

No Bid



MALTON · YORKSHIRE

THE ATTRACTIVE RESIDENCE
21 THE MOUNT

Vacant Possession on 1st June, 1952

FOR SALE BY AUCTION AT

THE GREEN MAN HOTEL, MALTON

on Friday, 7th March, 1952, at 3 p.m. precisely

(SUBJECT TO CONDITIONS OF SALE)

Auctioneers

HENRY SPENCER & SONS
20 The Square, Retford, Notts. (Tel. 531-2)
91 Bridge Street, Worksop (Telephone 2654)
9 Norfolk Row, Sheffield (Telephone 25206)

Solicitors

PEARSONS & WARD
Malton, Yorks.
(Tel. 247 and 248)

PARTICULARS OF SALE

The Attractive Residence

21 THE MOUNT · MALTON

Situated in a pleasant elevated position, in a quiet road and favourite residential neighbourhood, near the centre of Malton. The House stands well back from the road and is substantially built of stone with a slate roof.

It contains :

Ground Floor

ENTRANCE HALL, with storecupboard off.

CLOAK ROOM, with washbasin (*hot and cold water*) and
SEPARATE W.C.

DRAWING ROOM, 19 *ft.* by 14 *ft.*, with bay window overlooking the
Front Garden.

DINING ROOM, 14 *ft.* by 14 *ft.*, with service hatch to Kitchen.

KITCHEN, 14 *ft.* 6 *ins.* by 12 *ft.*, with boiler and built-in cupboards, serving
hatch to Dining Room.

SCULLERY, with sink (*hot and cold water*), electric cooker.

LARDER.

HOUSEMAID'S PANTRY, with sink (*hot and cold water*), fitted wall
cupboard and shelves.

GOOD CELLAR, with wine bins.

STAIRCASE rising from the Hall to

First Floor

LANDING, off which are

FRONT BEDROOM, 14 ft. by 14 ft., with fitted washbasin (*hot and cold water*), with BATHROOM No. 1 ADJOINING, with bath and pedestal washbasin (*both hot and cold water*), hot towel rail. The Bathroom also has a connecting door to Landing.

FRONT BEDROOM, 14 ft. by 14 ft., with attractive brick fireplace, built-in clothes cupboard.

BEDROOM, 14 ft. 6 ins. by 10 ft. 3 ins., with fireplace.

BEDROOM, 14 ft. 3 ins. by 14 ft., with fireplace.

BATHROOM No. 2 (on Half Landing), with bath and washbasin (*both hot and cold water*). The Bathroom is partially tiled.

SEPARATE W.C.

Second Floor

BEDROOM, 17 ft. 6 ins. by 13 ft. 6 ins., with tiled fireplace and built-in cupboards.

BEDROOM.

SMALLER BEDROOM, with Lobby off. BOXROOM.

ELECTRIC LIGHT (*with plugs in the principal rooms*), MAIN WATER AND DRAINAGE

THE STONE-BUILT OUTBUILDINGS

comprise

Coalplace, Storeplace, Boiler House, Larder, 2 Strong Wooden Storesheds, 18 ft. 6 ins. by 8 ft. 6 ins. (*approx.*)

An Excellent Garden

fringed by trees and with good sized Front Lawn and Flower Beds. Room for Tennis Court on the far side. Small Kitchen Garden.

The House is semi-detached and held on a 99 years Lease from Earl Fitzwilliam's Malton Estate Company from April 6th, 1864, at a ground rent of £4 per annum and a further 15 years Lease from 1963 at a ground rent of £10 per annum. The ground formerly used as a Tennis Court is held on an annual tenancy at a rent of £4, the benefit of which will be assigned to the Purchaser subject to the consent of the Landlord being obtained.

VACANT POSSESSION ON 1st JUNE, 1952

Rateable Value £48.	General Rate	£51 4s. 0d.
	Water Rate and Rental	£ 9 3s. 0d.
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		£60 7s. 0d.
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Written permission to view from either the Auctioneers or Solicitors.

SPECIAL CONDITIONS

1. The property is sold subject to the Edition and Revision of the Law Society's Conditions of Sale current at the date of this contract, so far as they are not varied by or inconsistent with these Conditions.

2. The Vendor's Solicitors are Messrs. Pearsons & Ward, whose office is at Malton, Yorkshire.

3. The deposit shall be at the rate of £10 per cent. on the purchase money and shall be paid to the Vendor's Solicitors as stake-holders.

4. The date fixed for completion is the 1st day of June 1952.

5. The Vendor is selling as Beneficial Owner.

6. The Abstract of Title shall commence as to part of the property with a Lease dated the 7th day of April 1864 and made between The Right Honourable William Thomas Spencer Earl Fitzwilliam of the one part and Paul Hickes of the other part and shall continue with an Assignment dated the 1st day of June 1920 made between James Wilson of the one part and George Archibald Maxwell of the other part and as to other part of the property with a Lease dated the 27th day of July 1927 made between Mary Anne Parke and Ethel Kate Parke of the one part and the Vendor of the other part.

7. The tenure of the property edged red on the attached plan is for a term of years terminating on the 5th day of April 1978 granted by the said Lease dated the 7th day of April 1864 and a Supplemental Lease dated the 22nd day of September 1950 at the yearly rent of £2 until the 6th day of April 1963 and thereafter at the yearly rent of £10. The property edged blue on the attached plan is held on a yearly tenancy on the terms of a Lease dated the 27th day of July 1927 which expired on the 5th day of April 1945 at the yearly rent of £4 and the benefit of the said tenancy will be assigned to the Purchaser subject to the consent of the Landlord being obtained.

8. The property is sold on the footing that there is no development thereon in contravention of the Town and Country Planning Act 1947, and that the permitted use under the said Act is use as a private dwellinghouse and curtilage.

The sale does not include the right to receive any payment under Part VI of the Town and Country Planning Act, in respect of the interest sold.

9. The property is sold subject to the exceptions and reservations covenants and conditions contained in the said Leases so far as they relate to or affect the property contracted to be sold. The said Leases will be produced at the sale and the Purchaser shall be deemed to purchase with the full knowledge of the contents thereof.

10. Vacant possession of the property will be given on completion.

