

£2

FOR SALE AS A GOING CONCERN

Bampton, Oxfordshire

Prominently-sited Freehold

Garage Premises

with Commodious House, Lock-ups, Full
Equipment and Garage Proprietor's Business

To be sold by Auction on
Thursday, 3rd November, 1949

AUCTIONEERS :
MESSRS. HABGOOD & MAMMATT, WITNEY, OXON

150

By direction of Mr. C. G. Applegate

BAMPTON, OXFORDSHIRE

(Witney 6 miles, Faringdon 6, Oxford 17)

in a prominent situation close to the centre of the Town.

*Particulars and Conditions of Sale
of the Valuable*

Freehold Garage Premises At Cheapside, Bampton

including Shop, Eight-roomed Dwellinghouse, Main Garage, other Workshops, Lock-ups, considerable Fixed and Loose Equipment, 4 Petrol Pumps, and the Business of Garage Proprietor carried on by Mr. Applegate, who is giving up owing to ill-health.

Main Services except Drainage.

Stock at Valuation at Purchaser's option.

Possession of the whole (except the lock-ups)
on completion of purchase.

To be sold by auction by

HABGOOD & MAMMATT

At The Corn Exchange, Witney,
On Thursday, November 3rd, 1949, at 3 p.m.

SOLICITORS:

Messrs. Soanes & Welch,
Sheep Street,
Burford (Tel. 2232)
Oxford.

and at 26, Church Green,
Witney (Tel. 141)
Oxon.

AUCTIONEERS:

Messrs. Habgood & Mammatt,
Chartered Surveyors,
27, Market Square,
Witney (Tel. 33)
Oxon.

PARTICULARS

The Garage Premises at Cheapside, Bampton

comprise

Firstly

The DWELLINGHOUSE and SHOP

a substantial structure of stone roofed with Stonesfield slates and containing:

FRONT SHOP, double fronted, 11' 6" × 11' 6" plus extra window enclosure 7' × 4'. Street frontage 20' plus return frontage 10'. Fitted counter with showcase-top, wall cabinet and shelving.

PANTRY behind window extension.

LIVING ROOM with tiled fireplace and large glazed-front Dresser; 10' × 10' plus recess 8' × 6' 9".

SITTING ROOM with tiled fireplace and small glazed cupboard, 11' × 10' 10".

SIDE HALL with separate access to commercial portion at rear.

LOBBY 7' 6" × 6' 6" with 'phone extension.

KITCHEN with sink h. & c. and secondary staircase; 11' 8" × 7'.

BACK HALL with Elsan Compartment and Coalhouse (outside shoot).

Main STAIRS and LANDING with large hanging cupboard.

FRONT BEDROOM 10' 9" square; front and side windows.

SINGLE BEDROOM 9' × 7' 6"; one very large and other cupboards.

BEDROOM 11' square; tiled fireplace.

BEDROOM 11' 8" × 10' 6"; fireplace.

BATHROOM with bath and basin h. & c.; immersion heater in tank; 11' 3" × 10'.

OUTSIDE

Small walled Garden and a further piece of Garden with fruit trees (behind Garage).

SERVICES

Main water, gas and electricity.

Sink Drainage. Telephone. Elsan sanitation.

Domestic hot water by immersion heater.

Secondly

The GARAGE and Commercial portions

include

FORECOURT AND SIDE YARD with

3 "Wayne" Electric Petrol Pumps;

1 Manual Petrol Pump

(each pump being supplied from a 500 gal. tank)

1 "Kismet" Air Standard.

Outside Oil Cupboard.

Separate **Side Entrance** to Stores with counter flap and two show cases.

No. 3 STORE, 11' 6" with shelving.

No. 2 STORE, 11' 3" × 4' with shelving.

No. 1 STORE, 11' × 10' with shelving and racks and loft over.

OUTER OFFICE, fully glazed along one side; 13' 8" × 10'; fitted glazed cupboard, shelving, enquiry hatches, telephone, flap table and INNER OFFICE with shelving.

MAIN GARAGE 42' 6" × 21'; 13' to eaves, 15' to ridge.
Door height 10'. Concrete floor with inspection pit.
Corrugated iron construction, plenty of natural light, 8 electric light points. 8 power points. 2 air pressure points.

Fitted equipment includes:

Sand Bin and various cupboards.

Castrol type Overhead Swing-arm Lubricating Plant.

Tangye two-ton Hydraulic Lift No. 65.

WORKSHOP 14' × 10'; 2 Benches and Forge Bench; power, wall and ceiling points; fitted B.E.N. Model A.1 Air Compressor and Higgs 1¼ h.p. Electric Motor.

BATTERY ROOM 10' 3" × 7' 6" with marble and glass shelves.

OIL STORE 18' 6" × 11' 6".

LAVATORY with Elsan and handbasin.

BOILER HOUSE to supply heating to main Garage and Workshop (boiler out of order).

Leanto WORKSHOP 14' × 7' 6" fitted 14' bench.

Thirdly

There are two Blocks of corrugated-iron

LOCK-UP GARAGES

four let at 18/- per week total, plus £2.12.0 per quarter for the fifth, thus producing an income of

PER £57.4.0 ANNUM

There is a considerable quantity of

LOOSE EQUIPMENT

which the purchaser will be required to take to at a total Valuation of £220.0.0. A copy of the Inventory and Valuation will be produced in the Saleroom and may be inspected at the Auctioneers' Office 8 days prior to the Sale day during normal business hours.

The Valuable
STOCK - IN - TRADE

small hand tools, accessories and minor equipment as at date of completion, may be taken to by the Purchaser at valuation.

The benefit of the
**BUSINESS OF GARAGE PROPRIETOR,
CYCLE DEALER AND CAR HIRE SERVICE**
which has been neglected by the Vendor owing to ill-health but is capable of great improvement, is included in the Sale.

VACANT POSSESSION

of the whole (except lock-up Garages) will be given on completion and the property thus offers an unusual opportunity to secure well-sited business premises with ample living accommodation.

Rateable Value £67 @ 16/2 in the pound.

INSPECTION

Please apply Vendor in occupation, or telephone
Bampton Castle 288.

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the Law Society's Conditions of Sale (1934 Edition) (1949 Revision).
2. The Vendor's Solicitors are Messrs. Soanes & Welch whose office is at Sheep Street, Burford, Oxon.
3. The date fixed for completion is the 30th day of November, 1949. The balance of the purchase money (credit being given for the deposit of 10 per cent payable on the sale) is to be paid on that day and if not so paid will carry interest at 4 per cent until payment.
4. The Vendor is selling as absolute owner.
5. The title shall commence with a Mortgage dated the 16th June, 1934, made between Christopher Frederick Oliver Collett of the one part and George Ashton Heavens of the other part.
6. The tenure of the property and the estate term or interest sold are as stated in the Particulars of Sale and the property is sold
 - (a) with vacant possession on completion.
 - (b) subject to all Town & Country Planning Restrictions, Provisions, and conditions in operation or preparation and to any other relevant restriction, provision, condition, resolution, scheme, order, requisition, notice or requirement of any local or other competent Authority.
7. The property shall be at the sole risk of the Purchaser as to damage by fire tempest or otherwise as from the date of the Contract and Clause 23 of the General Conditions and Section 47 of the Law of Property Act 1925 shall not apply to this sale.
8. (i) The property is believed to be and shall be taken as correctly described as to quantity and otherwise, and any error, omission or mis-statement found in the particulars, sale plan, if any, or conditions shall not annul the sale, or entitle any Purchaser to be discharged from his purchase, nor shall the Vendor or any Purchaser claim or be allowed any compensation in respect thereof: Provided that nothing in this condition shall entitle the Vendor to compel the Purchaser to accept, or the Purchaser to compel the Vendor to convey, property which differs substantially whether in quantity, quality, tenure or otherwise from the property agreed to be sold and purchased.
 - (ii) This condition shall take effect in substitution for Clause 31 of the General Conditions.

AGREEMENT

J,

of

hereby acknowledge myself to be the Purchaser of the Property described in the foregoing Particulars at the sum of £ and I have paid the sum of £ to Messrs. Habgood & Mammatt as a deposit and in part payment of the purchase money, I agree to pay the remainder thereof and to complete the Sale in accordance with the annexed Particulars and Conditions of Sale.

Dated this day of 1949.

Purchase Money ... £ : :

Valuation Money ... £ : :

Deposit £ : :

Balance £ : :

As Agents for the Vendors, we ratify this Sale, and acknowledge receipt of the above-mentioned deposit.

Abstract of Title to be sent to :