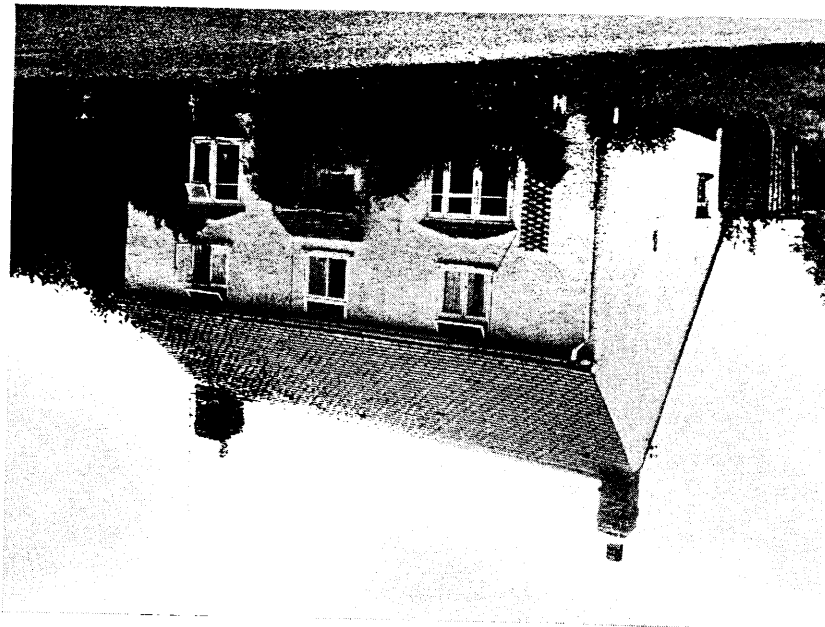


Auctioneers:
Cheffins, Grain & Chalk
73 High Street
Newmarket
Tel. 3228

Solicitors:
Fieldings
Silverwell House
Silverwell Street
Bolton, Lancs.

FOR SALE BY PUBLIC AUCTION OCTOBER 1973

An Attractive Cottage Property
with about 2 Acres



THE THREE TUNS
GREAT BRADLEY
SUFFOLK

A DELIGHTFULLY SITUATED COUNTRY PROPERTY FORMERLY A PUBLIC HOUSE
WITH GROUNDS OF ABOUT 2 ACRES.

FOR SALE BY PUBLIC AUCTION

ON WEDNESDAY, 3RD OCTOBER, 1973

AT 3.00 P.M.

AT THE RUTLAND ARMS HOTEL, NEWMARKET

(Unless previously sold by private treaty)

SOLICITORS:
Messrs. Fieldings,
Silverwell House,
Silverwell Street,
Bolton, BL1 1PL.

AUCTIONEERS:
Messrs. Cheffins Grain &
Chalk,
73 High Street,
Newmarket, CB8 8NA.
Tel: 3228

By direction of The Trustees

THE THREE TUNS

GREAT BRADLEY

SUFFOLK

PARTICULARS OF
A DELIGHTFULLY SITUATED COUNTRY PROPERTY

known as

'THE THREE TUNS', GREAT BRADLEY, NEWMARKET, SUFFOLK

Newmarket 8 miles

Haverhill 8 miles

Cambridge 17 miles

This is a detached cottage property formerly a small public house and now a private residence. It stands detached in a completely unspoiled position in the midst of open fernland with grounds of about 2 acres. The cottage is substantially built of brick under a recently re-tiled roof with rough cast rendered elevations. It was erected probably during the latter half of the nineteenth century. The sale offers an increasingly rare opportunity to acquire a detached dwelling with land. The accommodation is arranged on two floors as follows:

On the Ground Floor

ENTRANCE LOBBY

about 12'3" x 11'6", brick fireplace, 2 power points, wall light points.

SITTING ROOM

about 11'9" x 11'3", telephone, power point, 2 wall light points.

DINING ROOM

about 20'4" x 6'7", deep sink (H & C), range of floor to ceiling storage cupboards, wall cupboard, worktops with cupboards under. Room divider with shelves and cupboards, 2 power points, cooker panel, quarry tiled floor, nightstorage heater, door to cellar.

KITCHEN

Panelled bath, handbasin, W.C., wall heater.

BATHROOM

On the First Floor

Nightstorage heater, large storage space.

LANDING

about 12'1" x 12', 2 power points, telephone extension.

BEDROOM 1

about 12'2" x 9'8", power point.

BEDROOM 2

N.B. There is a useful cellar approached from the Kitchen.

/ ...

Asbestos/Tinber Garage.
Tinber and felt roofed Kennel.
Range of Kennels with concrete floors and runs and
electricity points.
Large asbestos clad building with storage loft over.
The grounds are a feature of the property with garden,
small orchard area and rough paddock. The whole
extending to about 2 acres.

OUTSIDE

GENERAL REMARKS AND STIPULATIONS

SITUATION

The property is situated in a completely unspoilt rural part of Suffolk about eight miles from Newmarket.

VIEWING

Viewing may take place only by prior appointment through the Agents. Prospective purchasers are warned that a number of dogs are at present kennelled on the property and are therefore asked to comply strictly with the viewing arrangements.

LICENCE

The property has been used as dog kennels and a licence was granted, but would require renewal.

TENURE

The property is freehold.

OUTGOINGS

Rateable Value £145. Rates paid per annum including water £37-52.

SERVICES

Main water and electricity are connected. Drainage is to septic tank. A telephone is installed.

PHOTOGRAPH

The photograph on the cover of the brochure shows the front of the cottage. The land extends to the right hand side of the picture and to the rear to form a rectangle.

PLAN

A plan of the property may be viewed at the Agents' offices in Cambridge or Newmarket.

ENQUIRIES

All enquiries to be made to the Newmarket office.

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DIRECTIONS

From Newmarket take the Dullingham road and beyond Dullingham turn left for Haverhill (E1061). On reaching Great Bradley turn left at 'The Fox' and 'The Three Tuns' is about 1/2 mile away on the right hand side of the road.

PARTICULARS

- (a) The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor Messrs. Chertins Grain & Chalk, the Auctioneers, are responsible for any such faults or defects, or for any statements contained in the particulars of the property prepared by the said Auctioneers.

- (b) The Purchaser shall be deemed to acknowledge that he has not entered into this Contract in reliance on any of the said statements, that he has satisfied himself as to the correctness or otherwise of each of the said statements by inspection or other means, that no warranty or representation has been made by the Vendors or the Auctioneers in relation to or in connection with the property or these particulars, remarks, stipulations, conditions and plans.

LOCAL AUTHORITIES

- Clare Rural District Council.
- West Suffolk County Council.

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the Law Society's General Conditions of Sale (1973 REVISION) so far as they are not varied by or inconsistent with those conditions but the rate of interest under Condition 16 shall be 12%.
2. The date fixed for completion is the Thirty First day of October 1973.
3. The Vendor sells as Trustees.
4. The Abstract of Title shall begin with a conveyance dated 10th March 1947 made between Greene King and Sons Limited (1) Thomas Wilson and Julian Basil Charlesworth (2) and Bertie Wiseman (3).
5. The property is sold and will be conveyed or transferred subject to a restrictive covenant contained in the said conveyance of 10th March 1947 as follows 'the Purchaser will not at any time or times hereafter apply for a licence or licences for the sale of intoxicating liquors on the property hereby conveyed nor carry on thereon or any part thereof the business or any of the businesses of a licensed victualler'.
6. The Purchaser shall enter into a covenant with the Vendor to observe and perform the said restrictive covenant and for indemnity.

MEMORANDUM

IT IS HEREBY AGREED

and that

of

is the Purchaser of the property described in the foregoing Particulars of Sale at the price of £ a deposit of £

having been paid this day to Messrs Cheffins, Grain & Chalk of

73 High Street, Newmarket as Agents for the Vendor, and that the

purchase shall be made and completed in accordance with the foregoing

Conditions of Sale.

AS WITNESS our hands this day of 1973

Purchase price: £

Less Deposit: £

Balance Due: £

As Agents for the Vendor we hereby confirm this sale and acknowledge receipt of the above-mentioned deposit.

Abstract of Title to: