



Whiteheads

By order of the Trustees

THE VILLAGE HALL
East Meon

With Planning Consent
For Three Houses

IN THE CENTRE OF THIS LOVELY VILLAGE

FOR SALE BY AUCTION
(unless previously sold by Private Treaty)

on THURSDAY 20th SEPTEMBER 1973

at the RED LION HOTEL, COLLEGE STREET, PETERSFIELD
at 3 p.m.

Solicitors

Messrs. Bolitho Way & Co., 15 King's Terrace, Portsmouth PO5 3AL. Tel. Portsmouth 20747

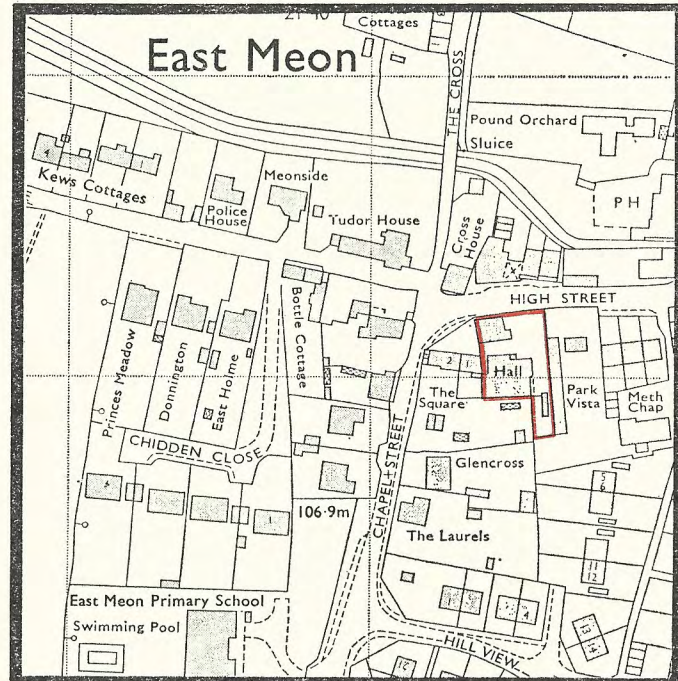
Auctioneers
WHITEHEADS

34 High Street, Petersfield. Telephone Petersfield 2691; or
Land Department, 154 London Road, North End, Portsmouth. Tel Portsmouth 68811

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Scale 1/2500

This plan is published for the convenience of intending Purchasers only. Although believed to be correct, its accuracy is not guaranteed and it does not form part of the Contract.



The site of the Village Hall and Caretaker's Cottage is shown edged red

This plan is for identification purposes only

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GENERAL REMARKS

THE VILLAGE HALL

East Meon

Situation

The site occupies a first class position in the picturesque village of East Meon, nestling in the hills at the head of the Meon Valley, five miles from the thriving shopping centre of Petersfield with its fast train service to Waterloo (68 minutes) and about fourteen miles from Portsmouth.

Services

Mains water and electricity and drainage available.

Tenure and Possession

The freehold is being offered for sale and vacant possession will be given on completion.

Buildings

The buildings at present on the site and until recently used as the Village Hall and Caretaker's Cottage will be included with the site and it will be the responsibility of the purchaser to arrange for their demolition and removal.

Local Authorities

Petersfield Rural District Council. Tel. Petersfield 2511.

Hampshire County Council, The Castle, Winchester. Tel. Winchester 4411.

Particulars

Whilst every care has been taken in the preparation of these particulars, all statements contained therein are made without responsibility on the part of the auctioneers or of the vendors. Any intending purchaser must satisfy himself as to the correctness of each of the statements contained in these particulars and neither the vendors nor the auctioneers give or make any representations or warranty in relation to this property.

PARTICULARS

THE VILLAGE HALL

East Meon

The site is located in the centre of the village of East Meon and has a frontage to the High Street of about 74' 6" and a depth of 96' 6" approx. There is an additional depth of 46' 6" approximately having width at the rear of about 22' 8".

PLANNING CONSENT

Planning Consent was granted on the 23rd May 1973 and an extract from the consent and conditions attached thereto are as follows:—

"In pursuance of their powers under the above-mentioned Act and Orders, the Council, as the local planning authority, hereby PERMIT the erection of a terrace of three houses and garages on site of the Village Hall and Caretaker's Cottage, East Meon, in accordance with your application dated 9.3.73 and the plans and particulars submitted in connection therewith as amplified by letter dated 13.4.73, and subject also to due compliance with the conditions specified hereunder:—

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. The access, including the footpath crossing and the piping of any ditch, shall be constructed and lines of sight provided and maintained to the satisfaction of the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1973, no building, structures or erection of any kind including walls, fences, hedges, trees, shrubs and drainage works shall be constructed or planted on the area coloured green on the approved plan without the consent of the Local Planning Authority.
4. The approved scheme for the parking, loading and unloading of vehicles shall be carried out to the satisfaction of and by a date approved by the Local Planning Authority.

The following conditions are also imposed on the grant of the permission to which this schedule is attached:—

5. The existing buildings shall be demolished and all resultant materials removed from the site before development in pursuance of this permission is commenced.
6. Unless otherwise stated, these conditions shall be complied with before the first dwelling is occupied.

The reasons for the foregoing conditions are:—

1. To comply with Section 41 of the Town and Country Planning Act 1971
2. In order to secure safe traffic conditions.
3. In order to allow for future road proposals.
4. In order to protect the amenities of the area."

A copy of the actual consent, together with a set of plans, can be inspected at the offices of the Auctioneers, 34 High Street, Petersfield, or Land Department, 154 London Road, North End, Portsmouth.

SPECIAL CONDITIONS OF SALE

1. The sale is subject to the following Special Conditions and to the General Conditions known as the National Conditions of Sale (Eighteenth Edition).
2. The prescribed rate of interest for the purpose of the said General Conditions shall be 12%.
3. A deposit of 10% of the purchase price shall be paid to the Auctioneers as agents for the Vendors immediately after the Auction.
4. The completion date shall be the 18th day of October 1973.
5. (a) The property forms part of the endowment of the charity known as East Meon Village Hall.
(b) The Vendors will convey as trustees of the said charity.
(c) The sale is made with the consent and under the authority of the Charity Commissioners for England and Wales.
6. The legal estate in the property is vested in the Official Custodian for Charities. The Conveyance to the purchaser will not be executed by the Official Custodian personally but will be executed by the charity trustees who are the vendors in the name and on behalf of the Official Custodian under the power conferred by section 17 (2) of the Charities Act 1960 or if the vendors so elect by two or more of them authorised for the purpose pursuant to section 34 of that Act. In conformity with the provisions of section 17 (5) of the said Act the conveyance shall be framed so as not to impose any personal liability on the Official Custodian under any covenant for title or otherwise.
7. The title to be deduced shall consist of official copies of (a) a Vesting Order of the said Charity Commissioners dated the 28th day of April 1950 vesting the title of the said property in the Official Trustee of Charity Lands (his successor by virtue of Section 48 (6) of the Charities Act 1960 being the Official Custodian for Charities) (b) the Order of the said Commissioners sanctioning the present sale and (c) a Statutory Declaration if the Purchaser so requires made by some competent person that the property was included in the said Vesting Order and has been in the possession of the trustees for upwards of thirty years which Declaration shall be prepared and furnished at the expense of the Purchaser and the Vendors shall not be required to furnish an abstract of any other documents or to produce any evidence of their title except as aforesaid.
8. The Purchaser shall admit the validity of the appointments of the Vendors who have been appointed under a Scheme dated the 28th day of April 1970 under the Seal of the said Commissioners and shall accept as correct a list of the trustees signed by their secretary.

VACANT POSSESSION ON COMPLETION OF THE PURCHASE

MEMORANDUM

I (We), the undersigned

of

do hereby acknowledge that I (we) have this day purchased the property described in the foregoing

Particulars of Sale at the price of £ and that I (we) have paid the sum of

£ to the Auctioneers Messrs. Whitehead as a deposit and in part payment

of the purchase money and I (we) agree to pay the remainder thereof and to complete the sale in

accordance with the foregoing Particulars of Sale and Conditions of Sale.

Dated this day of 1973.

Purchase money	£	.
Deposit	£	.
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Balance to be paid	£	.
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As agents for the Vendor,

we ratify and confirm the Sale, and, as Stakeholders, acknowledge the receipt of the above-mentioned Deposit.

Abstract of title to be sent to:—