

SOUTH WEST OXFORDSHIRE

UPPER THAMES VALLEY



An eminent subject for conversion and modernisation

Near Fisher's Bridge,
Bampton, Oxfordshire

WITH ONE-THIRD OF AN ACRE

For Sale by Auction

THURSDAY, 1ST OCTOBER, 1964

HABGOOD & MAMMATT

(G. A. D. SUTCLIFFE, F.A.I.)

Chartered Auctioneers and Estate Agents

WITNEY, OXON.



SPECIAL CONDITIONS OF SALE

The property is sold subject to the Auction Particulars and to the following Special Conditions and to the National Conditions of Sale (17th Edition) so far as the latter conditions are not inconsistent with the following Special Conditions.

1. The Vendor's solicitors are Messrs. Crowdy & Rose, whose offices are situate at Faringdon, Berks.

2. Immediately after the sale the Purchaser shall pay to the Auctioneers as agents for the Vendor a Deposit of £10 per cent. on the amount of his purchase money and in part payment thereof and shall sign the Memorandum at the end of these Conditions.

3. The date for completion is one calendar month from the date hereof. The balance of the purchase money is to be paid on this date and if not so paid will carry interest at £6 per centum per annum until payment.

4. The Vendor is selling as Beneficial Owner.

5. The Title shall commence with a Conveyance on Sale dated 22nd April 1873 and made between John Wright of the one part and Rachael Bradshaw Clinch of the other part.

6. The property is sold subject to a restrictive covenant that no part of the land and premises hereby sold shall at any time hereafter be used for the manufacture sale storage or distribution thereon or therefrom of any intoxicating liquor whatsoever and no building now erected or hereafter to be erected thereon shall at any time be used or occupied as an inn public house beer house off licence club or hotel. The Purchaser will in the Conveyance to him covenant with the Vendor but by way of indemnity only to perform and observe the said restrictive covenant.

The property is sold subject to all matters registered or capable of registration as local land charges and to all Town Planning Schemes and provisions.

MEMORANDUM

I, the undersigned

of

in the County of _____ do hereby acknowledge myself to be the Purchaser of the property described in the foregoing Particulars for the sum of £ _____ having paid to the Auctioneers, Messrs. Habgood and Mammatt, the sum of £ _____ as a deposit and in part payment of the purchase money for the said property and I hereby agree to pay the remainder of the said purchase money and to complete the purchase in all respects in conformity with the above-mentioned foregoing Particulars and Conditions of Sale.

AS WITNESS my hand this _____ day of _____ 1964.

	£	s.	d.
Purchase Money	:	:	:
Deposit	:	:	:
Balance £	:	:	:

6d. Stamp

As Agents for the Vendor we hereby confirm this sale and as Stakeholders acknowledge receipt of the said Deposit.

2d. Stamp.

Abstract of Title to be sent to :

GENERAL REMARKS



Location: The property stands on the outer southern fringe of the small town of Bampton within Witney Rural District. Witney is 6 miles distant, Oxford 18, Faringdon 6.

Assessment: Gross Value £75. Rateable £46. Rates 9/6 in the pound.

The Yard (separately assessed) Gross £10. Rateable £5.

Condition of Repair: The property (once Licensed Premises) is being offered as a highly eligible unit for full-scale modernisation. Electricity is installed; main water and sewer are just at the front garden wall. The accommodation is considerable, providing either space for enlarging the house itself, or for separate staff quarters. With this in mind it is suggested that the lack of repair is of little consequence.

To View: Please apply to the Auctioneers, or direct to Mrs. Sollis at the property at reasonable hours.

PARTICULARS

The Freehold Property

situate at

Fisher's Bridge, Buckland Road, Bampton, Oxfordshire

comprises a Medium-sized Stone and Blue-slate House
containing:

Hall with staircase 18' x 6' 2".

Sittingroom 13' x 11' 6" with range, two cupboards
and fixed settle.

Kitchen 11' x 10' with range and cupboard.

Drawingroom 13' x 11' 4" with fireplace and twin
double cupboards.

Pantry 15' x 6' 2".

Rear Passage 13' 3" x 6' 2" leading to attached
cottage (see later).

On the First Floor

Interior Landing.

Bedroom 1 (front) 13' x 10' 9" with twin cupboards.

Bedroom 2 (front) 9' x 8' 4".

Bedroom 3 „ 13' x 10' 10" with twin cupboards.

Bedroom 4 (back) 13' x 6' 2".

Boxroom 11' 9" x 6' (no window).

Connected by passage at ground level is the

Cottage

of similar construction, which contains :

Entrance Room 12' 6" x 7' 9" with stairs.

Kitchen 12' 6" x 9' with fireplace and large cupboard.

Washhouse 15' 9" x 6' 9" with 2 coppers and pump.

Covered **Side Entrance** with lobby.

Two Coal or Fuel Stores 11' 6" x 7' 3" and
12' 9" x 8' 6".

Stabling for four, now partly used as wood store
with disused loft over.

First Floor Room 17' x 12' 9" with fireplace.

Services

Main electricity installed.

The main sewer and water supply are immediately
available.

THE LAND

bounded on the front by the Buckland Road and
on the rear by a pleasant full-flowing stream is
comprised in Part O.S. No. 408, area

·281 of an acre

with extensive vegetable garden, vehicular access and
a separate Yard, the latter being let with one-half
of the stabling to a local Wood Merchant, Mr. A.
Buckingham at a rent of 2/6 per week, tenant paying
rates.

With this small exception the property is sold with

Vacant Possession

on completion of the purchase.

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