Dated *1902*

RK306
Sale of Building Land
U1 52 B11
(1-4)

Mr Caroline Bell

TO

M

Conditions of Sale

(Including the General Conditions adopted by the Leicester Law Society),

AND

Contract

RELATING TO

Freehold Building Land at Newbold Verdon Leicestershire

Abstract due -

Requisitions due -

Completion -

[PUBLISHED BY THE LEICESTER LAW SOCIETY AND SOLD ONLY THROUGH THEIR HON. SECRETARY.
REVISED 30TH JUNE, 1902].

Sale by Auction, at The "George & Dragon" Inn Newbold Verdon
on Tuesday *the* 22nd *day of* July — 1902

RK 306
(2-4)

PARTICULARS OF PROPERTY

NEWBOLD VERDON

The undermentioned Lots of Freehold Building Land situate on the Merrylees Road leading from the Bagworth Road to Botcheston, and with frontages thereto, described in the Plan annexed hereto.

Lot 1. An eligible Plot of Building Land with a frontage of 30 feet to the Merrylees Road and containing a total area of 400 square yards or thereabouts.

Lot 2. A similar Plot of Land adjoining Lot 1.

Lots 3 to 21 (both inclusive) Nineteen similar Plots of Building Land all adjoining.

Lot 22. A similar Plot of Building Land adjoining Lot 21, with a frontage of 30 feet to the Merrylees Road and containing a total area of 346 square yards or thereabouts.

Lot 23. A similar Plot of Building Land adjoining Lot 22 with a frontage of 103 feet 6 inches to the Merrylees Road and containing a total area of 588 square yards or thereabouts.

There is a Public Footpath across this Lot as shewn upon the Plan and it is sold subject to the rights of the public over and along such Footpath

SHERARD & COOMBS
Oundle.

Solicitors to the Vendor.

[Published by the Leicester Law Society and Sold only through their Hon. Secretary.
Revised 30th June, 1902].

Sale by Auction, at The "George & Dragon" Inn Newbold Verdon
on Tuesday *the* 22nd *day of* July — 1902

RK 306
(3-4)

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SHERARD & COOMBS
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Solicitors to the Vendor.

RK 306
(4-4)

SPECIAL CONDITIONS.

1.—These Conditions shall be deemed to incorporate the General Conditions of Sale adopted by the Leicester Law Society, a copy whereof is hereto annexed, and the same shall be construed together, and if there be any variance or inconsistency between the provisions of these Conditions and the General Conditions, the provisions of these Conditions shall prevail. The expressions "The Vendor" and "The Purchaser," shall apply as well to several persons (including a corporation) as to one person. The expression "The Particulars," shall mean the Particulars of Property, and shall include the Sale Plan (if any).

2.—The Auctioneers are Messrs Orchard Joyce & Marson of Hinckley

3.—The Vendor's Solicitors are Messrs Sherard & Coombs of Oundle

4.—The deposit shall be at the rate of £10 per centum upon the purchase money.

5.—The purchase shall be completed on the twenty ninth day of September 1902, at the office of the vendor's solicitors.

6.—The abstract shall be prepared ready to be delivered to the purchaser or his solicitors, who shall apply for the same, on or before the fifth — day of August 1902.

7.—Whether the abstract be ready to be delivered or be delivered or not when applied for under the last preceding condition, objections and requisitions on the title shall be sent within ten ——— days from the actual delivery of the abstract, and all further objections and requisitions arising out of the replies to any former requisitions shall be sent within four ——— days from the delivery of such replies.

~~8.—The timber and other trees, pollards and saplings, including all of one shilling value, shall be paid~~ for by the purchaser, who shall also pay the usual and accustomed allowance and recompense between outgoing and incoming tenants according to the custom of the country, or any statutory modification thereof. The amount for such timber and allowance shall be determined by two arbitrators or their umpire, pursuant to, and so as with regard to the mode and consequence of the reference, and in all other respects to conform to the provisions in that behalf contained in the "Arbitration Act, 1889," or any subsisting statutory modification thereof. The purchaser shall pay the amount so determined for such timber and allowance in addition to the purchase money, and under the same regulations with regard to interest, time of payment, and in every other respect.