

THE TAKELEY PARK ESTATE, Near BISHOPS STORTFORD, HERTS.

Plan, Description, Particulars & Conditions of Sale OF SOME

Very Valuable SHOP PLOTS ON THE MAIN ROAD, AND A NUMBER OF

Freehold Villa & Garden Plots, Which will be offered by Auction by

MR. J. BROOKE STEWART

In a Marquee on the Estate, On dates to be announced on separate Bills, and in the Daily Newspapers.

For Rail and Lunch Tickets to attend the Sales on the Estate, apply to

Mr. J. W. HUMM (the Vendor), at the Offices, 65, Harford Street, Mile End, E.

On the Auctioneer - Mr. J. BROOKE STEWART, at 4, Fenchurch Buildings, London, E.C.

Lots for Sale on other Estates at PITBSA, BASILDON, YANBY, BUCKLEY and FAMBLEDGE, ESSEX, AND The Stanley Park Estate, HEADCORN, KENT.

APPLY FOR PARTICULARS AS ABOVE. JOHN A. EYLES, Printers, 26a-28a, Old Street, E.C.

CONTRACT.

I, do hereby acknowledge myself to be the Purchaser of the property mentioned in the within Particulars and shewn on the plan as Plot of Sale, for the Price of £ prescribed by the Fourth Condition of Sale, and that I have paid the sum of £ which includes the money payable as aforesaid, and I hereby agree with the Vendor to pay to him the balance of the said purchase-money and the money payable as aforesaid, and the money payable as aforesaid, by way of deposit, and in part payment of the said purchase-money and the money payable as aforesaid, by sixteen equal quarterly instalments on the usual quarter days beginning on the quarter day next after the date hereof, and to pay with each instalment interest at the rate of five per cent. per annum on the balance of purchase-money, and of the money payable as aforesaid from time to time due, and to complete the said purchase-money as aforesaid.

Table with columns: AS WITNESS MY HAND, this day of, Purchase money, £1 per Plot, as provided by Condition No. 4, Deposit, Balance.

As Agent for the Vendor, JAMES WALTER HUMM, I hereby confirm this Sale, and acknowledge the receipt of the deposit above mentioned.

STIPULATIONS.

- 1.—No person shall advance a less sum at any bidding than shall be named by the Auctioneer at the time of Sale, nor retract a bidding, and if any dispute arise as to the last or best bidding, the lot shall be put up again at a former bidding. The Vendor reserves the right to bid for or to buy in his own name, or to do so by his agent, and to alter or re-arrange any lot or lots at any time before such lot or lots shall have been actually put up.

CONDITIONS OF SALE.

- 1.—Each Purchaser shall, immediately after the Sale, pay to the Auctioneer a deposit of £20 per cent. on the amount, and in part payment of the purchase-money, and sign the adjourned Contract for completing the purchase, and pay to the Auctioneer the remainder of the purchase-money within one month of the date of the said contract, and if he fails to do so, the contract shall be void, and the Vendor shall be at liberty to sell the property to any other person, and the Vendor shall be bound by the same, but the Vendor reserves the right to deal with any portion of the Estate (part of which is now being offered for sale) independently of such stipulations and restrictions, and the Vendor shall not be bound by any such stipulations, or to delay the completion of his purchase in respect of any such stipulations, and the Vendor shall not be bound to refund any such deposit, or to return any such money, or to do so in any manner, and the Vendor shall be at liberty to sell the property to any other person, and the Vendor shall be bound by the same, but the Vendor reserves the right to deal with any portion of the Estate (part of which is now being offered for sale) independently of such stipulations and restrictions, and the Vendor shall not be bound by any such stipulations, or to delay the completion of his purchase in respect of any such stipulations, and the Vendor shall not be bound to refund any such deposit, or to return any such money, or to do so in any manner.

- 1.—The description of the lots as stated in the particulars and the dimensions and situation thereon, on the Sale Plan are believed to be correct, and the Vendor shall not be held responsible for any deficiency in any deficiency in any of the quantities stated, or any error in the plan, or any variation of boundary or other discrepancy (if any). The Vendor shall not be required to furnish any evidence of the identity of the property shown on the plan and included in the present sale with that or any of that described in the documents of title other than a comparison of the descriptions and plans may respectively afford. Every purchaser shall be assumed to have inspected before the sale the lots offered therein, whether he has actually done so or not, and no error, misdescription, waste, spoil or damage whatever, or to any lot, shall impugn the sale nor shall any compensation be required or allowed in respect thereof.

MR. J. BROOKE STEWART Will offer for Sale by Auction, in a Marquee on the Estate, ON DATES AS ADVERTISED IN THE DAILY PAPERS, A FEW VALUABLE SHOP PLOTS ON THE MAIN ROAD FROM LONDON TO COLCHESTER, AND A NUMBER OF FREEHOLD VILLA AND GARDEN PLOTS, As Colored RED on the Plan on the other side.

The Estate is exceptionally suitable for the immediate erection of which are already in great demand in this rising locality, the present accommodation being totally inadequate for the fast rising population greatly attracted by the beauties and accessibility of the spot; therefore, with a view to the opening up and further development of this quickly growing Suburb, this Estate commends itself at once to the Investor and Speculator. From a Builder's point of view also thus the Estate commends itself at once to the Investor and Speculator.

THE TAKELEY PARK BUILDING ESTATE, NEAR BISHOPS STORTFORD, HERTS.

Is situate on the Main Old Roman Road leading from London to Colchester, and is about half a mile from the Town and Station from which it takes its name. The position of the property lends itself in every way for the purposes of development as a Building Estate, being situate on an elevated tabularland in a central position thus combining the flat surface necessary to the development of good class property with an invigorating and bracing atmosphere conducive to the health of residents. As will be seen by the plan on the other side

The Main Roads run on both sides of the Estate, thus making all parts accessible. The scenery and views to be obtained from the property are some of the finest in the country and beautiful walks and drives are easily obtainable. From a more practical point of view, however, it should be said that the Great Eastern Railway Company's Express Trains now make their first stop at Bishops Stortford down and run from that station up without a stop, so it is now possible to get to London in about an hour.

This of course is an important consideration for those whose business takes them to the great city. The fact, too, that Easton Park, the residence of the Countess of Warwick and land belonging to that lady is adjacent to and adjoining the Estate, should in itself be sufficient evidence that land in this district will become of great value and be in great request in the near future for the erection of substantial and high class residences. Dismow the town associated with the noted Annual Trial by a jury of maids and batchelors

to decide which particular married couple is most entitled to a fitch of bacon is also very near the Estate, so, as an extra inducement to prospective residents there would seem to be no reason why those about to retire should not at once purchase and settle down in this beautiful district, and thus secure the advantage of free breakfast bacon every morning for the rest of their lives. Apart from this, however, the Estate simple terms of payment set out in the Contract, an exceptional opportunity is now offered to enable such purchasers, both large and small, to secure this valuable freehold land so eminently Suitable for the immediate erection of Villas, Bungalows & Shops,

on such very easy terms that the possibility of becoming a freeholder is brought within the reach of everyone, at the same time introducing a perfectly safe and profitable investment for a certain future increase in value. THE PLOTS COLORED RED ON THE PLAN ARE NOW OFFERED FOR SALE. Particulars of Sale: The dimensions, description, situation, area and shape of all the Plots on THE TAKELEY PARK ESTATE, are shown on the Plan on the other side, and all Plots are sold as having the dimensions, position, and shape shown on such plan, these Particulars being for further identification and for shewing the particular roads upon which the Plots front.

Table with columns: Main Road, Hamilton Road, Warwick Road, Thornton Road, Stewart Road, Clarendon Road. Lists plot numbers and areas.

There are also 3 fine large Blocks of Lands Nos. 1, 2, 3, as shewn on the Plan on the other side, which are very suitable for garden or stable sites to or for the Villa Sites in front and will be sold with them.