

These Particulars will admit to view.

BROOME PARK

BETCHWORTH — SURREY

Choice Property of
56 acres.

Solicitors :

Messrs. LEE & PEMBERTON,
44, Lincoln's Inn Fields,
W.C. 2.

Auctioneers :

LOFTIS & WARNER,

330, Mount Street,
Berkeley Square, W. 1.

HAMPTON & SONS,

3, Cockspur Street,
Pall Mall, S.W. 1.

SURREY.

7 minutes walk from Betchworth Station on the S.E. & C. Ry.
In the Lovely Country between Reigate and Dorking

THE VERY IMPORTANT
— AND ATTRACTIVE —

Freehold Residential Property

KNOWN AS

"Broome Park,"

BETCHWORTH, SURREY

Occupying a rural and pleasant position near two or three Golf Courses.

A FINE OLD GEORGIAN HOUSE

with all Modern Conveniences including
Electric Light, Central Heating, Telephone, etc.

Approached by CARRIAGE DRIVE, and containing 19 BED and DRESSING ROOMS, 4 BATH
ROOMS, PRINCIPAL and SECONDARY STAIRCASES, PANELLED HALL with GALLERY,
5 ELEGANT RECEPTION ROOMS, BILLIARD ROOM, and ample OFFICES including
MEN SERVANTS' BEDROOMS. *Service left*

Two Lodges.

Stabling.

Heated
Garage.

Farmery.

Three Cottages.

Beautiful Old Pleasure Grounds, Park Land
— and Ornamental Water, in all about —

56 ACRES.

VACANT POSSESSION (EXCEPT AS TO 2 COTTAGES) ON COMPLETION.

HAMPTON & SONS
LOFTS & WARNER

In conjunction
— with —

Will Sell the above by Auction

At WINCHESTER HOUSE (HALL 23), OLD BROAD STREET, E.C. 2.

On TUESDAY, 23rd MARCH, 1920

At 2.30 p.m. (unless previously disposed of privately).

Solicitors: Messrs. LEE & PEMBERTON, 44, Lincoln's Inn Fields, W.C. 2.

Illustrated Particulars, Plan and Conditions may be obtained from LOFTS & WARNER,
Land Agents, 130, Mount Street, Berkeley Square, W. 1; and HAMPTON & SONS, Auctioneers,
3, Cockspur Street, Pall Mall, S.W. 1.

A complete List of Messrs. Hampton & Sons' forthcoming Sales is inserted in "The Times" newspaper every
Saturday.

HOWARD & JONES, LTD., Printers, Bury St. R.C. 3. — 49409



GENERAL REMARKS.

THE MEASUREMENTS AND SEVERAL DESCRIPTIONS, etc., herein stated, are believed to be and shall be accepted as correct by both Vendor and Purchaser.

THE VALUABLE GROWING TIMBER AND THE FIXTURES, usually designated Landlord's Fixtures, will be included in the Sale, but the Purchaser will be required to buy by Valuation to be made in the usual way, in addition to his purchase money, the Tenant's Fixtures and Fittings, Garden Tools, Plants in Pots, Movable Iron Fencing, and other outdoor items, whether mentioned in these Particulars or not, according to an Inventory to be prepared by the Auctioneers.

The Vendor reserves the right to remove some of the Electric Fittings and hold a sale by auction of the contents, on the premises, at any time prior to the completion of the purchase.

Vacant Possession will be given on Completion of the purchase (subject to the tenancies of the Cottages and Lodges).





BROOKS PARK, BETCHWORTH.



Particulars of

THE EXCEPTIONALLY CHOICE AND COMPACT

Freehold Residential Property

KNOWN AS

“BROOME PARK.”

In the Parishes of BETCHWORTH and
BUCKLAND and County of SURREY.

Occupying a beautiful position some 230 feet above Sea Level. In the lovely country between Reigate and Dorking, to both of which towns there is an Omnibus Service.

Only seven minutes' walk from Betchworth Station on the South Eastern and Chatham Railway, whence the metropolis may be reached in about 60 minutes.

Close to the Village Church and Post Office, 30 miles by road from Brighton, and about 2 miles respectively from Betchworth Park and Reigate Heath Golf Courses, and a 10 minutes motor drive from Walton Heath. Hunting in the District.

The Fine Old
GEORGIAN HOUSE

(the older part of which dates back to the Fifteenth Century) is most substantially built in cemented brickwork with slated roof. It is clad with a choice variety of magnolia, wistaria, ivy and other creeper, and lies far back from the road, approached by a Carriage Drive about 180 yards in length, protected by a pair of lofty iron gates hung on massive stone piers, and a picturesque Entrance Lodge. The Drive terminates in a bold gravelled space on the North front of the Mansion. There is also a broad pathway from the lower road leading from Reigate to Dorking, and this also has ornamental iron gates and a Second Lodge or Gardener's Cottage.

The comfortably-arranged accommodation comprises :—

On the Ground Floor—

Semi-Circular **VESTIBULE**, lighted by glazed doors and windows, which opens to

THE LOUNGE HALL

measuring 24 ft. by 17 ft., and carried up to the roof, with Gallery running round two sides. The walls are panelled to the height of the Gallery. There is a blue and white tiled fireplace, painted wood Georgian mantel with carved overmantel above, and shelves in recesses for the display of china. From the Hall is gained

A SITTING ROOM

17 ft. by 14 ft., having copper-fronted well grate, tiled sides and hearth and beautiful old carved marble chimneypiece of Italian workmanship, and an open display cupboard.

Communicating with this apartment is a **SMALL ROOM** matchboarded in pitch pine, and suitable for a lady's store closet.

A panelled archway enclosing lofty glazed doors gives access from the Hall to a **BROAD CORRIDOR**, from which the Reception Rooms open. It has an arched ceiling enriched by plasterwork.

THE GARDEN HALL

(which strikes at right angles from the Corridor) also has a vaulted and decorated ceiling, and door opening on to the Terrace and Gardens.

THE LIBRARY

measures 19 ft. by 16 ft. 6 ins., and is fitted with a slow-combustion tiled stove, and an old carved marble mantel of Louis XV. design ; the walls are panelled from floor to ceiling and grained imitation oak, and there are two long ranges of bookcases.

THE IMPOSING GEORGIAN DINING ROOM

measures 27 ft. 6 ins. by 19 ft. 6 ins., and has a fine old plaster ceiling ; carved mouldings to doors, shutter boxes and dado, tiled stove framed by an antique chimneypiece of white and variegated marbles, with beautiful carved panel in the frieze.

THE BOUDOIR or SMALL DRAWING ROOM

(of pure Georgian character)

20ft x 20ft

is a very beautiful apartment, and also has an old plaster ceiling and walls arranged in panels with plaster drops between, dado, ornamental over-doors, and pedimental chimneypiece framing a circular mirror, the whole painted a soft grey and picked out in gold; the stove is tiled and the mantel is of marble, carved in the Georgian manner.

Approached from the Boudoir, or from an ante-room (shut off from the Corridor by glazed doors) is the

ELEGANT DRAWING ROOM

measuring 31 ft. by 27 ft., and very lofty. With the three Reception Rooms described above, it overlooks the Terrace, the Gardens and the Park beyond, but in addition it has three pairs of casements opening to the South Terrace, the fireplace has a white and variegated marble panelled chimneypiece, with carved members, dado and carved mouldings.

A short flight of stairs (on which is found a lavatory with basin having hot and cold services and a W.C.) leads to the

BILLIARD ROOM

facing South, measuring 27 ft. 6 ins. by 18 ft. 9 ins. It has an old carved oak canopied chimney-piece carried up to the cornice, enriched by figures and having display shelves and cupboard.

THE PRINCIPAL STAIRCASE

rises from the Hall by an easy ascent, and is protected by massive balusters, handrail and newels with ball terminals; the walls are arranged in panels, and it terminates on THE GALLERY before mentioned, which is lighted by three recessed windows with window seats.

On the First Floor—

NORTH BEDROOM

17 ft. by 14 ft., fitted with fireplace and cupboard.

SIX FAMILY and GUESTS' BEDROOMS

opening from a broad Corridor. They measure 21 ft. by 20 ft. ; 22 ft. 6 ins. by 9 ft. 6 ins. ; 22 ft. 6 ins. by 10 ft. 6 ins. ; 19 ft. by 13 ft. 6 ins. ; 19 ft. 8 ins. by 16 ft. 6 ins., and 19 ft. by 17 ft. respectively. They all have stoves, and some have fine old chimneypieces, and the first-named room (which also has a Southern aspect) communicates with

Bath **A DRESSING ROOM**

14 ft. by 11 ft., having *Bath* ~~fireplace~~ and lavatory basin with hot and cold supplies.

Hot-trunk **BATH ROOM**

fitted with encased bath, having hot and cold services and W.C. Good wardrobe and box cupboards in the Corridor.

In the Wing off the Back Staircase are

TWO GOOD BEDROOMS

(Day Nursery) 20 ft. by 15 ft. and *(Sitting room)* 21 ft. 6 ins. by 12 ft., each with fireplace, and one with excellent cupboards.

THE NURSERY WING is above, and affords

Night **Day Nursery**

facing South, 21 ft. 6 ins. by 12 ft., and

Night Nursery

Divided into small bedroom and linen room L.C.
20 ft. by 15 ft., the latter having fine cupboards.

BATH ROOM with ~~encased~~ bath and lavatory basin (hot and cold). *W.C.*

HOUSEMAID'S CLOSET with sink (hot and cold). *W.C.*

On the Top Floor are—

SEVEN BEDROOMS FOR THE SERVANTS

Bath room & W.C.
the five largest measuring 17 ft. by 14 ft. ; 17 ft. by 14 ft. ; 14 ft. by 14 ft. ; 15 ft. by 14 ft. ; and 14 ft. by 14 ft. (excluding recess), respectively.

There are fine ranges of cupboards on the Landings.

THE AMPLE DOMESTIC OFFICES

are well shut off from the Reception Rooms, and afford **BUTLER'S PANTRY** with stove, sink (hot and cold) and cupboard; **TRADESMEN'S ENTRANCE HALL**; **FURNACE ROOM**; **HOUSEKEEPER'S ROOM** with fireplace, sink (hot and cold) and range of cupboards; **TWO STORE ROOMS**; **BUTLER'S BEDROOM** with fireplace, cupboard and **STRONG ROOM**; **TWO FOOTMEN'S BEDROOMS**, one with fireplace useful cupboards; fireproof silver safe; **TWO BEER and WINE CELLARS**; Large and **LOFTY OLD KITCHEN** with new "Cambrian" range, hot plate and dresser; **SCULLERY** with sink (hot and cold) and baking oven; **LARDER** with tiled dado; **GAME LARDER**; **LAMP ROOM**; **KNIFE AND BOOT ROOM**; **SERVANTS' HALL** with fireplace; **LAUNDRY** with furnace for the baths; ~~range of washing troughs~~, and airing chamber; ironing room and W.C.

NOTES.—The House contains many very interesting features and should appeal strongly to lovers of ancient buildings, as some of the plaster-work in the Reception Rooms is exceedingly fine, and the chimney-pieces are rare and beautiful. The windows are filled with heavy sash bars of the period, and are recessed with shutters and in some cases window seats below.

The House, however, which has been painted outside recently, has all the modern improvements so necessary to the comfort of a family, and these include:—

ELECTRIC LIGHT generated on the property.

CENTRAL HEATING, radiators being fixed in convenient positions in the Dining Room, Boudoir, Passages and Corridors, Drawing Room and two or three of the Bed Rooms. *all over house*

COMPANY'S WATER is laid on, and there is a supplementary supply forced by a ram in the Park from the lakes to tanks at the top of the house.

THE DRAINAGE has received careful attention.

THE POST OFFICE TELEPHONE is installed (Betchworth No. 10).

THE OUTBUILDINGS are numerous and very complete.

THE WEST LODGE is a picturesque building of red brick, containing three Bedrooms (two having fireplaces), Sitting Room, Kitchen and Scullery.

~~This is let to a Mr. Martin on a temporary tenancy but vacant possession will be given.~~

Close to the Lodge is

THE STABLING and FARMERY

substantially built of brick, timber and slate, lighted by electricity, and the former affording 2 Stalls, 4 Loose Boxes, 2 Stalls and a Loose Box, Matchboarded Harness Room with stove, 2 Bay and a Single Coach-house and Garage. *all to be let*

LARGE PAVED YARD, partly glazed over.

The Coachman's accommodation is arranged over the Stables, and consists of 4 Rooms and Large Loft. ~~Let to Mr. Holman on a weekly tenancy at a rent of 4s.~~

THE FARMERY provides standing for 10 cows, Calfing Box, Boiling Shed, Calf House, Store Shed, 2 Stalls and 2 Loose Boxes for Farm Horses, 5 corrugated iron and matchboarded Pig styes with cement floors, 2 Open Cart Sheds, Stock Yard.

TIMBER AND CORRUGATED IRON DAIRY with separating room adjoining. Range of Goat Houses and Meal Shed. Range of timber-built Chicken and Goat and Rabbit Houses, and two Cattle Sheds opening to the Park.

Placed near the Farmery is

A PAIR OF MODERN COTTAGES

of picturesque elevation in cemented brick, hanging tile and tiled roofs, each containing 2 Bedrooms, Living Room, Scullery, etc. (one of the Cottages has an extra Bedroom).

Grouped near the House are the following useful buildings :—

Old, rough-cast and thatched Dairy with tiled dado and brick floor. Timber and corrugated iron Carpenter's Shop. Barrow, wood and open sheds.

ENGINE HOUSE for the private installation of electric light, containing a 6½ h.p. Hornsby oil engine, dynamo, switch board and 27 accumulating cells.

OLD ICE HOUSE & W.C. in the Shrubbery.

THE SMALL LODGE, well-built and of pleasing appearance, contains 3 Bedrooms, Sitting Room, Kitchen, Scullery, Larder, Outside Coal House and E.C.; and on the other side of the Gateway stands **YEW TREE COTTAGE**, an old brick and tile building of 3 Bedrooms, Living Room, Scullery, etc. ~~Let on a weekly tenancy.~~

THE OLD ESTABLISHED and BEAUTIFUL PLEASURE GROUNDS

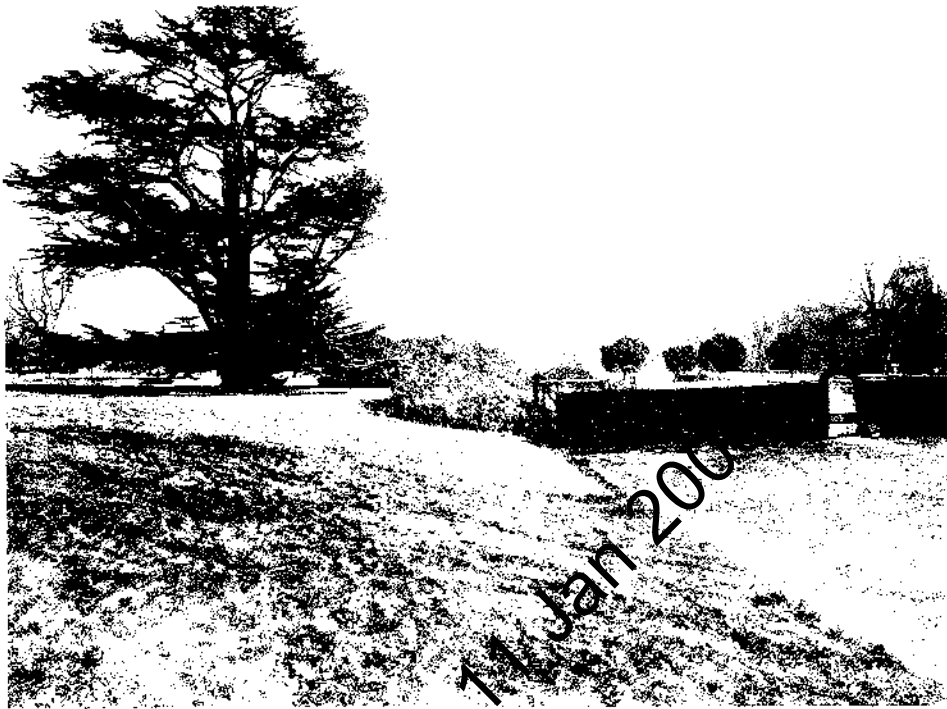
are shaded by many trees of great age, and adorned by the choicest shrubbery. They practically surround the House, and command lovely views over the pastureland.

On the South and East sides of the Mansion stretch

A Broad Terrace with Grass Edges

supported by brick retain wall, two flights of brick steps lead to

~~THE FOUNTAIN LAWN~~ with herbaceous border and rose screens, and to the North and South **ORNAMENTAL LAWNS** with magnificent old Cedar and other trees and clumps of rhododendrons.



BROOME PARK, BETCHWORTH.



On the West side is

A SUNKEN ROSE GARDEN

and belt
intersected by wide turf walks with rose walk above, Pergola and Yew hedges, and two mixed orchards.

A secluded walk through Shrubbery and Plantation leads to

THE TWO FINE ORNAMENTAL LAKES

Stretching along the Eastern boundary of the property and containing an area of some 4 acres.

These pieces of water, which are fed by a stream which finds its way into the River Mole, are regulated by sluices, and provide pretty waterfalls and cascades. They are entirely surrounded by **BEAUTIFUL WOODLAND**, intersected by winding paths, and are overlooked by a **CLASSIC TEMPLE** with domed ceiling, panelled walls, open fireplace with Georgian chimney-piece and carved plaster panel above, and a Porch supported by fluted columns.

On the Upper Lake is an island on which is found an ancient thatched building, containing a large tea room with open fireplace, carved Gothic chimney-piece, and windows on all four sides.

Over the entrance door is a tablet bearing the words: "Alderney Priory. Founded 1756," and at the head of the Lower Lake is

A RUSTICATED BATHING HOUSE and *Roman* DIVING POOL

The remainder of the main property consists of

Undulating and Well Timbered Park Land,

and the area is about

54 $\frac{1}{2}$ Acres,

of which 48 acres are in Betchworth Parish, and the remainder in the Parish of Buckland.

On the opposite side of the Reigate and Dorking road, immediately to the South of the main property and gained by a bridge which spans the thoroughfare, are

THE FINE OLD WALLED KITCHEN GARDENS

Outer Vegetable Garden.

Span Glasshouse (heated). Tool and Potting and Potato Sheds,
and range of Vinery and Lean-to (heated)

containing an area of about $1\frac{1}{2}$ acres.

The total area of the property is therefore about

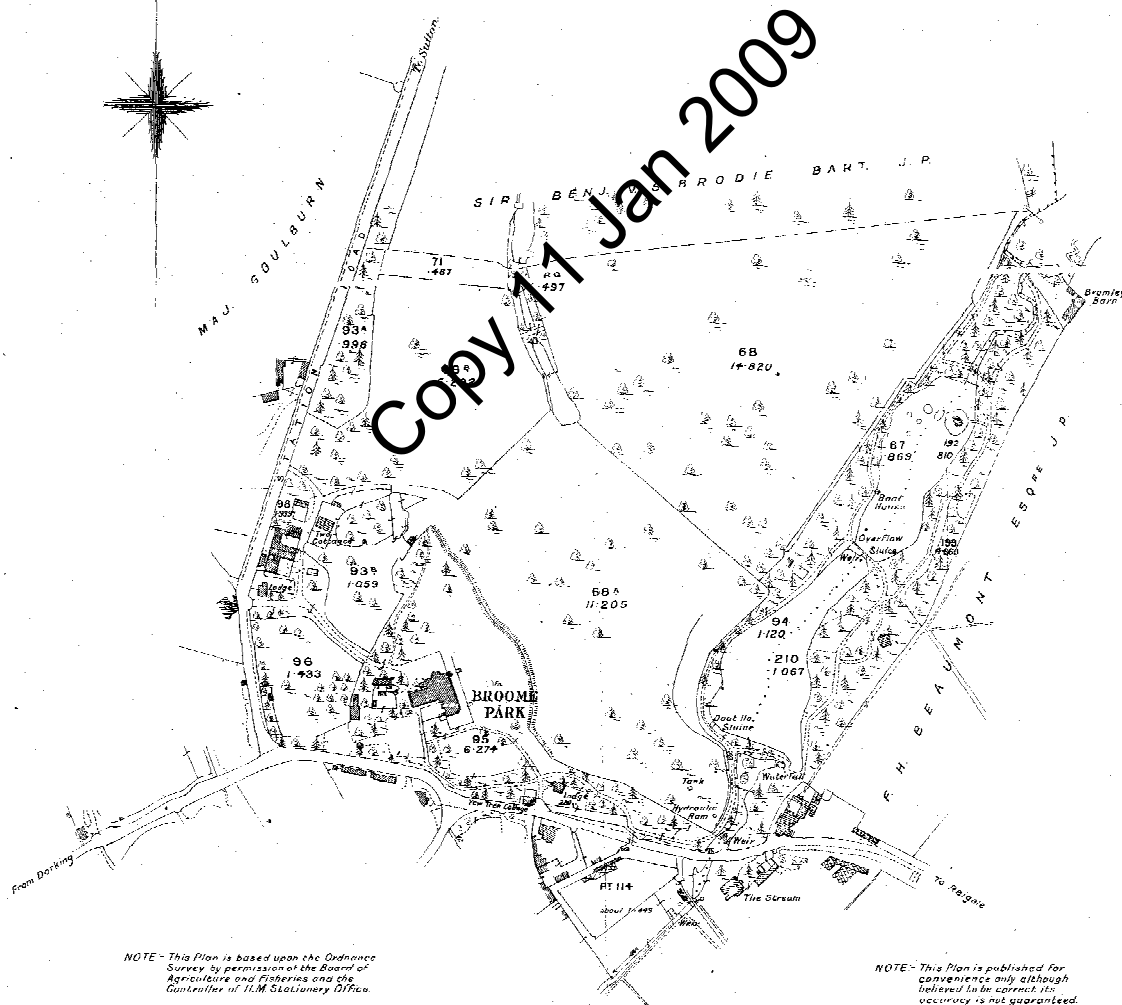
55 a. 11 r. 29 p.

possessing long and valuable road frontages.



Plan of
THE FREEHOLD RESIDENTIAL PROPERTY,
KNOWN AS
BROOME PARK,
BETCHWORTH.

For Sale by
LOFTS & WARNER, & HAMPTON & SONS,
130, Mount St. 3, Cockspur St.
Berkeley Sq. W.1. Pall Mall, S.W.



SCALE OF FEET

From 0 to 500

W. & A. J. LONDON

CONDITIONS OF SALE.

1. No person shall at any bidding advance less than £50, or such other sums as shall be fixed by the Auctioneer at the time of Sale, and no bidding shall be retracted. The highest bidder shall be the Purchaser, subject to a reserve bidding, and to the right which the Vendors hereby reserve to bid by their Agent or Agents as often as he or they please. If any dispute arise respecting a bidding the property shall be put up again and resold or reserved at the discretion of the Auctioneer.

2. The Purchaser shall, immediately after the sale, pay a deposit of £10 per cent. of his purchase money into the hands of the Auctioneer, and sign the subjoined agreement.

3. In addition to the amount of his bidding at the sale the Purchaser shall pay for the tenant's fixtures and fittings, garden tools, plants in pots, movable iron fencing and other outgoings items, whether mentioned in the Particulars of Sale or not, according to an Inventory to be prepared by the Auctioneers, such valuation to be made in the manner following (that is to say): The Vendors shall appoint one valuer and the Purchaser shall appoint another valuer, and each party shall make such appointment in writing and give notice thereof to the other party within 14 days from the day of Sale. The valuers thus appointed shall, before they proceed to act, appoint by writing an umpire, and the two valuers, or if they disagree, their umpire, shall make the valuation. If either party shall neglect to appoint a valuer or to give notice thereof to the other party for the space aforesaid, the valuer appointed by the said party shall make a final valuation alone. In the following conditions the expression "the remainder of the purchase money" includes the aforesaid valuation.

4. The title shall commence as to the major portion of the property with an Indenture of Conveyance dated the 16th day of November, 1893, made between William Williams of the one part, and Augustus Henry Macdonald Moreton and Theophilus Basil Percy Levet of the other part. As to the Cottage or Lodge situate in the Dorking and Reigate Road and forming part of No. 95 on the Sale Plan, with an Indenture of Conveyance dated the 25th day of September, 1894, and made between the same parties as are parties to the last-mentioned Deed, and as to certain pieces of land situate on the Eastern boundary of the property with an Indenture of Conveyance dated the 24th day of June, 1898, made between William Unwin Heygate, The Honorable Sir William James Colville and William Frost Wood of the first part; Mary Emily Beaumont of the second part; Francis Henry Beaumont of the third part; and the said Augustus Henry Macdonald Moreton and Theophilus Basil Percy Levet of the fourth part.

5. The Conveyance to the Purchaser shall include all the estate and interest of the Vendors (if any) in the land forming the bed of the small stream situate on the South-East of that portion of the property Nod. Part 114 on the Sale Plan, and of and in the narrow strip of land site on the South-East of the said stream lying between the said stream and the boundary fence of the adjoining property. The Conveyance to the Purchaser shall also include such rights of way as may have been specifically granted to them by the before-mentioned Deed of Conveyance of the 16th day of November, 1893, but the Vendors shall not be required to identify either the stream or any such right of way, or give any further information with regard thereto other than such as is contained in the said Deed of Conveyance of the 16th day of November, 1893.

6. At the date of the said Indenture of Conveyance of the 24th June, 1898, the pieces of land situate on the Eastern boundary of the property offered for sale, was subject to a Land Improvement Charge of £14 14s. 8d. per annum, which was stated to be expiring in 1904, and the Purchaser shall, whether the said Land Improvement Charge has or has not expired, be satisfied with the indemnity in respect of same in favour of the Vendors' predecessors in title contained in the said Deed of the 24th day of June, 1898, and shall make no requisition or raise any objection in respect of the said Land Improvement Charge.

* 7. The said Indenture of Conveyance of the 24th day of June, 1898, contains a covenant by the Vendors' predecessors in title to erect and maintain a sufficient fence 5 feet above the ground on the Eastern boundary of the pieces of land thereby conveyed, and the Conveyance to the Purchaser shall contain a covenant by him with the Vendors in like terms to that contained in the said Indenture of Conveyance of the 24th day of June, 1898, and the Purchaser shall also indemnify the Vendors from all liability in respect of the first-mentioned covenant.

8. The Purchaser shall send his objections and requisitions (if any) in respect of the title or otherwise to the office of Messrs. Lee & Pemberton, No. 44, Lincoln's Inn Fields, W.C.2, the Vendors' Solicitors, within 14 days from the delivery of the Abstract, and within 3 days after the delivery of the Vendors' replies to the Purchaser's requisitions and objections (if any); the Purchaser shall furnish to the Vendors' Solicitors a statement in writing of his further requisitions or objections (if any) arising on such replies, and in these respects time shall be of the essence of the contract, and in default of such objections and requisitions (if none), and subject only to such (if any) as shall have been delivered within the times aforesaid, shall be deemed to have accepted the title, and for the purpose of any objection or requisition the Abstract shall be deemed perfect if it supply the information suggesting the same, although otherwise defective. If the Purchaser shall insist on any objection or requisition which the Vendors shall be unable or unwilling to remove or comply with the Vendors may, by notice in writing to be given to the Purchaser or his Solicitor, at any time and notwithstanding any negotiation or litigation in respect of such objection or requisition rescind the sale, and shall thereupon cause the deposit money to be returned to the Purchaser, but the Purchaser shall not in that case be entitled to any interest, costs or other compensation or payment whatsoever.

9. No requisition or objection shall be made on account of any inaccuracy in any plan annexed to the Particulars or the documents of title, or on account of the omission to state the quantity of the various properties included in the several documents of title, and the Vendors do not sell and shall not be required to convey by reference to any plan except only by way of illustration of, and not so as to control or modify the verbal description of the property sold.

10. The property is sold with vacant possession, except as to the Lodges and Cottages included in the sale, which are sold subject to whatever tenancies affect the same. The property is also sold subject to all chief and other rents, land tax, tithe, or tithe rent charge, and outgoings affecting the same, and to all incidents of tenure, easements, liabilities and public rights (if any) affecting the same, and if any error, mis-statement or omission shall be discovered in the Particulars or the Sale Plan the same shall not annul the sale, nor shall any compensation be allowed by the Vendors in respect thereof.

11. The Purchaser shall admit the identity of the property purchased by him with that comprised in the muniments offered by the Vendors as the title to such property upon the evidence afforded by a comparison of the description in the Particulars and muniments, and a Statutory Declaration to be made, if required, at the Purchaser's expense, that the purchased property has been enjoyed according to the title shown for 12 years or upwards.

12. Any insurance against fire subsisting on or as to the property sold or any part thereof shall from the time of sale be for the benefit of the Purchaser, subject to the consent of the Insurers being obtained thereto by the Purchaser, and subject to the purchase being completed and to the Purchaser paying a proportionate part of the premium for the unexpired term of the insurance, but the Vendors shall not be bound to keep up or renew the insurance.

13. The Purchaser shall pay the remainder of his purchase money on the 8th day of May, 1920, at the office of Messrs. Lee & Pemberton aforesaid, and upon payment thereof the Vendors and all other necessary parties (if any) shall execute a proper assurance to the Purchaser of the property purchased, such assurance and every other assurance and act (if any) required by the Purchaser for completing or perfecting the Vendors' title to be prepared and done by and at the expense of the Purchaser, and as to the assurance by the Vendors to be left 7 days at least before the said 8th day of May, 1920, at the office aforesaid.

14. The rents or possession of the property will be received or retained and the outgoings discharged by the Vendors down to the said 8th day of May, 1920, and as from that day the outgoings shall be discharged and the rents or possession given by the Purchaser, and such rents and outgoings shall, if necessary, for the purpose of this condition be apportioned. The Vendors reserve to themselves the right to hold a sale by auction of the contents of the property on the premises, at any time prior to the completion of the purchase.

15. If from any cause whatever the purchase shall not be completed on the said 8th day of May, 1920, the Purchaser shall pay interest on the remainder of his purchase money at the rate of 6 per cent. per annum from that day until the completion of the purchase, and shall not be entitled to the actual receipt of the rent or possession until such completion or any compensation for the Vendors' delay or otherwise.

16. If the Purchaser shall fail to comply with the above conditions his deposit shall be wholly forfeited to the Vendors, who may thereupon resell the property at such time and in such manner as the Vendors shall think fit, and any deficiency in price which may happen on and all expenses attending such resale shall be borne by the Purchaser, and shall be recoverable by the Vendors as liquidated damages.



Memorandum.

I, _____

of _____

do hereby acknowledge myself to be the Purchaser of the Property described in the within Particulars at the sum of _____

and having paid to the Auctioneers, MESSRS. HAMILTON & SONS, LTD., 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 the Valuation-Money and complete the purchase in all respects agreeably to the within Particulars and Conditions of Sale.

As witness my hand this _____ day of _____ 1920.

Purchase-money	£	
Deposit	£	
Balance	£	

As Agents for the Vendor,

we hereby confirm this Sale, and as

Stakeholders acknowledge the receipt of the said deposit.

Abstract of Title to be sent to _____