

## **STIPULATIONS**

*(Forming part of the Particulars and Conditions of Sale)*

1. **PLAN.** The plan has been carefully prepared from the 1923 Edition of the Ordnance Survey Map and is believed to be correct, but its accuracy is not guaranteed.
2. **OUTGOINGS.** The approximate amount of the outgoings is stated for the convenience of purchasers, but the accuracy of these figures is not guaranteed, and the Vendors shall not be called upon to give legal effect to any informal apportionment made for the purposes of sale.
3. **FENCING, BOUNDARIES, &c.** Where any lot is marked with a "T" on the plan the purchaser of this lot will be required to erect and maintain a sufficient boundary fence along that side of the lot which is so marked, and a covenant to this effect shall be inserted in the conveyance to the purchaser. If any dispute arise as to the boundary of any lot or as to rights of way or the ownership of any wall, fence or tree, the same shall be referred at the expense of the parties in dispute to the Auctioneers, whose decision shall be final and binding on all parties.
4. **RIGHTS OF WAY, EASEMENTS, &c.** Each lot is sold subject to and with the benefit of the rights of way shown on the plan and all other existing rights of way, drainage and other easements and quasi easements now or usually enjoyed over or in respect of the lot, whether mentioned in these particulars or not.
5. **TIMBER.** (a) As to Lot 15 the growing timber is reserved as stated in the particulars of that lot. (b) As to all the remaining plots, the growing timber is included in the sale except certain trees which are marked with a dot of white paint. These trees are not included in the sale of the various lots, and comprise Lot 36 in the present sale. The right is reserved for the purchaser of the same (or if not sold the Vendors) to enter upon the lots and cut and carry away the said Timber at any time within twelve months of the date of completion of sale.
6. **MODE OF OFFERING.** The Vendors reserve the right to offer two or more lots together, or to withdraw any lot or lots from the sale.