

**TO BUILDERS AND SPECULATORS**

# FAWKHAM, KENT

One of the most picturesque parts of the Garden County of England. In the North-West Division of Kent and in the Union of Dartford.

**ONLY 23 MILES FROM THE CITY OF LONDON, AND ABOUT 5 FROM GRAVESEND**  
situate upon the Main Line from London to Chatham, Dover, Margate, etc.

## THE FAWKHAM PARK BUILDING ESTATE

Almost adjoining Fawkham Railway Station, 8 miles from Dartford, 10 from Chatham, and only a short distance from Swanley, Chislehurst, Bromley, etc.

# Messrs. PAYNE, TRAPPS & Co.

Will sell by Auction in a MARQUEE, upon the Estate,

**On WEDNESDAY, APRIL 24th, 1907**

At 1.30 o'clock

# 86 Choice Freehold Sites

Each about 25 feet Frontage and 200 feet in Depth

OR THEREABOUTS, ABSOLUTELY SUITABLE FOR THE

**Erection of Bungalow and Villa Residences**

Sold Free of Tithe and  
Land Tax

No Law Costs

Ten per cent. Deposit  
Balance by Instalments  
if desired

Five per cent. Discount  
for Cash



FAWKHAM RAILWAY STATION.

**ADMIRABLY ADAPTED AS A RESIDENTIAL DISTRICT FOR LONDONERS**

The Railway Service is good. Season Tickets 1/- per day.

Bound to become a  
Favourite Residential  
District  
One of the  
Healthiest Parts of  
Kent, the Garden  
of England

*Chd*

The Estate presents splendid opportunity for the Investment of Capital. Builders and Speculators should lose no time in putting up some **ATTRACTIVE VILLAS**. A Good and Profitable Remuneration must result therefrom. The Water Mains are laid past the Estate.

ALSO WILL BE OFFERED

## A CAPITAL FREEHOLD DOUBLE FRONTED RESIDENCE

Containing Nine Rooms, Bath Room, Usual Offices, Greenhouse, and exceptionally Large Garden.

**SPECIAL TRAIN ARRANGEMENTS.**—Intending Purchasers will leave Holborn Viaduct on day of Sale at 11.35; Elephant and Castle, 11.40; Herne Hill, 11.55  
A LIMITED NUMBER OF FREE TICKETS WILL BE ISSUED AND LUNCHEON PROVIDED.

Full Particulars may be obtained of

Messrs. G. READER & Co., Solicitors, Basilton House, Moorgate Street, London, E.C.

Messrs. PAYNE, TRAPPS & Co., Auctioneers, 11, Queen Victoria Street, London, E.C. (Telephone 6008 Back)

THE  
**Fawkham Park Building Estate**  
*FAWKHAM, KENT.*

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Practically adjoining Fawkham Railway Station. Situate in one of the most Healthy and Picturesque parts of THE GARDEN OF ENGLAND, with every facility afforded to enable the London Business Man to run up to Town and back daily. The Season Ticket costing £4 4s. per quarter, or One Shilling per day.

THE FAWKHAM PARK ESTATE must readily recommend itself as an IDEAL RESIDENTIAL PLACE. It commands unrivalled and extensive views of the surrounding country, and the locality is one of the healthiest in the Kingdom; situate only 7 miles from Gravesend, 8 from Dartford, 10 from Chatham, and a short distance from Swanley, Chislehurst, Bromley, Etc.

The Building Sites are sold free from Tithe and Land Tax, and there are no Law Costs; especial attention is drawn to the fact, that the Sites are unusually large, thus affording ample space for Good Gardens, etc.

The Estate presents splendid opportunities for the investment of capital, and no time should be lost in erecting some attractive Villas. A good and profitable remuneration must result therefrom.

# PARTICULARS

## SECOND PORTION.

### MAIN ROAD

- PLOT
- 370 **A very Choice Freehold Site**, having a frontage of 25 ft. and a depth of 181 ft. or thereabouts
- 371 **The Adjoining and Similar Plot**
- 372 A ditto ditto
- 373 **A Capital Freehold Corner Site**, having a frontage of 25 ft., and a depth or return frontage to the Woodland Avenue of 181 ft. or thereabouts

### WOODLAND AVENUE

- 385 **An Exceptionally Choice Block of Freehold Building Land**, having a frontage of 20 ft. increasing at the building line, possessing a depth of 220 ft. or thereabouts, and widening considerably at the rear
- 386 **The Adjoining and Similar Plot**, depth 200 ft. or thereabouts
- 395 **A very Choice Freehold Site**, having a frontage of 25 ft., and a depth of about 170 ft.
- 396 **The Adjoining and Similar Plot**, decreasing slightly in depth
- 397 A ditto ditto
- 398 A ditto ditto
- 399 A ditto ditto
- 400 A ditto ditto
- 401 A ditto ditto
- 402 A ditto ditto
- 403 A ditto ditto
- 404 A ditto ditto
- 405 A ditto ditto
- 406 A ditto ditto
- 407 A ditto ditto
- 408 A ditto ditto



Hartley Green on Estate

depth about 160 ft.

### THE OPPOSITE SIDE

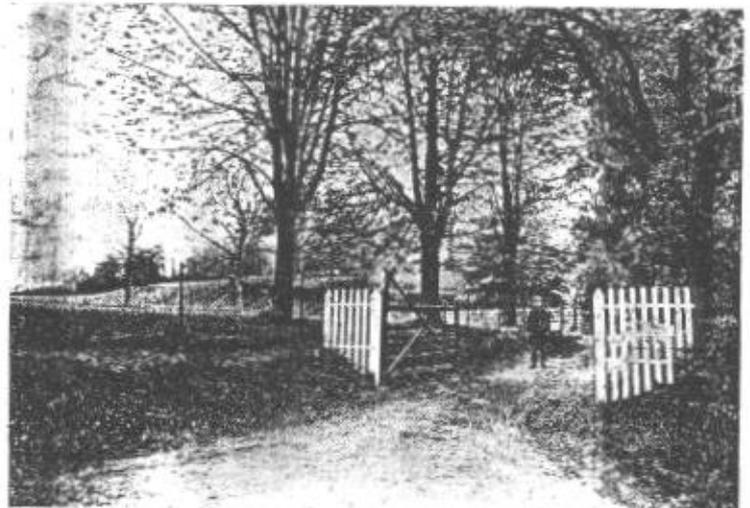
- PLOT
- 568 **A very Choice Valuable Freehold Site**, having a frontage of 25 ft., and a depth 200 ft. or thereabouts
- |     |                                       |     |                                       |
|-----|---------------------------------------|-----|---------------------------------------|
| 569 | <b>The Adjoining and Similar Plot</b> | 578 | <b>The Adjoining and Similar Plot</b> |
| 570 | A ditto ditto                         | 579 | A ditto ditto                         |
| 571 | A ditto ditto                         | 580 | A ditto ditto                         |
| 572 | A ditto ditto                         | 581 | A ditto ditto                         |
| 573 | A ditto ditto                         | 582 | A ditto ditto                         |
| 574 | A ditto ditto                         | 583 | A ditto ditto                         |
| 575 | A ditto ditto                         | 584 | A ditto ditto                         |
| 576 | A ditto ditto                         | 585 | A ditto ditto                         |
| 577 | A ditto ditto                         | 586 | A ditto ditto, decreasing in depth    |
- 587 **The Adjoining Choice Site**, having a frontage of about 48 ft., and a depth of 140 ft. or thereabouts, decreasing to a point at the rear
- 588 **The Adjoining and Similar Plot**

### CRESHAM AVENUE

- 589 **A very Choice Freehold Site**, having a frontage of 20 ft., and an extreme depth of 230 ft. or thereabouts, widening considerably at rear
- 590 **The Adjoining and Similar Plot**, depth about 200 ft.
- 602 **A Valuable Freehold Site**, having a frontage of 25 ft. and a depth of 200 ft. or thereabouts
- 603 **The Adjoining and Similar Plot**
- |     |         |       |
|-----|---------|-------|
| 604 | A ditto | ditto |
| 605 | A ditto | ditto |
| 606 | A ditto | ditto |
| 607 | A ditto | ditto |
| 608 | A ditto | ditto |
| 609 | A ditto | ditto |
| 610 | A ditto | ditto |
| 611 | A ditto | ditto |
| 612 | A ditto | ditto |
| 613 | A ditto | ditto |

### THE OPPOSITE SIDE

- 640 **An Extremely Valuable and Speculative Plot of Freehold Land**, possessing the important frontage of 200 ft., and an extreme depth of about 100 ft.
- 639 **The Adjoining Choice Block of Land**, having a frontage of 60 ft., and an extreme depth of about 125 ft.



View near the Estate

### THE OPPOSITE SIDE—Continued

- LOT  
 638 **The Adjoining Choice Freehold Site**, having a frontage of 40 ft., and a depth of 150 ft. or thereabouts
- 635 **A very Valuable Freehold Site**, having a frontage of 25 ft. and a depth of 180 ft. or thereabouts
- 634 **The Adjoining Plot**, having a frontage of 25 ft. and a depth of 200 ft. or thereabouts
- 633 **The Adjoining and Similar Plot**
- 632 A ditto ditto
- 631 A ditto ditto
- 630 A ditto ditto
- 629 A ditto ditto
- 628 A ditto ditto
- 627 A ditto ditto
- 626 A ditto ditto

### THE SILVERDALE AVENUE

- 502 **A very Choice and Valuable Freehold Site** having a frontage of 25 ft. and a depth of 210 ft. or thereabouts
- 503 **The Adjoining and Similar Plot**
- 504 A ditto ditto
- 505 A ditto ditto
- 506 A ditto ditto
- 507 A ditto ditto
- 508 A ditto ditto
- 509 A ditto ditto
- 510 A ditto ditto



View close to Station.

### THE OPPOSITE SIDE

- 500 **A very Valuable Freehold Building Site**, having a frontage of 25 ft., and a depth of 220 ft. or thereabouts
- 499 **The Adjoining and Similar Plot**
- 498 A ditto ditto
- 497 A ditto ditto
- 496 A ditto ditto
- 495 A ditto ditto
- 494 A ditto ditto
- 493 A ditto ditto
- 492 A ditto ditto
- 491 A ditto ditto

**LOT 1A.**

The New and exceptionally Well-built Brick and Slate

# Freehold Detached Double-fronted Residence

*(Of Pleasing Elevation)*

AND CONTAINING :—

**First Floor.**—Four Bedrooms and Bath Room, h. & c.

**Ground Floor.**—Good Entrance Hall, Drawing Room, Dining Room, Breakfast Room, Kitchen, Scullery, Pantry, Coal Cellar and W.C.

**Outside.**—Greenhouse with French Windows from Drawing Room.

The House stands upon Plots Nos. 26 and 27, First Portion of the Fawkham Park Estate, and the ground possesses a frontage of

**65 feet to the Main Road, and a depth or return frontage to the Haverstock Drive of about 193 feet.**

The whole enclosed in a close pale fence and forming a **very choice and compact holding. The Water is laid on.**

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## SPECIAL CONDITIONS RELATING TO THE ABOVE LOT.

1. This Lot is offered for sale subject to the General Conditions of Sale as varied by these Special Conditions.
2. The provisions of Condition 2 of the General Conditions shall not apply to this lot except as regards the payment of the deposit.
3. No discount will be allowed to the Purchaser of this Lot.
4. The Purchaser of this Lot shall sign an agreement to complete the purchase according to the General Conditions of Sale, as varied by these conditions, and shall pay the remainder of the purchase-money within one month from the date of this sale at the Offices of the Vendor's Solicitors, Messrs. GHO. READER & Co., Basilidon House, Moorgate Street, London, E.C., at which time and place the purchase is to be completed.
5. The Purchaser shall, on the completion of the purchase, be let into possession as from the date of completion up to which day all outgoings (if any) will be discharged by the Vendor, the rents and outgoings being, if necessary, apportioned for this purchase; but, if from any cause whatever, other than the wilful default of the Vendor the purchase shall not be completed the Purchaser shall pay interest on the balance of the purchase-money at the rate of 5 per cent. per annum from that day until the completion of the purchase, but this stipulation is without prejudice to the rights of the Vendor under the last Condition of Sale.

# CONDITIONS OF SALE.

1.—The highest bidder for each lot shall be the purchaser thereof. No person shall advance at each bidding a less sum than shall be named by the Auctioneer at the time of sale, nor retract a bidding. If any dispute shall arise as to the last or best bidding, the lot shall be put up again at the first undisputed bidding, or the Auctioneer may determine the dispute. The vendors reserve the right to bid by themselves or their agents, and to withdraw, consolidate, alter or re-arrange any lot or lots at any time.

2.—The purchaser of each lot shall immediately after the sale pay to the Auctioneers a deposit of £10 per cent. on the amount and in part payment of his purchase money, and sign an agreement for completing the purchase in the form following these conditions, and shall pay the remainder of his purchase money with interest to the vendors, Messrs. PAYNE, TRAPPS & Co., 11, Queen Victoria Street, E.C., as provided by the said agreement. Each purchaser shall on payment of his deposit be let into possession of the lot purchased by him, and up to that day all outgoings shall if necessary be apportioned. Each lot sold shall from and immediately after the sale be at the purchaser's risk as to any waste, damage or trespass that may be committed thereon. Any purchaser wishing to avoid or stop the accrual of interest on his purchase money may, at any time, pay the whole of such purchase money to the vendors, and thereupon all interest thereon shall cease.

3.—The property was formerly part of the Estates of the late Sir WILLIAM CHANCE, and was with other lands recently purchased by the vendors, on which occasion the title thereto was fully investigated and approved. The vendors will at their own expense through their Solicitors, Messrs. GEORGE READER & Co., of Basilton House, Moorgate Street, E.C., deliver or send by post to each purchaser, whether requiring a free conveyance as hereinafter provided or not, an Abstract of their title to the property commencing with the Will dated 16th October, 1897, of JAMES TIMMINS CHANCE, the father of the late Sir WILLIAM CHANCE, and the Purchaser shall assume without evidence that the said J. T. CHANCE died seized in fee simple, free from encumbrances of the land now offered for sale, and shall not require any evidence as to the title prior to the date of the said Will. As, however, this restriction is only made to prevent expense to the vendors, any purchaser who shall desire to investigate the Title prior to the said Will, he shall be entitled to have furnished to him, on payment of the sum of £3 3s., a copy of the abstract of the Title on which the vendors purchased the Estate, and to investigate such earlier title at his own expense in all things, and he shall pay the vendors costs of such investigation.

4.—The property is sold subject to all rights of way, water and other easements (if any) affecting the same. The vendors will at their own expense, redeem the title rent charge on all lots sold, and until such redemption is effected each purchaser shall accept the vendors covenant to pay the title rent charge (if any) as a sufficient indemnity, and the completion of any purchase shall not be delayed on account thereof. The property is believed to be free from land tax, but no evidence shall be required to be furnished in verification thereof, nor shall any purchaser make any objection or requisition in respect thereof, nor insist upon having a recital or statement in his conveyance that the land tax has been redeemed.

5.—The contents and dimensions of the various lots as stated in the particulars are believed and shall be taken to be correct, and if any error, mis statement, or omission shall be found in these conditions or in the particulars, the same shall not vitiate the sale, and no compensation shall be made or required in respect of any such error or omission, and the vendors shall not be required to furnish any evidence of the identity of the present with any former description of any lot beyond what may be afforded by a comparison of the monuments themselves, nor to reconcile differing descriptions.

6.—All objections and requisitions (if any) in respect of the title, abstract or particulars, or anything appearing therein shall be stated in writing and delivered to the vendors' solicitors within ten days after the delivery or posting of the abstract of title, and any requisition or objection not delivered in writing to the said solicitors within the said ten days, whether relating to the description or possession of the property, contract, title, or evidence thereof, conveyance or any other matter, shall be considered as waived, and in this respect time shall be deemed as of the essence of the contract. If any purchaser shall make any objection or requisition of any kind whatever which the vendors shall be unable or unwilling, whether on the ground of expense or otherwise, to remove or comply with, or shall commence any litigation, or threaten to do so, the vendors may by notice in writing to be given to such purchaser or his solicitor at any time, and notwithstanding any negotiation or litigation, annul the sale, and in such case the vendors shall within one week of the said notice return to the purchaser his deposit and any instalments he may have paid without interest, cost or damages, and the purchaser shall thereupon, if in possession, forthwith go out of possession of the lot or lots purchased by him.

7.—Any purchaser accepting the vendors' title and wishing to receive a conveyance free of expense (except stamp duty, which he shall bear) must send a request to this effect to the offices of the vendors' solicitors within ten days after the day of sale, in the absence of which request the purchase must be completed in the usual way, the vendors paying their costs, and the purchaser his. Any purchaser employing a solicitor on his own account shall pay the costs of such solicitor. If any purchaser of more than one lot shall desire to take more than one conveyance, he shall pay one guinea for each additional conveyance after the first (and stamp duty thereon). No purchaser shall be entitled to have his conveyance prepared by the vendors' solicitors or executed by the vendors until the whole purchase money and interest, costs, fees, and other monies of every description, for the time being due from such purchaser, have been paid into the hands of the vendors, and seven days' previous notice in writing at least shall be given to the vendors' solicitors by such purchaser requiring his conveyance to be prepared. Every conveyance, whether free or otherwise, shall be in the form, as nearly as circumstances will permit, of the form of conveyance which will be produced at the sale, unless the vendors' solicitors shall in their discretion see fit to vary the same. No purchaser shall require any notice of the sale or conveyance to or covenants with him to be placed on any of the documents.

8.—The several lots are sold subject to the stipulations hereafter mentioned, and the purchasers in their respective conveyances shall enter into proper covenants to observe and perform the same, and until the conveyances are executed the several purchasers shall be bound by and observe the same. The vendors, however, reserve the right at any time to alter or waive all or any of such stipulations as to any lot or lots remaining unsold at this or any subsequent sale, and also to make such alterations in the general plans or arrangement of the estate as they may think fit.

9.—Any person wishing to transfer his interest in any lot or lots purchased by him before his conveyance has been duly prepared and executed must for every such transfer pay the vendors' solicitors the sum of 10s. 6d. as transfer fee, and until payment thereof, the vendors shall not be bound by any notice of any transfer, and also shall pay any additional costs (if any) occasioned to the vendors by such transfer. In the case of any transfer the original purchaser shall remain liable to the vendors for the whole of the balance of the purchase money, and interest, costs, fees, and other moneys payable under his contract or the stipulations annexed, until payment thereof respectively.

10.—All documentary and other evidence called for by any purchaser shall, whether required for verification or completion of any abstract, or delivery to the purchaser, or for any other purpose, be had and obtained at the expense of the purchaser, and the tracing and getting in of any outstanding legal estate, if any such be required, and the production of all documents not in the vendors' possession, wherever the same may be deposited, and the obtaining of any covenant or acknowledgment for production of deeds shall be respectively done and obtained at the purchaser's expense, but the vendors do not bind themselves to obtain the same.

11.—If any purchaser shall fail to pay his deposit before leaving the place of sale, or shall make default in payment of the balance of the purchase money, or of any instalment of purchase money or the interest thereon for a space of 21 days after the day appointed for payment thereof respectively, the whole or the balance of the purchase money as the case may be shall immediately thereupon become due and payable to the vendors, and they shall be at liberty to take proceedings for the recovery thereof, and interest until payment or judgment, without being required first to tender a conveyance, but in the event of any part of such purchase money or interest or the costs of such proceedings not being recovered, it shall not prejudice the rights of the vendors under the last condition.

12.—All monuments of title in the possession of the vendors shall be retained by them, and they shall give to each purchaser a statutory acknowledgment of his right to production of such of the said monuments as relate to the lots purchased by such purchaser, and to delivery of copies thereof, to be prepared by and at the expense of the purchaser. Except in the case of purchasers taking a free conveyance.

LASTLY.—If any purchaser shall at any time before conveyance neglect or refuse to comply with any of the above conditions, or shall make default in payment of the purchase money or any instalment of purchase money or interest thereon for the space of 21 days after the day appointed for payment thereof, his deposit money and all instalments and other moneys paid by him shall be forfeited, and shall be retained by the vendors, and with the amount of expenses and deficiency (if any) on re-sale shall be considered as liquidated damages for such default, and the vendors shall be at liberty to retain the property in their own hands, and to use or dispose of the same for their own benefit, or to re-sell the same with or without notice to the defaulter either by public auction or private contract, and subject to such conditions as they may think fit, and as and when they may think proper, without the necessity of previously tendering a conveyance, and immediately upon any such neglect, refusal, or default, the vendors shall be entitled to possession of the property, and the purchaser shall, if in possession, forthwith go out of possession; and any deficiency on, and all expenses, attending such re-sale, and any expenses incurred by the vendors in consequence of the purchaser refusing or neglecting to vacate possession or otherwise occasioned by such default, shall be made good by the defaulter at this sale, and any increase in price shall belong to the vendors.

# STIPULATIONS.

- 1.—The purchaser is forthwith to make (if not already in existence) and afterwards to maintain a good and sufficient fence or hedge to the approval of the vendors, next to the roads, rights of way, and on the sides of his plot marked T, within the boundary, and the vendors reserve the right to graze or cut grass on such plot until fenced in. Any crops or farm produce growing or standing upon the lots offered for sale are not included in the sale.
  - 2.—No building is to project beyond the building line shown on the sale plan, and all houses shall be built facing the road on which the plot abuts.
  - 3.—The trade of an innkeeper, victualer, or retailer of wines, spirits or beer is not to be carried on upon any plot, except on plot marked Hotel Site.
  - 4.—No part of the land shall be used for the purpose of a cemetery, alien or pauper settlement or colony, tan yard, tip heap, or sewage farm, and no barracks, public slaughterhouse, manufactory for explosives, lunatic or other asylum or hospital, or workhouse, or reformatory school, or industrial home shall be erected on any part of the land.
  - 5.—No house, or part of a house shall be erected of less value than as follows: On main road plots, £300 for a detached house or £150 for a pair of houses; and on the other plots, £275 for a detached house, or £300 for a pair of houses. The value of a house is the amount of its net first cost in materials and labour of construction only, estimated at the lowest current prices. Only one house shall be erected on each plot.
  - 6.—No ballast shall be burnt or bricks made or burnt, and no noxious or offensive trade or manufacture carried on, nor any act or thing shall be committed or done which may become an annoyance, nuisance, or disturbance to the vendors or the neighbourhood.
  - 7.—No sand, gravel, clay, chalk or soil shall be removed from any plot except for the erection of buildings thereon, or any right of way granted or permitted across any plot.
  - 8.—The roads appearing on the plans other than the Main and Parish roads will be formed and rolled free of cost to the purchaser, and until the public authorities shall take upon themselves the repairs thereof, the owner of each plot shall pay his proportion of any repairs or cost of maintenance of such roads.
  - 9.—No caravan, house on wheels, or other chattel adapted or intended for use as a dwelling or sleeping apartment, or any booth, swing or roundabout shall be erected or used or be allowed to remain on any plot, and the vendors may remove and dispose of any such erection or thing, and for that purpose may break fences and forcibly enter on any land upon which a breach of this stipulation may occur, and shall not be responsible for the safe keeping of anything so removed or any damage thereto.
- N.B.—There is no compulsion to build within any specified time, and purchasers of shop plots are not called upon to erect shops on their lots, but no shops will be allowed except on shop plots. Subject to the consent of adjoining owners, the stipulation as to fencing would not be enforced by the vendors.*

## CONTRACT.

I, C. H. Mace of 93 Cornwall Rd Lambeth St do hereby acknowledge myself to be the purchaser of plots 638-639 & 640 described in the sale plan and particulars, at the sum of £60, and having paid to the Auctioneers the sum of £6 as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the said purchase money to the vendors, Messrs. PAYNE, TRAPPS & CO., 11, Queen Victoria Street, London, E.C., within one month from this date, or by nine equal quarterly instalments, payable on the 1st day of January, the 1st day of April, the 1st day of July, and the 1st day of October in every year, the first instalment to be paid on the 1st day of July next, together with interest in the meantime at the rate of £5 per cent. per annum, computed from the date of this Contract upon the balance from time to time remaining unpaid, and to complete the purchase according to the above Conditions of Sale, and subject to the stipulations above mentioned.

WITNESS my hand this 24 day of April 1907.

Purchase money	...£	<u>60</u>	:	:
Deposit	...	...£	<u>6</u>	:
Balance	...	...£	<u>54</u>	:

As Agents for the vendors, JOHN CHARLES PAYNE and GEORGE TRAPPS, we ratify the sale, and acknowledge the receipt of the said deposit on their behalf.

NOTE.—In the event of any purchaser completing his purchase within one month from the date of the sale, a discount of 25 per cent. of the amount of his purchase money will be allowed.

John Charles Payne  
George Trapps

