

## *Special Conditions of Sale*

1. The property is sold subject to The Law Society's Conditions of Sale 1953 (hereinafter referred to individually by the designation "General Condition" together with the number thereof), so far as they are not varied by or inconsistent with these Conditions.
2. The Vendor's Solicitors are Messrs. Bailey & Co. whose office is at 30 Welbeck Street London W.1.
3. A deposit of £10 per cent on the amount of the purchase money shall be paid to the Auctioneers as Stakeholders.
4. The date fixed for completion is on or before the 29th day of September 1957.
5. The property is sold with vacant possession of Folly Cottage (part of Lot 1) and No. 6 Folly Cottages (part of Lot 2). The property is otherwise sold subject to the existing tenancies which are referred to in the Particulars and the rights and claims of tenants by contract statute or otherwise.
6. The Vendor is selling as Beneficial Owner.
7. The Title shall commence as to the greater part of Lot 1 (comprising "Folly Cottage") with a Conveyance on Sale dated the 16th day of January 1925 and as to the lesser part of Lot 1 (comprising "The Folly" and "Haycroft") with a Conveyance on Sale dated the 4th day of May 1929. As to the property Lot 2 (comprising 1-6 Folly Cottages) the title shall commence with a Conveyance on Sale dated the 2nd day of October 1933, and in every case the respective deeds with which it is above stipulated that the title to the respective parts of the property shall commence shall be accepted as good roots of title. The earlier title deeds in the possession of the Vendor and an Abstract thereof may be inspected at any time before the sale at the office of the Vendor's Solicitors but no investigation into or objection or requisition in respect of the prior title or anything contained or appearing in any of the documents with which the respective titles commence shall be raised subsequently to the sale.
8. The Vendor shall not be required to furnish any evidence of the identity of the present with any former descriptions of the property beyond what may be afforded by the muniments themselves nor to reconcile differing descriptions nor to distinguish the parts of the property held under different titles. Included in the muniments of title to the property "Folly Cottage" is a Statutory Declaration made by J. T. Louch and dated the 24th day of January 1944. This document and a copy thereof may be inspected at any time before the sale at the offices of the Vendor's Solicitors and no objection or requisition in respect of the matters referred to therein shall be made subsequently to the sale.
9. Lot 2 is sold subject to any requirement or proposal made or contemplated by or on behalf of any local or public authority whether under Section 11 of the Housing Act 1936 or otherwise, and General Condition 20(1) and (3) shall not apply to the property comprised in this Lot.
10. General Condition 35 shall have effect in substitution for General Condition 34.