spacious Entrance Hall with entrances from the Rye and Easton Street.		
Lounge	18ft. 6in. by 14ft. 3in. (average)	265 sq. ft.
Dining Room	14ft. 7in. by 10ft.	145 „
Kitchen	11ft. by 14ft. 6in.	160 „
Larder.		
FIRST FLOOR:		
Three Bedrooms	19ft. by 14ft. 4in. 17ft. 7in. by 9ft. 9in. 7ft. 8in. by 12ft. 2in.	270 „ 140 „ 95 „
Bathroom with airing cupboard and hot water tank.		
Separate W.C.		
SECOND FLOOR:		
Bedroom	11ft. 6in. by 8ft. 6in.	95 „
Boxrooms.		

Approximate effective floor area 1,170 sq. ft.

TOTAL EFFECTIVE FLOOR AREA 5,980 sq. ft.

There is a useful Cellarage in the basement and an outside W.C. and Coal Shed.

The Site extends to a total area of about

3,250 SQUARE YARDS

including the site of the mill and millhouse, a small ornamental garden on the opposite side of the entrance to the Rye, and a garden with stream and mill race to the west.

Special Conditions of Sale

1. The property is sold subject to the following Special Conditions and to the National Conditions of Sale (17th Edition) so far as the latter Conditions are not varied by nor inconsistent with these Conditions and the General Remarks and Particulars. A print of the National Conditions of Sale (17th Edition) may be seen during office hours prior to the sale at the offices of the Vendors' Solicitors.

2. There will be a reserve price for the property.

3. The property is sold subject to any Town Planning Scheme Resolution or Order or any Requirements or Order or Notice made or given by the local or other authority and to any local Land Charge whether or not registered or to any liability in respect thereof.

4. A deposit of Ten per cent of the purchase price shall be paid to Messrs. Hamnett Raffety & Co. of 30 High Street, High Wycombe, as Stakeholders, on the signing hereof.

5. Completion date shall be the day of 1967.

6. The balance of the purchase price (credit having been given for the deposit of Ten per cent payable on the sale) is to be paid on that date and if not so paid will carry interest at £8 per cent per annum.

7. The property is sold with vacant possession on completion.

8. The Vendors are selling as Personal Representatives.

9. The title shall commence with a Conveyance on Sale dated the 20th day of October 1921.

10. The property is sold subject to the covenants contained in a Conveyance dated the 5th day of December 1901 and made between The Mayor Aldermen and Burgesses of the Borough of Chepping Wycombe of the first part Henry Stephens Wheeler of the second part and Frederick Michael Ware of the third part so far as the same are still subsisting and capable of being enforced. The said Conveyance of the 5th day of December 1901 can be inspected at the offices of the Vendors' Solicitors during office hours and will be produced in the Sale Room and the Purchaser whether he inspects the same or not shall be deemed to purchase with full notice and knowledge of the contents thereof.

11. The property is also sold subject to an Advertising Agreement dated the 18th day of December 1957 and made between Robert Charles Jarvis of the one part and Mills & Rockleys Ltd. of the other part whereby certain advertising rights are let to the said Mills & Rockleys Ltd. at the yearly rental of £35. A copy of such Agreement can be inspected at the offices of the Vendors' Solicitors during usual office hours and will be produced in the Sale Room and the Purchaser whether he inspects the same or not shall be deemed to purchase with full notice and knowledge of the contents thereof.

12. Any error mis-statement or omission found in the Particulars of Sale or in any of these Conditions with regard to the property shall not annul the sale or entitle the Purchaser to be discharged therefrom or to claim any damages or compensation in respect thereof.

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 1967.

Purchase money	..	..	£
Deposit	..	..	£

Balance	..	..	£
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As Agents for the Vendors,
WE HEREBY CONFIRM this Sale and, as Stakeholders, ACKNOWLEDGE receipt
of the said deposit.

Abstract of Title to be sent to:—

RAWLINSONS (PRINTERS) LTD.
NORTHWOOD - - MIDDLESEX