

that such counterpart or copy or other evidence does not extend to the terms and conditions in full, or to the latest of the terms and conditions on the footing of any such adjustments as aforesaid, of that tenancy agreement and shall be content with such counterpart or copy or other evidence, and such information as he can obtain as aforesaid and shall be deemed to purchase with full notice of the subsisting and operative terms and conditions of the tenancy in question. In the case of any tenancy of any part or parts of the property let for agricultural purposes, a Purchaser shall not object that the effect of any current notice to quit (if such there be) is or may be avoided by the provisions of Section 30 of the Agricultural Holdings Act 1948.

17. The Purchaser of Lot 35 shall in the Conveyance to him covenant with the Vendor with all practicable speed to do all work remaining to be done under the Livestock Rearing Scheme mentioned in the Particulars of that Lot and in all respects to carry into effect and complete that Scheme according to its terms and to indemnify the Vendor against all liability by reason or in consequence of the non-completion in any respect of that Scheme, should that event occur, including in particular all liability (if any) to repay any grant or grants made before completion to the Vendor in respect of this Lot pursuant to the said Scheme or under the Hill Farming and Livestock Rearing Acts 1946 to 1956 or any provision thereof or otherwise.

18. The Purchaser of Lot 44 shall in the Conveyance to him covenant with the Vendor with all practicable speed to comply in all respects with the Clearance Order mentioned in the Particulars of that Lot and do all things necessary for carrying that Clearance Order into full effect, and to indemnify the Vendor against all liability under or in respect of that Order.

19. No Purchaser shall be entitled to call for particulars of the recoverable rent for the purposes of the Rent Acts (as defined by the Rent Act 1957) or of the Rent Act 1957, or any of the same, of any Lot or part of a Lot, or for the production of any notice statutory or otherwise relating to any alteration of rent in respect thereof, or be entitled to make any objection in respect of any other matter or thing arising out of the provisions of the said Acts or any of them.

20. The Vendor or his predecessors in title may from time to time have given consent to the lessees or tenants of agricultural holdings forming part of the Estate to carry out improvements to their holdings, in accordance with the law relating to agricultural holdings for the time being in force. Each Purchaser shall be deemed to have satisfied himself by inquiry of the lessees or tenants or otherwise as to such consents (if any) and the improvements (if any) made in pursuance thereof and to have full knowledge thereof and no objection shall be made by any Purchaser or any requisition made on the grounds of non-disclosure of any such consent whether or not the same shall give rise to any liability to pay compensation on the quitting by the lessee or tenant of the holding or otherwise, nor shall the Vendor be required to supply any information as to such consents.

21. Endeavour has been made to omit from the Particulars fixtures and fittings which belong to tenants or occupiers and where the fact is known attention has been drawn to the fact that the fixtures or fittings, or particular fixtures and fittings belong to or are claimed by the tenant or occupier. Any property belonging to a tenant or occupier will be excluded from the sale, and the various Lots are sold subject to the tenants' or occupiers' right of removal of, or of payment for, any buildings, fixtures or fittings belonging to or lawfully claimed by them respectively, whether mentioned in the Particulars or not. The Vendor shall not be required to specify what fixtures are tenants' or occupiers' fixtures. Subject as aforesaid, and save as otherwise expressly provided in the Particulars, all fixtures usually designated as landlord's fixtures and all fixtures in or upon any Lot of which vacant possession is to be given completion, are included in the sale of the Lot concerned.

22. The acreages of the various Lots and the individual parcels comprised therein are believed to be accurate notwithstanding that there are or may be inconsistencies between these respective acreages and those specified in certain of the documents of title and various leases or tenancy agreements. No objection or requisition shall be made on the grounds of any such inconsistency. Various small portions of the Vendor's estates have from time to time been acquired by the highway authorities for road widening purposes. So far as practicable the acreages given in the Particulars take account of the resultant diminution in area of the Lots or parcels affected. The Vendor shall not be required to supply any information as to the various portions of the Vendor's estates so acquired for those purposes.

23. Save as in this condition provided the Vendor shall not be required to define or give any information as to the ownership of the boundary walls, ditches, hedges or fences of any Lot, whether or not the same adjoin or abut on other Lots and every Purchaser shall rely solely on such evidence as may be apparent on inspection, provided always that, if and in so far as any Lot may remain unsold at the auction, the Vendor may require the Auctioneers, whose decision shall be final, to define the ownership of all boundary walls, ditches, hedges or fences, adjoining or abutting on, or forming part of, such unsold Lot.

24. Lot 29 or some part thereof is subject to and charged with a perpetual yearly rentcharge of ten shillings per annum in favour of a charity known as the William Eliworth Charity. It is not known when and in what circumstances this rentcharge was originally created or reserved, or on what part (if some only) of Lot 29 the same is charged. The Purchaser of Lot 29 shall not make any objection or requisition on account of this rentcharge, and shall in the Conveyance to him covenant with the Vendor to make all future payment of this rentcharge and to indemnify the Vendor against the same.

25. Certain parts of the Vendor's Estates have from time to time been charged in favour of the Lands Improvement Company with monies advanced to the Vendor or his predecessors in title for the purpose of effecting improvements and interest on such monies. The Lots affected by such charges or some of them consist of Lots 2, 5, 6, 7, 9, 10, Pt. 11, 12, 13, 14, 23, 30 and 31 and the total principal monies secured by the said charges, and outstanding on the 13th January 1960 amounted in all to £1,790 17s. 10d. The Vendor will duly procure the discharge of these respective charges before the day fixed for completion or as soon thereafter as may be practicable and, if the Purchaser of any Lot hereinbefore mentioned in this Condition shall so require, will in the Conveyance to that Purchaser covenant to indemnify that Purchaser and his successors in title to that Lot against such of the said improvement charges as relate to that Lot and all principal and other monies and interest thereby secured. No Purchaser of any Lot so charged shall make any objection as to the said charges or any of them other than that hereinbefore in this condition contained but shall be content with such covenant as aforesaid, and shall not delay completion if it shall not have proved practicable to procure the discharge before the date of actual completion of the purchase of the Lot purchased by him.

26. No objection shall be made on account of the inability of the Vendor to give a complete list of all grants of rights to receive water from the Threshfield Water Supply comprised in Lot 66, or on account of it being discovered on or before completion that any grants of such rights of which the Vendor is at present unaware have been made by the Vendor or his predecessors in title; and the Vendor shall not incur any liability to the Purchaser of Lot 66 on account of the making, or the discovery after completion of the making, of any such grants of which the Vendor now has no knowledge.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described as Lot(s)

in the foregoing Particulars of Sale for the sum of £

and that I have paid the sum of £

by way of deposit and in part payment of the said purchase money to Messrs. JOHN D. WOOD & CO., the Auctioneers, as Agents for the Vendor, and I hereby agree to pay the remainder of the purchase money and complete the said purchase according to the foregoing General Remarks, Stipulations, Particulars and Special Conditions of Sale.

AS WITNESS our hands this day of 1960.

Purchase Money	£
Timber Valuation	£
<hr/>	
Total	£
Deposit	£
<hr/>	
Balance payable	£
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As Agents for the Vendor, we acknowledge the receipt of the said deposit and ratify the said Sale.

Abstract of Title to be sent to:—

RAWLINSONS PRINTING WORKS LTD.
NORTHWOOD - - MIDDLESEX

