

Under Instructions from the Exors. of the late T. G. Lucas.

IMPORTANT SALE BY AUCTION

— OF —

VALUABLE

FREEHOLD INVESTMENT PROPERTIES

INCLUDING

Business Premises

High-Class Villa and Cottage Property

IN

**COBHAM, RIPLEY, SEND
OLD WOKING & WOKING**

AUCTION :—TUESDAY, 27th SEPTEMBER, 1938

Solicitors:

Messrs. GILBERT H. WHITE & CO.,
Market Street, Guildford ('Phone 70), and at Cranleigh.

Auctioneers:

Messrs. DUNCAN B. GRAY & PARTNERS,
129, Mount Street, Berkeley Square,
London, W.1 ('Phone Grosvenor 2353-4-5).

Messrs. HEWETT & LEE,
144, High Street,
Guildford ('Phone 2050-1),
and at Farnham.

Under Instructions from the Exors. of the late T. G. Lucas.

IMPORTANT SALE

... OF ...

**VALUABLE FREEHOLD
INVESTMENT PROPERTIES**

INCLUDING

Business Premises

High-Class Weekly Villas and Cottages

COBHAM Six Cottages at Tartar Hill. Four Villas in Anyards Road.

RIPLEY Ten Villas, and Business Premises, in the High Street. Two Cottages in Papercourt Lane.

SEND Twelve Cottages in Send Road. Seven Cottages and Bungalow in Tannery Lane.

OLD WOKING Seven Villas, Two Houses, and Business Premises in the High Street. Three Cottages in Church Street.

WOKING Nine Villas at Horsell Moor.

IN ALL

SIXTY-SIX WELL-BUILT PROPERTIES

In good repair, let to excellent Tenants of long standing, centrally situated and offering sound and improving Investments. Producing

Per £1591 Annum

WHICH MESSRS.

DUNCAN B. GRAY & PARTNERS

IN CONJUNCTION WITH MESSRS.

HEWETT & LEE

are instructed to offer by Auction in Lots (unless previously sold privately)

AT THE LION HOTEL, GUILDFORD

On Tuesday, 27th September, 1938, at 2.30 p.m.

Particulars and Conditions of Sale may be obtained from the Vendors' Solicitors, Messrs. GILBERT H. WHITE & CO., Market Street, Guildford ('Phone 70), and at Cranleigh, or of the Auctioneers, Messrs. DUNCAN B. GRAY & PARTNERS, Ltd., 129, Mount Street, Berkeley Square, London, W.1 ('Phone Grosvenor 2353/4/5), and Messrs. HEWETT & LEE, 144, High Street, Guildford ('Phone 2050/51), and at Farnham.

R. LUCAS, PRINTER, CRANLEIGH PRESS, CRANLEIGH.

General Remarks and Stipulations.

which shall be deemed to form part of the Conditions of Sale under which the various Lots are offered.

PARTICULAR attention is drawn to this highly important Sale of Property, which is being held through the death of the late Owner. The majority of the Properties are centrally and importantly situated in the midst of growing and thriving districts, and offer sound and improving investments; especially worthy of note is the high-class Villa Property included in the Sale. As a whole, the general state and repair of the Properties is excellent, and they are let to good Tenants of long standing, in most cases at low Rentals.

TENURE. The whole of the Lots are of Freehold Tenure.

TO VIEW. The Properties may be viewed at all reasonable times on production of these Particulars, by courtesy of the Tenants.

SALE PARTICULARS. The Particulars have been carefully prepared and are believed to be correct; any error or omission or misstatement shall not annul the sale of any Lot nor entitle either party to compensation, nor in any circumstances give grounds for an action at law.

BOUNDARIES. If within six months after completion of the sale of any Lot affected thereby a dispute shall arise between the Vendor and any Purchaser, or between two or more Purchasers, as to the boundaries of any Lot, the matter in dispute shall be referred to the arbitration of the Auctioneers, or their Nominee, whose decision shall be binding on all parties, and who shall also decide how the costs of such reference are to be borne.

RIGHTS OF WAY AND EASEMENTS. The Properties are sold subject to and with the benefit of all Rights of Way, Water, Drainage, Lights and other easements that may exist, whether mentioned in these Particulars or not.

ORDER OF SALE. The Vendor reserves the right to sell any Lot or Lots before the Auction, to alter the order of Sale, to amalgamate Lots, or to withdraw the whole or any Lots or parts thereof.

TENANCIES. The Agreements or Leases in respect to Lots 5, 19 and 20 can be inspected at the Offices of Messrs. HEWITT & LEE, 144, High Street, Guildford, between the hours of 10 a.m. and 5 p.m. any weekday (excepting Saturdays, 10 a.m. to 12 noon), and in the Sale Room at the time of sale.

OUTGOINGS. The allowances for prompt payment of both General and Water Rate have been taken into account in arriving at the amount of Landlord's outgoings, and the figures quoted are based on the last net payments.

CONDITIONS OF SALE. If and so far as the foregoing Stipulations may be inconsistent with the Special Conditions of Sale, the latter shall prevail.

Summary of Lots.

COBHAM.

LOT 1. Block of Six Cottages, Nos. 1 to 6, Tartar Hill; let and producing £121 6s. 8d. per annum.

Conveyance 29/10/38. £600

LOT 2. Block of Four Villas, Nos. 49, 51, 53, 55, Anyards Road; let and producing £96 4s. 0d. per annum.

Conveyance 10/11/38. £785.

RIPLEY.

X L — LOT 3. Two semi-detached Villas, Nos. 1 and 2, "Bridge End Cottages," High Street; let and producing £48 2s. 0d. per annum.

Conveyance 28/10/38.

X L — LOT 4. Block of Three Villas, "Rippleby Cottages," High Street; let and producing £67 12s. 0d. per annum.

£1245.

L — LOT 5. Detached House, with Shop, "Florence House," High Street; let and producing £33 0s. 0d. per annum.

Assent 28/10/38.

X ? LOT 6. Block of Five Villas overlooking Ripley Common; let and producing £105 6s. 0d. per annum.

Assent 2/11/38.

LOT 7. Pair of Cottages in Papercourt Lane; let and producing £39 0s. 0d. per annum.

Conveyance 2200 4/11/38.

SEND

S.P. LOT 8. "The Bungalow," Tannery Lane; let and producing £26 0s. 0d. per annum.

Conveyance 2200 12/11/38.

F LOT 9. Pair of Cottages, "Valentine's Cottages," Tannery Lane; let and producing £42 5s. 0d. per annum.

Conveyance 29/10/38. £500

LOT 10. Block of Five Cottages, "Lucas's Cottages," Tannery Lane; let and producing £78 0s. 0d. per annum.

Not bad but older than place. LOT 11. Pair of Cottages, "Tilmore," Send Road; let and producing £36 12s. 4d. per annum.

Conveyance 2200 2/11/38.

X E L — LOT 12. "Holly" and "Box" Cottages, Mays Corner; let and producing £49 8s. 0d. per annum.

Assent 28/10/38.

30. not for business place. g.c. — LOT 13. Pair of Cottages, "Myrtle Cottages," Send Road; one vacant. Actual and estimated rents, £43 15s. 4d. per annum.

Conveyance 2200 2/11/38.

not much.

£330

SUMMARY OF LOTS continued.

- Not bad. See 120 spent a little
Not so good
Don't buy
- LOT 14. Pair of Cottages, "Oak Cottages," Send Road; let and producing £38 11s. 4d. per annum. { *Conveyance 28/10/38*
- LOT 15. Pair of Cottages, "Institute Cottages," Send Road; let and producing £39 0s. 0d. per annum. { *Conveyance 28/10/38*
- LOT 16. Pair of Cottages, "Lucas's Cottages," Send Road; let and producing £38 11s. 4d. per annum. { *Conveyance 28/10/38*

OLD WOKING.

- LOT 17. Three Cottages, Nos. 1 to 3, Church Cottages, Church Street; one vacant. Actual and estimated rents, £61 19s. 4d. per annum. { *Conveyance 11/11/38*
- LOT 18. Jacobean House, Nos. 130 and 132, High Street; one vacant. Actual and estimated rents, £72 16s. 0d. per annum. { *Conveyance 10/11/38*
- LOT 19. Business Premises and House, No. 128, High Street; let and producing £50 0s. 0d. per annum. { *Conveyance 23/11/38*
- LOT 20. Business Premises and House, No. 126, High Street; let and producing £60 0s. 0d. per annum. { *Assent*
- LOT 21. Pair of Villas, Nos. 116 and 118, High Street; let and producing £58 1s. 4d. per annum. { *Assent*
- LOT 22. Pair of Villas, Nos. 112 and 114, High Street; let and producing £53 14s. 8d. per annum. { *Assent*
- LOT 23. Block of Three Villas, Nos. 106, 108 and 110, High Street; let and producing £81 9s. 4d. per annum. { *Conveyance 5/11/38*

WOKING.

- LOT 24. Block of Three Villas, Nos. 21, 22, 23, Horsell Moor; let and producing £78 0s. 0d. per annum. { *Conveyance 29/10/38*
- LOT 25. Block of Six Villas, Nos. 24, 25, 26, 27, 28, 29, Horsell Moor; let and producing £172 18s. 0d. per annum. { *Conveyance 29/10/38*

PARTICULARS.

LOT 1.

PLEASANTLY SITUATED BLOCK OF SIX COTTAGES

KNOWN AS

Nos. 1 to 6, TARTAR HILL, COBHAM
("Bennetts Buildings")

Built of brick, with partly slate and partly tiled roofs, standing just back from the main Cobham-London Road, with a frontage of about 82 feet and a depth of about 165 feet.

Each Cottage contains: Two Bedrooms, Sitting Room, Kitchen (with range), Cupboard under stairs.

Outside: Washhouse, with copper and sink. W.C.

Note.—No. 6 Cottage has Three Bedrooms and a Larder, also Gas connected.

Co.'s Water and Main Drainage. Gas available. Gardens at rear.

All Let on Weekly Tenancies, as follows:—No. 1 to Mr. W. J. Knight at 7/8d.; No. 2 to Mr. K. Salmon at 7/8d.; No. 3 to Mr. E. Gudge at 7/8d.; No. 4 to Mrs. Stillwell at 7/8d.; No. 5 to Mrs. Waterer at 7/10d.; No. 6 to Mr. J. Gudge at 8/2d. Thus producing

Per £121 6s. 8d. Annum

(Landlord paying Rates, £24 11s. 4d., and Land Tax, £1 2s. 4d., per annum).

Two Advertisement Signs on the end of No. 1 Cottage are let at rentals amounting to £2 per annum.

LOT 2.

CAPITAL BLOCK OF FOUR VILLAS

KNOWN AS

Nos. 49, 51, 53, 55, Anyards Road, Cobham

Substantially built of brick, with slate roofs, all in good repair, with a frontage of about 60 feet and a depth of about 119 feet.

W. & Phillips
£600

Walter
£785
Not sold

40
Sanf. house 7
Be. house 10
water. 10 10 10
10 10 10 10
bad
10 10 10 10

HERITAGE WALKS ARCHIVE DOCUMENT

Each Villa contains: Hall, Sitting Room, Kitchen, Living Room (with range and cupboards), Scullery (with sink and copper), 2 Bedrooms (with fireplaces).

Outside: Coal Shed. W.C.

Co.'s Water. Electric Light. Main Drainage.

Small Front Gardens. Large Gardens at rear.

All Let on Weekly Tenancies, as follows:—No. 49 to Mrs. Cooke at 9/3d.; No. 51 to Mrs. L. Winterbourne at 9/3d.; No. 53 to Mrs. E. Winterbourne at 9/3d.; No. 55 to Mr. W. Cleaver at 9/3d. Thus producing

Per £96 4s. 0d. Annum

(Landlord paying Rates, £25 4s. 1d. per annum).

LOT 3.

TWO SUPERIOR VILLAS

being part of a Block of Three, and

KNOWN AS

Nos. 1 & 2, "Bridgend," High Street, Ripley

(Erected 1906)

Well built of brick, partly tile hung and with slate roofs. In good repair, with a frontage of about 29 feet.

Each Villa contains: Sitting Room (with fireplace), Kitchen (with range), Scullery (with sink and copper), Cupboard under stairs, 3 Bedrooms (with fireplaces).

Outside: Coal Store. W.C.

Co.'s Water. Electric Light and Gas. Main Drainage.

Small front and rear Gardens.

Both Let on Weekly Tenancies at low rentals, as follows:—No. 1 to Mr. C. Chapman at 10/6d.; No. 2 to Mrs. Chapman at 8/-. Thus producing

Per £48 2s. 0d. Annum

(Landlord paying Rates, £11 16s. 4d. per annum).

No. 1 Cottage is registered as decontrolled.



LOTS 3 AND 4. BRIDGE END AND RIPPLEBY COTTAGES.



LOT 5. FLORENCE HOUSE.

HERITAGE WALKS ARCHIVE DOCUMENT

HERITAGE WALKS ARCHIVE DOCUMENT



LOT 6. GREENSIDE COTTAGES.



LOT 9. VALENTINES COTTAGES.

8. 11
£725

LOT 4.

BLOCK OF THREE SUPERIOR VILLAS

KNOWN AS

**Nos. 1 to 3, Rippleby Cottages, High Street,
RIPLEY**

Of similar construction to Lot 3. In good repair, with a frontage of about 55½ feet.

Each Villa contains: Sitting Room (with fireplace), Kitchen (with range), Scullery (with sink and copper), Larder, 3 Bedrooms (with fireplaces).

Outside: Coal Store. W.C.

Co.'s Water. Electric Light and Gas. Main Drainage.

Small front and rear Gardens.

All Let on Weekly Tenancies at low rentals, as follows:—No. 1 to Mr. J. Gunner at 8/-; No. 2 to Mrs. Townsend at 8/-; No. 3 to Mrs. Milton at 10/-. Thus producing

Per £67 12s. 0d. Annum

(Landlord paying Rates, £17 14s. 7d. per annum).

No. 3 Villa is registered as decontrolled.

Gally
1510

LOT 5.

THE DETACHED FREEHOLD RESIDENCE

KNOWN AS

“Florence House,” High Street, Ripley
together with Shop Premises.

Occupying an important corner site on the main Ripley-London Road, the Property is substantially built of brick, with bay window, and roofed with pantiles. It has a frontage of 30 feet, with a return frontage to the Ripley Common Road.

The Accommodation comprises: Entrance Hall, 2 Sitting Rooms (about 18ft. by 12ft.), one used as Shop, Cupboard under stairs, Side Shop (or Show-room), with separate entrance, 4 Bedrooms (with fireplaces), W.C., with lavatory basin.

Outside: Approached under cover, Kitchen (with range), Scullery (with sink), W.C. Shed.

Co.'s Water. Gas. Main Drainage.

Small front Garden. Yard, with side entrance.

Lett to Mr. J. Shill, Boot Repairer, on a quarterly Tenancy, and producing

Per £33 0s. 0d. Annum

(Tenant paying Rates).

Post Office Telegraphs pay 1/- per annum for use of a telephone bracket on one of the chimneys.

LOT 6.

AN ATTRACTIVE BLOCK OF FIVE VILLAS

OVERLOOKING

RIPLEY COMMON

and the Village Cricket Ground.

Substantially built of brick, partly tile hung and with tiled roof. In good repair, and with a frontage of about 97 feet.

**Each contains:* Hall, Sitting Room (with fireplace), Kitchen (with range and cupboard), Scullery (with sink and copper), Three Bedrooms (two with fireplaces).

*No. 1 has a Kitchen-Scullery combined and Two Bedrooms.

Outside: Store. W.C.

Co.'s Water, Electric Light and Gas. Main Drainage.

Small front Gardens. Yards at rear.

All Let on Weekly Tenancies at low rentals, as follows:—No. 1 to Mr. H. Smithers at 6/6d.; No. 2 to Mr. E. Smithers at 8/-; No. 3 to Mr. Sink at 8/-; No. 4 to Mr. Abbott at 8/-; No. 5 to Mr. Pincock at 10/-. Thus producing

Per £105 6s. 0d. Annum

(Landlord paying Rates for Nos. 1, 2, 3 and 4, £19 11s. 4d., and Land Tax, £1 15s. 0d., per annum).

No. 3 Villa is registered as decontrolled.

Not sold

LOT 7.

PAIR OF SEMI-DETACHED Interesting Old COTTAGES

KNOWN AS

"Lucas's Cottages," Papercourt Lane, Ripley

Built of brick, cement rendered, with tiled roofs, with a frontage of about 94 feet.

Each contains: Kitchen-Living Room (with range), Scullery (with sink), Two Bedrooms.

Outside: E.C. Wood Store.

(Garden Shed at No. 1 is claimed by the Tenant.)

Company's Water. Each with large Gardens.

Let on weekly tenancies, as follows:—No. 1 to Mrs. French at 7/6d.; No. 2 to Mr. A. Pullinger at 7/6d. Thus producing

Per £39 0s. 0d. Annum

(Landlord paying Rates, £7 8s. 0d., and Land Tax, 9/4d. per annum).

Not Sold
£ 220.

LOT 8.

A PLEASANTLY SITUATED, SMALL PROPERTY

KNOWN AS

"The Bungalow," Tannery Lane, Send

Close to the Village, well secluded by a high hedge all round, it has a frontage of about 49 feet and a depth of 190 feet. It is brick built, cement rendered, with tiled roof.

The Accommodation comprises: Kitchen-Living Room (with range and cupboards), Scullery (with sink), Two Bedrooms (one with fireplace).

Outside: E.C. Coal Store. Large wooden and galvanised Tool and Work Shed.

Co.'s Water, Gas and Electric Light. Large Garden.

Let on a Weekly Tenancy to Mr. E. Hutchinson at 10/-. Thus producing

Per £26 0s. 0d. Annum

(Landlord paying Rates, £3 16s. 1d., and Land Tax, 5/10d., per annum).

This Bungalow is registered as decontrolled.

LOT 9.

CAPITAL PAIR OF SEMI-DETACHED COTTAGES

KNOWN AS

"Valentine's Cottages," Tannery Lane, Send

Close to the Village, in good repair, and with a frontage of about 50 feet; built of brick, with slate roof.

Each contains: Sitting Room (with fireplace), Kitchen (fitted range and cupboard), Scullery (with sink and copper), Larder, Two Bedrooms (with fireplaces and cupboards), Boxroom.

Outside: E.C. Coal Shed.

(The Shed, with concrete floor, and Glasshouse at No. 2 are claimed by the Tenant.)

Co.'s Water, Gas and Electric Light.

Large Gardens, especially to No. 2, which is particularly attractive.

Both Let on Weekly Tenancies, as follows:—No. 1 to Mrs. Craddock at 8/-; No. 2 to Mr. S. Mathias at 8/3d. Thus producing

Per £42 5s. 0d. Annum

(Landlord paying Rates, £11 4s. 6d., and Land Tax, 15/2d. per annum).

LOT 10.

BLOCK OF FIVE COTTAGES

KNOWN AS

"Lucas's Cottages," Tannery Lane, Send

Occupying a prominent position in the Village, with a frontage to the Village Street and Tannery Lane of about 245 feet. Built of brick, cement rendered, and with tiled roofs.

Each contains: Living Room (with fireplace), Kitchen-Scullery (with sink)—fireplaces to Nos. 3, 4, 5, ranges to Nos. 1 and 2—Larder, Two Bedrooms.

Outside: Outhouse. E.C.

Co.'s Water and Gas, also Electric Light to Nos. 1 and 2. Good Gardens.

All Let on Weekly Tenancies, as follows:—No. 1 to Mrs. Smallbone at 6/-; No. 2 to Mrs. Masters at 6/-; No. 3 to Mr. S. Stanley at 6/-; No. 4 to Mrs. Monk at 6/-; No. 5 to Mr. W. Faithful at 6/-. Thus producing

Per £78 0s. 0d. Annum

(Landlord paying Rates, £18 17s. 10d., and Land Tax, about £1 6s. 3d., per annum).

All these Cottages are registered as decontrolled.

HERITAGE WALKS ARCHIVE DOCUMENT

E. A. Kelly
£360

LOT 11.

PAIR of Well-Placed SEMI-DETACHED COTTAGES

KNOWN AS

**“Tilmore” & “Wilson’s Corner” Cottages
SEND ROAD, SEND**

Close to the centre of the Village, with a frontage of about 45 feet and a depth of about 180 feet; built of brick, cement rendered, with slate roofs, and partly creeper clad.

Each contains: Sitting Room (with fireplace), Scullery (with sink and range), Pantry, Two Bedrooms (with fireplaces).

Outside: E.C. Coal Store.

(The two boarded and galvanised Sheds are claimed by the Tenants.)

Co.’s Water. Gas connected to “Tilmore.”

Large Gardens.

Both Let on Weekly Tenancies, as follows:—“Tilmore” to Mrs. Heath at 8/-; “Wilson’s Corner” to Miss Charman at 6/1d. Thus producing

Per £36 12s. 4d. Annum

(Landlord paying Rates, £7 12s. 6d., and Land Tax, about 10/6d., per annum).

“Tilmore Cottage” is registered as decontrolled.

£520. Holly

LOT 12.

AN ATTRACTIVELY PLACED OLD PROPERTY

formerly one Residence, known as

**"Holly" & "Box" Cottages, May's Corner,
SEND**

Occupying a valuable corner site of about one-third of an Acre, with a frontage to the Send-Ripley and Send-Guildford Roads of about 260 feet. In good repair, built of mellowed brick, with slate roof, and partly creeper clad.

The Accommodation is: HOLLY COTTAGE—Two Sitting Rooms (one with fireplace and one with range), Scullery (with sink and gas copper), Cupboards, Three Bedrooms (two with fireplaces). Off the Scullery is a Lean-to, with Bath.

Outside: E.C. Coal House. Large pretty Garden, with Lawn.

BOX COTTAGE—Living Room (with range), Scullery (with sink), Two Bedrooms (one with fireplace).

Outside: E.C. Coal House. Large Garden.

(The galvanised Shed is claimed by the Tenant.)

Co.'s Water. Gas to both Cottages. Electric Light to "Holly Cottage."

Both Let on Weekly Tenancies, as follows:—"Holly Cottage" to Mr. W. Burns at 12/-; "Box Cottage" to Mr. J. Pullen at 7/-. Thus producing

Per £49 8s. 0d. Annum

(Landlord paying Rates, £10 2s. 1d. per annum).

"Holly Cottage" is registered as decontrolled.

Note.—The two Cottages lend themselves admirably for reconversion into one House of some character. There is ample room for the building of another Cottage. The Zoning on this Lot is 6 houses to the acre.

LOT 12.

PAIR OF SEMI-DETACHED COTTAGES

KNOWN AS

"Myrtle Cottages," Send Road, Send

Overlooking the Recreation Ground, built of brick, cement rendered, and with slate roof. Frontage of about 44 feet and a depth of about 150 feet.



LOT 12. HOLLY AND BOX COTTAGES.



LOT 15. INSTITUTE COTTAGES.



LOT 17. CHURCH COTTAGES.



LOTS 19 AND 20. NOS. 128 AND 126, HIGH STREET, OLD WOKING.

HERITAGE WALKS ARCHIVE DOCUMENT

Each contains: Living Room (with fireplace), Store Room, Kitchen (with range), Cupboard under stairs, Larder, Scullery (with sink and copper), Two Bedrooms (with fireplaces).

Outside: Coal House and Shed. E.C.

Co.'s Water, Gas and Electric Light. Good Gardens.

One is let to Mrs. Nunn at 6/10d. per week; the other is sold with the benefit of vacant possession (for the purpose of Sale the rent has been estimated at 10/- per week). Thus producing

Per £43 15s. 4d. Annum

(Landlord paying Rates, £8 14s. 8d. per annum).

The empty Cottage is registered as decontrolled.

HERITAGE WALKS ARCHIVE DOCUMENT

£350 Gorse
LOT 14.

PAIR OF SEMI-DETACHED WELL-BUILT COTTAGES

KNOWN AS

"Oak Cottages," Send Road, Send

Close to the centre of the Village, overlooking the Recreation Ground. Built of brick, partly cement rendered, and with slate roof. Frontage of about 49 feet and a depth of about 150 feet.

Each contains: Living Room (with fireplace), Kitchen (with range), Scullery (with sink and copper), Three Bedrooms (one with fireplace).

Outside: Coal House. E.C. (for the two).

Company's Water and Gas. Good Gardens.

Let on Weekly Tenancies, as follows:—"Oak Cottage" to Mr. G. Faithful at 8/-; "Gorse Cottage" to Mrs. Giles at 6/10d. Thus producing

Per £38 11s. 4d. Annum

(Landlord paying Rates, £9 11s. 3d. per annum).

"Oak Cottage" (Faithful) is registered as decontrolled.

2350
J 400

LOT 15.

An Attractive PAIR OF SEMI-DETACHED COTTAGES

KNOWN AS

“Institute Cottages,” Send Road, Send

(Adjoining Lot 14.) Built of brick, with slate roof, bay windows and creeper clad. Frontage of about 36 feet and a depth of about 150 feet.

Each contains: Sitting Room (with fireplace), Kitchen (with range and cupboard), Scullery (with copper and sink), Two Bedrooms and a Boxroom.

Outside: Coal Shed. E.C.

(The Garden Sheds are claimed by the Tenants.)

Company's Water and Gas. Small Gardens.

Let on Weekly Tenancies, as follows:—One to Mr. W. Garment at 7/6d.; one to Mrs. Reed at 7/6d. Thus producing

Per £39 0s. 0d. Annum

(Landlord paying Rates, £9 11s. 3d. per annum).

LOT 16.

PAIR OF SEMI-DETACHED COTTAGES

(next to Lot 15) known as

“Lucas's Cottages,” Send Road, Send

Built of brick, partly cement rendered, with slate roof. Frontage of about 42 feet and a depth of about 150 feet.

Each contains: Sitting Room (with fireplace), Kitchen (with range and cupboard), Scullery (with sink and gas copper), Three Bedrooms.

Outside: Coal House. E.C.

(The Sheds are claimed by the Tenants.)

Company's Water and Gas. Useful Gardens.

Let on Weekly Tenancies, as follows:—One to Mr. Breward at 8/-; one to Mr. H. Faithful at 6/10d. Thus producing

Per £38 11s. 4d. Annum

(Landlord paying Rates, £9 11s. 3d. per annum).

Mr. Breward's Cottage is registered as decontrolled.

£375.

2-1 Solo-

LOT 7.

A CREEPER-CLAD INTERESTING OLD HOUSE

(now converted into three dwellings) known as

**Nos. 1 to 3 Church Cottages, Church Street,
OLD WOKING**

Occupying a quiet and secluded position near to the Church, and built of brick, cement faced and pebble dashed, with tiled roof. Frontage of about 37 feet and depth of about 70 feet.

No. 1 Cottage contains: Entrance Porch, Two Sitting Rooms (with fireplaces), Kitchen (with range and sink), large Pantry, Cellar and Coal Store, Four Bedrooms and a Boxroom.

Outside: Garage. Store Shed. W.C. Yard.

No. 2 Cottage contains: Kitchen-Living Room (with range), Larder, Coal Cellar, Two Bedrooms (one with fireplace and cupboard).

Outside: Washhouse (with sink and copper). W.C. Yard.

No. 3 Cottage contains: Kitchen-Living Room (with range), Scullery (with gas copper), Coal Cellar, Two Bedrooms (one with fireplace).

Co.'s Water. Gas. Electric Light. Main Drainage.

Two Let on Weekly Tenancies, as follows:—No. 1 to Mr. C. H. Hill at 9/10d.; No. 2 to Mr. J. Bonnor at 6/6d. No. 3 is sold with the benefit of vacant possession (for the purpose of Sale the Rent has been estimated at 7/6d.). Thus producing

Per £61 19s. 4d. Annum

(Landlord paying Rates, £14 13s. 8d. per annum).

Note.—This Property could easily again be converted into one attractive Residence.

Webb
£540 ✓
~~Not for sale~~
1940

LOT 18.

THE WELL-BUILT

DOUBLE FRONTED JACOBAN HOUSE

(now two Tenements) known as

Nos. 130 & 132, High Street, Old Woking
(formerly The Old Brewery House)

Occupying a valuable site in the centre of the Village, with a frontage of 43½ feet and a depth of nearly 300 feet. Substantially built of brick, with tiled roof, and dormer windows.

No. 132 contains: Entrance Hall, Two Sitting Rooms (with fireplaces), large Kitchen (with sink, copper and cupboards), Cupboard under stairs, Cellar, Three Bedrooms (with fireplaces) and Four Boxrooms.

Outside: W.C.

Long walled-in productive Garden down to the River Wey, forming an ideal retreat.

No. 130 contains: Small Hall, Sitting Room (with fireplace), Kitchen (with range and cupboards), large Scullery (with sink and gas copper), Three Bedrooms (all with fireplaces).

Outside: W.C. Small Garden.

Co.'s Water. Gas. Electric Light. Main Drainage.

No. 132 is Let on a Weekly Tenancy to Mrs. Saunders at the low rental of 13/-. No. 130 is sold with the benefit of vacant possession (for the purpose of Sale the Rent has been estimated at 15/- per week). Thus producing

Per £72 16s. 0d. Annum

(Landlord paying Rates, £17 8s. 10d., and Land Tax, 8/6d., per annum).

Note.—Many of the Rooms in the two Houses are panelled and there is much old oak.

Right of Way. The Purchaser of this Lot will be granted a Right of Way for all purposes, at all times, through the adjoining Yard, part of Lot 19, to the Garden gate on the Western boundary.

8875
Grove

LOT 19.

Centrally Situated HOUSE and SHOP PREMISES

KNOWN AS

No. 128, High Street, Old Woking

Occupying an important position, with a frontage of about 72 feet and a depth of about 310 feet, backing on to the River Wey.

Built of brick, partly tile hung and pebble dashed, with tiled roof, the House and Shop have the following accommodation :—

Kitchen-Living Room (with range), Sitting Room (now used as Store Room), Scullery (with sink and cupboards), W.C., Three Bedrooms (all with fireplaces), Shop with Office.

Outside: Lean-to galvanised Shed and Outhouse.

The Premises at the rear and Outhouses include:—Brick and tiled Storeroom. Slaughterhouse. Large Building built of brick, with pantile roofing, about 44ft. by 22ft. Another Building of brick, with slate roof, 42ft. by 15ft. Two Yards.

Co.'s Water. Gas. Electric Light. Main Drainage.

Long Garden at rear.

Let on Lease (expiring Michaelmas, 1940) to Mr. J. R. Fox, Butcher, at the very low rental of

Per £50 0s. 0d. Annum

payable quarterly, Tenant paying Rates and doing all repairs, with the exception of the range of Buildings at the South-East end of the Slaughterhouse.

Note.—The boarded Garage on the West (adjoining Lot 18) is the property of Mr. G. F. Lucas, who pays 1/- per week to Mr. Fox as rental.

This Lot is sold subject to the Right of Way across the Yard for the Owners of Lot 18, and also to a Right of Way across the Yard to the Owner of the adjoining property, "Weyside," to his Garden on the South, and to the Garage mentioned above.

Billy
£ 875

LOT 20.

Centrally Situated HOUSE and BUILDER'S PREMISES

KNOWN AS

No. 126, High Street, Old Woking

Next to Lot 19, with a frontage of about 39 feet and a depth of about 143 feet. Built of brick, partly pebble dashed, with tiled and gabled roof, and containing:—

Entrance Hall, Sitting Room (with fireplace and bay window), Kitchen-Living Room (with range and cupboards), Scullery (with sink and copper), Coal Store, Office, Three Bedrooms (all with fireplaces), Boxroom, Bathroom and W.C.

The Premises at the rear include:—Brick and tile 3-stall Stable (used as Store), with Carpenter's Shop over. Garage. *Galvanised and brick Show Room, lean-to Timber Store, boarded Store Shed, Paint Shop. (*All these are claimed to have been erected by the Tenant.) Yard.

Co.'s Water. Gas. Main Drainage.

Small front and rear Gardens.

Let on Lease (expiring Michaelmas, 1943) to Messrs. C. & S. Allwork, Builders and Undertakers, at the low rental of

Per £60 0s. 0d. Annum

payable quarterly, Tenants paying Rates and doing all repairs, excepting as to hot water apparatus and top lavatory.

HERITAGE WALKS ARCHIVE DOCUMENT

Billy
£ 560

LOT 21.

PAIR of Modern Superior SEMI-DETACHED VILLAS

KNOWN AS

Nos. 116 & 118, High Street, Old Woking

Very well placed, close to the centre of the Village, and well built of brick, partly rough cast, with slate roof and bay windows. Frontage of about 41 feet.

HERITAGE WALKS ARCHIVE DOCUMENT



LOTS 21, 22 AND 23. VILLAS, HIGH STREET, OLD WOKING.



LOTS 24 AND 25. VILLAS, HORSELL MOOR.

Each contains: Entrance Porch and Hall, Sitting Room (with fireplace), Kitchen (with range), Scullery (with sink and copper), Larder, Three Bedrooms (with fireplaces).

Outside: Coal Shed. W.C. Back Yard.

(The two Sheds at No. 118 and Wood Shed at No. 116 are claimed by the Tenants.)

Co.'s Water to both. Gas and Electric Light to No. 118. Main Drainage.

Front and rear Gardens (backing on to the River Wey).

Let on Weekly Tenancies at low rentals, as follows:—No. 116 to Mrs. Pullen at 10/4d.; No. 118 to Mr. H. E. Neighbour at 12/-. Thus producing

Per £58 ls. 4d. Annum

(Landlord paying Rates, £16 5s. 8d. per annum).

HERITAGE WALKS ARCHIVE DOCUMENT

530
? Insurance - £250-
LOT 22.

PAIR of Modern Superior SEMI-DETACHED VILLAS

KNOWN AS

Nos. 112 & 114, High Street, Old Woking

Adjoining Lot 21, and of similar construction. Frontage about 38 feet.

Each contains: Entrance Porch, Hall, Sitting Room (with fireplace), Kitchen (with range), Scullery (with sink and copper), Larder, Three Bedrooms (with fireplaces).

Outside: Coal Shed. W.C. Back Yard.

(The Shed at No. 112 is claimed by the Tenant.)

Company's Water. Gas. Electric Light. Main Drainage.

Front and rear Gardens (backing on to the River Wey).

Let on Weekly Tenancies at low rentals, as follows:—No. 112 to Mr. T. Bird at 10/4d.; No. 114 to Mrs. A. Bird at 10/4d. Thus producing

Per £53 14s. 8d. Annum

(Landlord paying Rates, £16 5s. 8d. per annum).

4. 10
8725

57 57 + 7 1/4
57 x 29 1/2 = 203 1/2

LOT 23.

BLOCK OF THREE SUPERIOR MODERN VILLAS

KNOWN AS

Nos. 106, 108 & 110, High Street, Old Woking

Adjoining Lot 22, and of similar construction. Frontage about 85 feet.

Each contains: Entrance Porch, Hall, Sitting Room (with fireplace), Kitchen (with range), Scullery (with sink and copper), Larder, Three Bedrooms (with fireplaces).

Outside: Coal Shed. W.C. Back Yard.

(The Chicken Run and House at No. 106 and the Cycle Sheds at Nos. 108 and 110 are claimed by the Tenants.)

Co.'s Water. Main Drainage. Gas to Nos. 106 and 110. Electric Light to Nos. 108 and 110.

Front and rear Gardens (backing on to the River Wey).

Let on Weekly Tenancies at low rentals, as follows:—No. 106 to Mr. A. J. Reid at 10/4d.; No. 108 to Mr. W. R. Mist at 10/4d.; No. 110 to Mr. Hizzy at 10/8d. Thus producing

Per £8l 9s. 4d. Annum

(Landlord paying Rates, £24 8s. 6d. per annum).

3 P. in
p 650

LOT 24.

BLOCK OF THREE VILLAS

KNOWN AS

**Nos. 21 to 23, Grove Villas, Horsell Moor,
Nr. WOKING**

Quietly yet centrally situated overlooking the Moor, and built of brick, partly pebble dashed, with slate roof. Frontage of about 52 feet.

Each contains: Hall, Sitting Room (with fireplace), Kitchen (with range), Larder, Scullery (with sink), Three Bedrooms (with fireplaces).

Outside: Coal House. W.C.

(The Sheds at No. 21 and the Glass House at No. 22 are claimed by the Tenants.)

Co.'s Water. Main Drainage. Gas. Electric Light to No. 21.

Small front and good rear Gardens.

Let on Weekly Tenancies, as follows:—No. 21 to Mr. C. Partington at 10/-; No. 22 to Mr. Aylesbury at 10/-; No. 23 to Mrs. Searl at 10/-. Thus producing

Per £78 0s. 0d. Annum

(Landlord paying Rates, 23 s. 0d. per annum.)

*to H. Aldridge
£1300*

LOT 25.

BLOCK OF SIX VILLAS

KNOWN AS

Nos. 24 to 29, Horsell Moor, Nr. Woking

Situated adjoining Lot 24, and of similar construction. Frontage of about 109 feet.

**Each contains:* Hall, Sitting Room (with fireplace), Kitchen (with range and cupboard), Scullery (with sink and gas copper), Three Bedrooms (with fireplaces).

Outside: Coal House. W.C.

(The Lean-to's at Nos. 24 and 27, and the galvanised and boarded Shed at No. 25, are claimed by the Tenants.)

**No. 24 has no Sitting Room. It is used as Shop Premises, and has a large Front Shop, with shelving and shop window.*

Co.'s Water. Main Drainage. Gas. Electric Light to Nos. 24, 25, 27 and 28.

Small front and good rear Gardens.

All Let on Weekly Tenancies, as follows:—No. 24, with Shop, to Mrs. Childs (General Stores) at 11/6d.; No. 25 to Mrs. Long at 10/-; No. 26 to Mr. T. Langston at 10/-; No. 27 to Mr. H. Boorman at 11/-; No. 28 to Mr. Shears at 12/-; No. 29 to Mr. Lee at 12/-. Thus producing

Per £172 18s. 0d. Annum

(Landlord paying Rates, £47 10s. 1d. per annum).

SPECIAL CONDITIONS OF SALE

1.—The property is sold subject to the National Conditions of Sale (Thirteenth Edition), a copy of which may be seen at the office of the Vendors' Solicitors, so far as the same are not inconsistent with the following conditions.

2.—The deposit shall be ten per cent. of the purchase money and shall be paid to Messrs. HEWETT & LEE, of Guildford, as Agents for the Vendors.

3.—Completion of the purchases shall take place at the office of Messrs. GILBERT H. WHITE & Co., of 18/20, Market Street, Guildford, the Vendors' Solicitors, on or before the 27th day of October, 1938.

4.—The Vendors are selling as Personal Representatives.

5.—The Vendors' title to the various Lots shall commence as follows :—

Lot 1. Conveyance on sale dated the 24th day of December, 1902.

Lot 2. Conveyance on sale dated the 7th day of June, 1883.

Lots 3 and 4. Conveyance on sale dated the 11th day of June, 1892.

Lot 5. Conveyance on sale dated the 3rd day of August, 1904.

Lot 6. Admission dated the 5th day of July, 1892.

Lot 7. Conveyance on sale dated the 27th day of June, 1893.

Lot 8. Conveyance on sale dated the 30th day of September, 1911.

Lots 9 to 11. Conveyance on sale dated the 10th day of June, 1889.

Lot 12. Conveyance on sale dated the 17th day of December, 1907.

Lot 13 to 16. Conveyance on sale dated the 29th day of September, 1887.

Lot 17. Conveyance on sale dated the 1st day of February, 1909.

Lot 18 to 23. Conveyance on sale dated the 21st day of June, 1901.

Lots 24 and 25. Conveyance on sale dated the 18th day of November, 1905.

Lot 6 was formerly copyhold. The Compensation Agreement extinguished the rights reserved to the Lord by Part 5 of the Twelfth Schedule to the Law of Property Act, 1922.

In certain Conveyances, the Vendors' Testator is described as Thomas Lucas instead of by his full name of Thomas George Lucas. The Purchaser shall assume that Thomas Lucas and Thomas George Lucas are one and the same person.

6.—The Purchaser shall admit the identity of the property purchased by him with that described in the muniments of title upon the evidence afforded by a comparison of the descriptions in the Particulars and such evidence (if any) as the Vendors can supply. The Vendors shall not be required to explain or reconcile any differences or discrepancies in the descriptions as to quantity or otherwise.

7.—Each Lot is sold subject to the existing tenancies thereof. The counterparts or copies of the leases or written agreements relating to Lots 5, 19 and 20 may be seen at any time prior to the sale at the offices of Messrs. HEWETT & LEE, Auctioneers and Estate Agents, of 144, High Street, Guildford, and the Purchaser whether he does or does not inspect the same shall be deemed to purchase with full notice of the said documents and of the terms of the tenancies notwithstanding any incomplete or inaccurate statement thereof in the Particulars or these Conditions. There are no written tenancies relating to the remainder of the Lots, and the Vendors shall not be required to furnish any information beyond that contained in the Particulars. In particular the Vendors shall not be required to furnish particulars of the net and standard rents of the properties or copies of any notices of increase of rent which may have been served under the Rent Restrictions Acts nor whether such properties are controlled under the Rent Restrictions Acts.

8.—Each Lot is sold and will be conveyed subject to and with the benefit of all easements or quasi easements now affecting the same. The Vendors shall not be required to define the said easements or quasi easements further than the same may be ascertained (if at all) by the Purchaser upon an inspection of the property or by enquiry of the respective Tenants.

9.—Lots 2, 7 and 18 to 23 (inclusive) are sold and will be conveyed subject to the covenants and restrictions affecting the same contained or referred to in the respective conveyances forming the roots of title to such Lots. Copies of the said restrictions may be inspected at the office of the Vendors' Solicitors prior to the date of sale or in the Auction Room at the time of sale.

10.—The Purchasers of Lots 2 and 7 shall enter into a covenant to observe and perform the said covenants and restrictions affecting the same and effectually to indemnify the Vendors and their estates and effects and the estate and effects of Thomas George Lucas in respect thereof.

11.—Lot 2 was formerly subject to the payment of a rentcharge of £104 per annum in favour of one Frederick Mayhew for his natural life. The said Frederick Mayhew died many years ago, and the Purchaser of this Lot shall not require or call for any evidence of his death and shall assume, as is the fact, that the said rentcharge is now extinguished.

12.—The Conveyances to the Purchasers shall contain such provisions as the Vendors' Solicitors shall consider necessary for giving effect to these Conditions.

$$\begin{array}{r} 19-11-4 \\ 1-15-0 \\ \hline 21-6-4 \\ 60-5-0 \end{array}$$

$$\begin{array}{r} 21-6-4 \\ 84-0-0 \\ 21-0-0 \\ \hline 63-0-0 \end{array}$$

$$\begin{array}{r} 41-7-4 \\ 45-0-0 \\ 9-0-0 \\ \hline 36-0-0 \end{array}$$

$$\begin{array}{r} 104 \\ 1248 \\ \hline 62-8-0 \end{array}$$

$$84 \times \frac{4}{45} = 336 \frac{1}{2}\%$$

$$\begin{array}{r} 336 \\ 315 \\ \hline 21 \\ 45 \end{array}$$

$$\begin{array}{r} 645-0-0 \\ 7\frac{1}{2}\% \end{array}$$

MEMORANDUM

$$\begin{array}{r} 1300 \\ 800 \\ \hline 500 \end{array}$$

$$\begin{array}{r} 1125 \\ 862-10-0 \\ \hline 262-10-0 \end{array}$$

$$\begin{array}{r} 1725 \\ 862-10-0 \\ \hline 862-10-0 \end{array}$$

$$\begin{array}{r} 1125 \\ 281 \\ \hline 44 \end{array}$$

I,
$$\begin{array}{r} 262-10-0 \\ 65-12-6 \\ \hline 328 \end{array}$$

$$\begin{array}{r} 850 \\ 450 \\ \hline 1700 \end{array}$$

of
$$\begin{array}{r} 328 \end{array}$$

 do hereby acknowledge that I have this day purchased the Property described as Lot _____ in the within Particulars for the sum of £ _____ and having paid to Messrs. HEWETT & LEE, of 144, High Street, Guildford, the sum of £ _____ as a deposit and in part payment of the said purchase money I hereby agree to pay the balance thereof and in all respects to complete the purchase according to the within Remarks and Conditions of Sale.

$$\begin{array}{r} 750 \\ 375 \end{array}$$

$$\begin{array}{r} 262-10-0 \\ 131-10-0 \\ \hline 403 \end{array}$$

$$\begin{array}{r} 262 \\ 87 \\ \hline 349 \end{array}$$

DATED this _____ day of _____ 1938.

Purchase Money ... £ _____
 Deposit Money ... £ _____
 Balance due ... £ _____

As Agents for the Vendors we hereby confirm the sale of the above and acknowledge the receipt of the said deposit.

Abstract of Title to be sent to—

HERITAGE WALKS ARCHIVE DOCUMENT

$$\begin{array}{r} 562-10 \\ 300 \\ \hline 262-10-0 \end{array}$$

$$\begin{array}{r} 262 \\ 87 \\ \hline 349 \end{array}$$