

1271

Saturday, March 6th, 1920.

A
FREEHOLD
Country Residence
AND
"Melbourn House,"
ALL AT
Harston, Cambs.

Messrs. SCRUBY & GRAY,
29, St. Andrew's Street,
Cambridge.

Messrs. WORTHAM & Co.,
(W. E. King)
Royston, Herts.

296/SP1113

BY ORDER OF THE EXECUTOR.

HARSTON, CAMBRIDGESHIRE.

Within a few minutes of Harston Station, G.N.R., on the Motor Bus route and about 5 miles from Cambridge.

To be sold, except as to the Villa Residence and Foreman's House, with the advantage of
Vacant Possession,

AN EXCELLENT
FREEHOLD

Country Residence

Facing the Green with an extensive and pleasant outlook, and of modern and substantial erection.
It contains 5 Lower and 7 Upper Rooms, and has

Flower and Kitchen Gardens,

attached, also the adjoining

Business Premises and Foreman's House,

Including Harness Maker's Shop, enclosed Gardens and 2 Large Ranges of Buildings, comprising
Loose Boxes, Stables, Store Rooms, etc., with Loftis over, and a

Large Orchard,

Well planted with Fruit Trees in full bearing; also the adjoining compact

FREEHOLD VILLA RESIDENCE

Known as

"Melbourn House,"

Well built of Brick and Slate, containing 4 Lower and 7 Upper Rooms with **Small Garage,**
Garden and sundry useful Outbuildings. Let to Miss CHAM,

MESSRS.

SCRUBY & GRAY

Are instructed by the Exec. of the late Mr. JOSEPH WHEAT to Sell the above in ONE or TWO
LOTS,

At the LION HOTEL, CAMBRIDGE,

On SATURDAY, MARCH 6th, 1920,

At 4.30 o'clock in the Afternoon.

Further Particulars may be obtained 10 days prior to the Sale, of the Auctioneers,
29, St. Andrew's Street, Cambridge, and of

Messrs. WORTHAM & Co.,
(W. B. KING) *Solicitors, Royston, Herts*

PARISH of HARSTON.

Lots 1 and 2 will first be offered as an entire property, and if not thus sold will be offered as follows:—

LOT 1.

For the most part

With Vacant Possession.

ALL THAT FREEHOLD

Country Residence

Of modern and substantial erection, mostly built with White Brick, relieved with Red and roofed with Slate; a small part at the back being Brick and Stud built. The House is double fronted and has two good Bay Windows. It stands well back from the road, faces the Green, and has

A very Pleasant & Extensive Outlook.

It is enclosed from the Roadway by a suitable Iron Fence on Dwarf Wall, and the Front Garden is well arranged with Lawn, Flower Borders, Beds and Shrubs, and Carriage Drive at the side.

The Residence contains:—

Entrance Hall with Stairway.

Sitting Room on left, 12ft. 4in. by 18ft. 6in., including Bay Window and having White Marble Mantel.

Sitting Room on right, 12ft. 4in. by 18ft. 6in., with Slow Combustion Stove, White Marble Mantel and Tiled Cheeks and Hearth.

Dining Room at back with Pair of Glazed Doors to Garden, 14ft. 2in. by 12ft. 2in., Slate Mantel and Tiled Cheeks and Hearth.

Kitchen with Tiled Floor, 42in. Range, Side Cupboard and Larder adjoining.

A Tiled Pathway from Kitchen leads to a

Brick and Tiled Annexe containing **Scullery** with Copper, Sink and Collage Range and Coal Store.

In the **Basement** is a good Cellar divided into Three Compartments.

The Upper Floor comprises:—

Bedroom on right, 16ft. 4in. by 12ft. 4in., with Fireplace.

Dressing Room adjoining.

Bedroom on left, 16ft. 4in. by 12ft. 4in., with Fireplace.

On **Half Landing**, Wardrobe, Cupboard and **Bedroom**, 15ft. 6in. by 12ft. 6in., with Fireplace, Store Room and earth Closet.

At the back of the Residence is a

Suitable Kitchen Garden,

with Timber and Corrugated Coal Shed and Brick Built Privy.

Adjoining the Residence on the North is a

FOREMAN'S HOUSE and BUSINESS PREMISES.

The **Dwelling House** contains on the **Ground Floor**:—

Sitting Room, 14ft. 3in., by 10ft. 5in., having Fireplace with Tiled Cheeks, Stove and Cupboards in recess and at side.

Kitchen with 3ft. "Cam" Portable Range, Dresser with Cupboard and Drawers, and Stone Sink.

At the back of the House is a **Covered Verandah** Partly Glazed and } Enclosed, leading to Kitchen by a Separate Entrance from the front.

On the **Upper Floor** is a **Landing**.

Bedroom South, 12ft. 6in. by 13ft. 10in., with Fireplace.

Small Bedroom adjoining.

Central Bedroom, 12ft. 3in. by 11ft., with Fireplace.

Bedroom North, 13ft. 9in. by 8ft. 10in., with Fireplace.

Store Room.

At the back is a **Flower Garden** with Lawn, a Pump and **Small Kitchen Garden** beyond.

Adjoining the foregoing to the North is a

Harness Maker's Shop,

Brick and Stud Built 14ft. 3in. by 14ft. 3in., with Fireplace, Large Window, 3 Glazed Show Cases and Sundry Shop Fittings, also the adjoining Brick, Claybat and Tiled **Range of Buildings** containing on **Ground Floor**, a Covered Cartway Entrance to the Back Premises, enclosed by 2 Pairs of Double Doors, which would be easily adapted to a Coachhouse or **Small Garage**, also Loose Box and Apple Room, with Store Room over, and at the back, separated by a Small Yard, another **Range of Buildings**, built of Brick, Claybat and Timber, and roofed with Tile, comprising Stable, 2 enclosed Sheds with partitions, Coalshed, Trap House and Priory, with Loft over, divided into 3 compartments.

At the rear of all the foregoing premises is a **Small Orchard** and Yard beyond which, and extending to a considerable depth on the West, is a

Large and Very Productive Orchard,

well planted with thriving Fruit Trees, mainly Normanton Apples, with a few Plums, Damsons, Pears, etc.

Lot 1 has a frontage of about 63ft. 6in. It extends at the back of the adjoining premises on the South, and contains an area estimated at about

2 acres 0 roods 30 poles.

It is mainly in the occupation of the Exor. of the late Owner, Mr. JOSEPH WEDD, and possession of his occupancy can be obtained at completion of purchase.

The Purchaser to pay the sum of £10 10s. 0d. for the

Timber Built Summer House

in the Garden, for 9 Venetian Blinds in the Residence, and 5 Venetian Blinds in Foreman's House. All other Fixtures are included in the Sale.

A Plan of the Properties will be produced at the Sale to show the situation of the respective Lots, and for the convenience of Purchasers, but its accuracy is not guaranteed.

Adjoining Owners and Boundaries:—

North. Mr. JUDE and Lot 2.

South. Messrs. RAYMENT & Co., F. PELHAM and W. T. ROWLEY, Esq.

West. W. T. ROWLEY, Esq. and Mr. WISBY.

East. The High Road.

Land Tax on Lots 1 and 2 £1 8s. 0d. Tithe Free.

LOT 2.

ALL THAT

FREEHOLD VILLA RESIDENCE

known as

“Melbourn House,”

Well built with White Brick, having Ornamental Relief Courses, and roofed with Slate. It is enclosed from the roadway by a substantial Iron Palisading on Dwarf Wall and is approached by a Tiled Pathway and Stone Steps. The Residence has 2 Bay Windows on the Ground Floor and also on the First Floors, is in substantial repair throughout and contains:—

GROUND FLOOR—

Entrance Hall about 5ft. 9in. wide, with Stairway.

Dining Room 13ft. 6in. by 12ft. 6in. including Bay Window, and with Modern Stove and Marble Mantel.

Drawing Room 16ft. 5in. by 12ft. 3in. including Bay Window, with door partly glazed with coloured glass and opening to Garden, and Modern Stove with Tiled Cheeks and Grey Marble Mantel.

Kitchen at back with Large Window, 3ft. Range by *Froedl*, Pantry and Cupboard.

Scullery with 2 Windows, Copper, Sink and Half-Glazed Door to Garden.

China Closet under Stairway.

FIRST FLOOR—

Landing and Passage at back giving access to the Rooms, which comprise:—

Front Bedroom South 14ft. by 12ft. 9in. including Bay Window, with Fireplace.

Small Study and Writing Room adjoining.

Front Bedroom 13ft. 8in. by 12ft. including Bay Window, with Fireplace.

Front Bedroom North with 2 Windows.

From the Passage at back is a

Dressing Room easily adaptable as Bathroom, Closet and Back Stairway from Kitchen.

SECOND FLOOR—

Two Large Attic Bedrooms.

There is a **Side Entrance** from the Roadway by a pair of Iron Gates and well framed Wooden Doors through a **Covered Way** to the **Garden** and to the Kitchen. This **Covered Way** has been used as a **Garage**, and contains an Inspection Pit.

The Garden

is well enclosed, with Small Lawn.

To the West of the Garden is a Coal House, Wood Store, Earth Closet and Washhouse with Copper and Sink, and Loft over.

This Lot is in the occupation of Miss CLARK, at the moderate rent of

£18 per annum.

The Purchaser is to pay the sum of **£4 10s. Od.** for 9 Venetian Blinds in the House.

The Tenant claims 3 Portiere Rods and Blinds in House, Iron Arch over Front Door, Wire Arch in Garden.

The House can be inspected only by permission of the Tenant and by orders from the Auctioneer within 10 days prior to the Sale, and between 11 a.m. and 1 p.m.

SPECIAL CONDITIONS.

1. The Sale is made subject to these Special Conditions, which shall be deemed to incorporate the "London Conditions" of Sale, a print of which latter can be inspected at the office of the Solicitors to the Vendors at any time prior to the Sale. At the Sale a copy of the "London Conditions of Sale" can also be inspected and a copy will be annexed to the contract and shall form part thereof. Whether inspected or not the Purchaser shall be deemed to have notice of the contents of the "London Conditions of Sale." In the event of any inconsistency between the Special Conditions and the "London Conditions of Sale," the Special Conditions shall prevail, and the "London Conditions of Sale" shall (as regards any deficiency in the Special Conditions) be supplemental to the Special Conditions.

2. The amount of the deposit, which shall be £10 per cent. of the purchase money, shall be paid to Messrs. Scruby & Gray, the Auctioneers as Stakeholders.

3. The Vendor's Solicitors are Wortham & Co., whose office is situate at High Street, Royston, Herts.

4. The Purchaser's requisitions and objections shall be sent in within ten days after the delivery of the Abstract, and any further requisitions or objections arising out of any of the Vendors replies shall be sent in within four days after the delivery of the replies.

5. The Purchase shall be completed on the 25th day of March, 1902.

6. The title to both Lots shall commence with a Mortgage dated in the year 1902.

7. Although described as Freehold, both Lots are enfranchised Copyholds of the Manor of Tiptofts, in Harston, otherwise Harleston, in the County of Cambridge, and are so sold and shall be so conveyed.

8. Lot 1 may be viewed on the written authority of the Auctioneers. For inspection of Lot 2 the permission of the Tenant thereof is requisite.

9. In reference to the windows and air holes which appear in the southern walls of the Cottages on the north side of Lot 1, if any right to light or air through such windows or air holes respectively, has been acquired by any adjoining owner, the property is sold subject thereto. The Vendor shall not be required to give any information relative to such windows or air holes and the Purchaser of Lot 1 shall make no requisition or objection in reference thereto.

10. Such portion of Lot 1 as is in the occupation of the Vendor's Foreman is sold subject to such occupancy, and the Vendor does not guarantee to give vacant possession thereof.

11. A Copy of the Tenancy Agreement with the Tenant of Lot 2 can be inspected at the respective offices of the Solicitors and Auctioneers. Whether inspected or not the Purchaser of Lot 2 shall be deemed to have notice of the contents of such Agreement.

12. Neither Lot is sold by plan but for the purposes of identity and for the information and convenience of the respective Purchasers of Lots 1 and 2 the Auctioneers have prepared a plan showing what is sold with each Lot. Such plan is not guaranteed to be correct. It can be inspected at the office of the Auctioneers during their office hours, any day prior to the Sale and in the Auction Room. Whether inspected or not the respective Purchasers shall be deemed to have notice of the limitations of each Lot as shown on the plan. In the western side of the building marked "A" upon the said plan, is a door opening on to Lot 1, to enable the Tenant of Lot 2 to pass to and from a door there, to the door of a washhouse, which washhouse is also part of the building marked "A" upon the said plan. Lot 2 is sold subject to the right of the present Tenant of Lot 2, during her existing tenancy to pass over Lot 1 to and from such doorways respectively, and to such other rights or privileges affecting Lot 1, as such Tenant has hitherto enjoyed. The Vendor shall not be bound to define what such rights or privileges are.

13. The Purchaser of Lot 2 shall in the Conveyance to him covenant with the Vendor that immediately on the conclusion of the existing tenancy of Lot 2 he will take down both the aforesaid doors and block up both openings, and for ever thereafter keep the same effectually blocked up. The Purchaser of Lot 1 shall not be entitled to inspect the said Conveyance to see that the aforesaid covenant is contained therein.

14. In the Loft over the site marked "A" upon the said plan is a partition separating such Loft from the adjoining Loft forming part of Lot 1. In and over such partition are openings. The Purchaser of Lot 1 shall in his Conveyance covenant with the Vendor to forthwith block up such openings, and for ever thereafter keep the same effectually blocked up. Such partition and the wall below shall go and belong to the Purchaser of Lot 1, and in the Conveyance to him he shall covenant with the Vendor for ever thereafter to repair and maintain the same. The Purchaser of Lot 2 shall not be entitled to inspect such Conveyance to see that such covenant is contained therein.

15. The Purchaser of Lot 2 shall for ever hereafter be entitled to the preservation of the right to light unimpaird, through any window which at present overlooks Lot 1. Lot 1 is sold and shall be conveyed subject thereto.

16. The Vendor is selling as the personal representative of Joseph Wedd deceased.

MEMORANDUM.

It is hereby agreed and declared that
of
is the Purchaser of Lot of the property described in the annexed
Particulars of Sale from JOSEPH WEDD, of Duxford, in the County of
Cambridge, Saddler, the Vendor, at the price of
subject to the accompanying Conditions of Sale, the sum of
having been paid to MESSRS. SCRUBY & GRAY, as stakeholders, as a deposit
and in part payment of the purchase money, and it is agreed that the purchase
is made and is to be completed according to the accompanying Conditions
of Sale.

We witness our hands this day of , 1920.

Purchase money	...	£	
Lot	, Pictures, etc.	£	
		£	
Deposit	...	£	
Balance payable	...	£	

Abstract of Title to be sent to :—