

**Buzzacott Hall auction leaflet - 1954**

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*Signed  
copy*

**B**UZZACOTT HALL

WOKINGHAM

Berkshire

**FREEHOLD VACANT POSSESSION**

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**AUCTION: TUESDAY, 14th SEPTEMBER, 1954**

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*Can be viewed at any time on any day (except Sunday)  
by telephoning Wokingham 92*

*Solicitors:*

Messrs. J. H. ELLISTON CLIFTON  
27a Broad Street, Wokingham

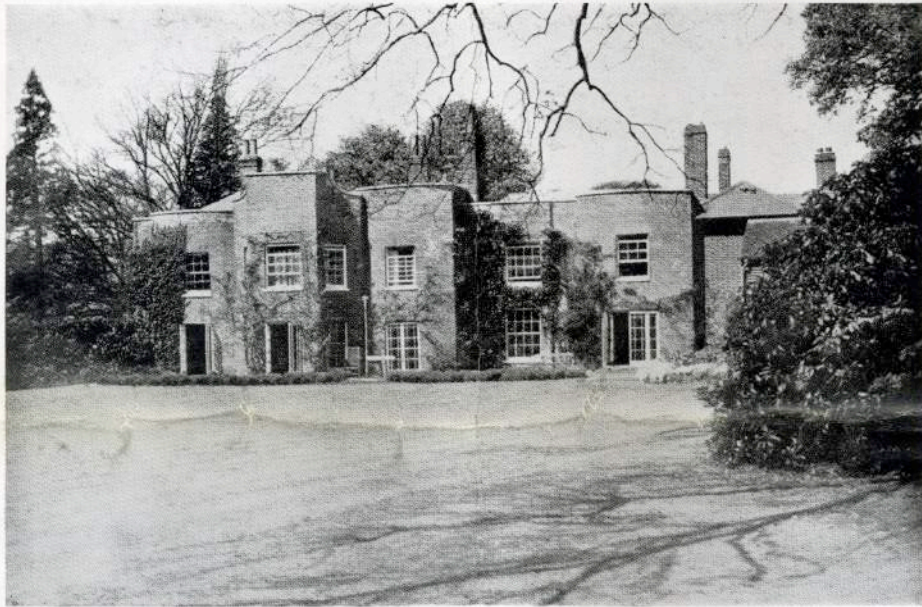
*Auctioneers:*

Messrs. H. E. FOSTER & CRANFIELD  
6 Poultry  
London, E.C.2

in  
conjunction  
with

Messrs. MARTIN & POLE  
7 Broad Street  
Wokingham

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*The House and South Lawn*



*The Lake*

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### WOKINGHAM, BERKSHIRE

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#### *Particulars, Plan and Conditions of Sale*

of the

#### Most Attractive Freehold Miniature Estate

possessing possibilities of profitable User or Development

## BUZZACOTT HALL WOKINGHAM

Berkshire

31 miles London. One Hour Waterloo. On Omnibus Route to London, Reading, Guildford, etc.

*Which will be offered for Sale by Auction (unless previously sold by Private Treaty)*

*by Messrs.*

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### H. E. FOSTER & CRANFIELD

in conjunction with Messrs.

### MARTIN & POLE

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at THE BUSH HOTEL, WOKINGHAM

on TUESDAY, 14th SEPTEMBER, 1954

at 3.0 p.m.

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*Solicitors:*

Messrs. J. H. ELLISTON CLIFTON  
27a Broad Street, Wokingham  
Telephone: Wokingham 99

*Auctioneers:*

Messrs. H. E. FOSTER & CRANFIELD  
6 Poultry, London, E.C.2  
Telephone: CITY 1451 (5 lines)  
Telegrams: Invariably, Stock, London

in  
conjunction  
with

Messrs. MARTIN & POLE  
7 Broad Street, Wokingham  
also at Reading, Caversham and  
High Wycombe  
Telephone: Wokingham 777-8 and 63

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### GENERAL INFORMATION

#### TO VIEW

Can be viewed at any time on any day (except Sunday) by telephoning Wokingham 92, or by appointment with the Auctioneers at Wokingham or London.

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#### SITUATION

About 1 mile from Wokingham Town and approximately 8 miles from Reading and 3 miles from Bracknell. The Sussex and Hampshire Coasts are about 48 miles distant.

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#### TO REACH THE PROPERTY

##### BY ROAD

From London take the Great West Road but branch off at the Travellers Friend, and then proceed via Staines, Egham, Ascot and Bracknell. About 2½ miles after leaving Bracknell there is, on the right hand side of the road, a hotel known as The Plough; BUZZACOTT HALL is about half a mile beyond this on the other side of the road. It is about 31 miles from Hyde Park Corner.

##### BY TRAIN

Travel from Waterloo direct to Wokingham (this electric service leaves mostly at 24 and 54 minutes past the hour throughout the day); and, by previous appointment, the Auctioneers will meet trains at Wokingham Station with a car.

The Auctioneers will be pleased to advise prospective purchasers who live in other parts of the country as to the best route to take and the times of suitable trains.

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#### TRAVELLING FACILITIES

**Trains:** From Wokingham Station (1¼ miles) to Waterloo—35 electric trains each weekday and taking approximately one hour.

To Reading—frequent service taking 13 minutes.

To Guildford, Redhill, and the Kent and Sussex Coasts—many trains.

From Reading Station (Western Region) there are services to almost every part of the Country

**Omnibuses:** Frequently pass the Entrance Gates and connect with Reading, Bracknell, Ascot, Sunningdale, Windsor, London, etc. From the Town Hall there are other services to various parts of the Country

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### SPORT

**Hunting:** The property is in the centre of the Garth County

**Golf:** Ascot 7 miles, Sunningdale 10 miles, and other Courses in the vicinity

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### SERVICES, TENURE, ETC.

**Services:** All from the Mains, and with main Drainage.

**Possession:** On completion of Purchase.

**Tenure:** The Property is Freehold and Tithe has been redeemed.

**Assessments:** Present Gross Annual Value (one assessment for whole Estate) £180.  
Rateable Value £147 General Rate 25s. 6d. in £. Water Rate 11 per cent on Rateable Value.

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### ENVIRONS

This estate occupies a premier position on the outskirts of the market town of Wokingham which is only 31 miles from Hyde Park Corner by road, and has an excellent service of fast electric trains to Waterloo. It is right in the heart of one of the most favoured social areas outside London, with Windsor, Ascot, Sunningdale, Camberley, Sandhurst, Maidenhead, Henley, Newbury, etc., all close at hand.

The residence stands over 100 yards back from the road approached by a long carriage drive through an avenue of trees and rhododendrons and enjoys seclusion on every side.

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### GENERAL DESCRIPTION

Originally built during the Queen Anne period, the most charming features of this style of architecture have been carefully retained in the main residence, although it has been considerably enlarged and modernised in recent years. These additions have been made very carefully and the material has been chosen to blend with the older part.

The elevations are of mellow old brickwork and the charming bow shaped bay windows combine attractively with the Georgian style sashes and casement doors. The house is well set amongst its grounds and has an imposing approach with a large circular sweep before the front entrance around an island lawn and flower bed. Along the whole of the South elevation the rooms have casement doors which open on to a paved terrace giving access to the sweeping lawns. The many matured old trees, forming guard against intrusion, provide a stately atmosphere as befits an example of so fine a period of English architecture.

A point that must be mentioned is the fact that whilst the reception rooms and bedrooms occupy almost the whole of the original part of the building, the kitchens and domestic quarters are in a relatively recently added wing, thus deriving the benefit of modern principles of design. Apart from this, a feature of the property is the way in which it has been modernised throughout.

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NOTE: The property will be offered as Lotted, but if Lot 1 is unsold, then Lots 1 and 2 will be offered as one Lot. Lot 2 will not be separately sold.

### PARTICULARS

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#### LOT 1

(Coloured *PINK* and *YELLOW* on Plan)

## BUZZACOTT HALL

LONDON ROAD  
WOKINGHAM

Berkshire

comprising

A charming and medium size

**FREEHOLD RESIDENCE OF THE QUEEN ANNE PERIOD**

formerly the house of a well-known King's Counsel

**SET AMIDST DELIGHTFUL GROUNDS OF**

**about 10½ acres**

(inexpensive to maintain)

With Lawns sweeping down to Beautiful Lake, with Boating and Fishing, Copses, Orchards, Wooded Walks, profitable Kitchen Gardens, Heated Glasshouses and Barn

**STAFF ROOMS IN SEPARATE RANGE**

**DETACHED BUNGALOW. OUTBUILDINGS**

TIMBER INCLUDED IN SALE

(Value estimated by Owner exceeds £1,000)

THE PROPERTY is ADMIRABLY SUITED for OCCUPATION as a NURSING HOME, SCHOOL, HOSTEL, HOTEL or COUNTRY CLUB (subject to planning permission) or for PRIVATE RESIDENTIAL PURPOSES

but

**PROFITABLE DEVELOPMENT CAN BE EFFECTED**

by the conversion of the House, Staff Quarters and Bungalow into

**FOURTEEN FLATS**

with Eight Lock-up Garages

for which

**PLANNING PERMISSION HAS BEEN GRANTED**

and Plans may be inspected at the Offices of the Local Authority, Solicitors, or Auctioneers

Also

Further Development without detriment to the overall amenities can be envisaged by the

**ERECTION OF RESIDENCES IN PORTIONS OF THE GROUNDS**

for which **Outline Permission has been obtained**

The attention of Purchasers intending to convert the Property into Flats or Houses is drawn to the Ministry of Housing and Local Government Circular No. 36/54, which eases the conditions under which Local Authorities can make grants under the Housing Act, 1949 for such purposes.

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### *The House*

is conveniently arranged on two Floors only

and is fully equipped with Central Heating, basins with hot and cold running water and fitted mirrors in Bedrooms, main drainage, and all main services, and the accommodation comprises:—

#### FIRST FLOOR

- Bedroom No. 1** 19 ft. 3 in. x 12 ft. 10 in., fitted with handbasin, tiled fireplace and range of shelves in recess.
- Bedroom No. 2** 21 ft. x 18 ft., of irregular shape and fitted fireplace, handbasin and three cupboards.
- Bedroom No. 3** 24 ft. x 11 ft., plus window alcove, 10 ft. 6 in. x 7 ft., having parquet surround and fitted handbasin, fireplace and door communicating to:
- Bedroom No. 4** 21 ft. x 14 ft. 3 in., plus large bay window, fitted fireplace and coloured handbasin.
- Bedroom No. 5** 15 ft. x 10 ft., fitted fireplace and cupboard.
- Bedroom No. 6** 13 ft. 6 in. x 12 ft., fitted handbasin, fireplace and cupboard.
- Bedroom No. 7** 19 ft. x 10 ft., fitted handbasin, fireplace and having a parquet surround.
- Bedroom No. 8** 16 ft. 3 in. x 12 ft. 9 in., fitted handbasin, fireplace and two cupboards.
- Bedroom No. 9** 11 ft. 4 in. x 11 ft. 4 in., fitted fireplace.
- Bedroom No. 10** 14 ft. 9 in. x 10 ft. 9 in., fitted fireplace.
- Bedroom No. 11** 19 ft. x 13 ft., fitted fireplace and handbasin.
- Bedroom No. 12** 20 ft. 6 in. x 8 ft. 10 in., fitted fireplace and cupboard.
- Bedroom No. 13** (marked 14 on door), 13 ft. x 7 ft. 2 in., fitted fireplace and hanging cupboard.
- Linen Room** with shelves.
- Principal Bathroom No. 1**, with part-tiled walls, fitted modern panelled bath, handbasin, W.C., heated towel rail and having a range of three heated linen cupboards.
- Bathroom No. 2**, with part-tiled walls, fitted modern panelled bath, handbasin and W.C.
- Bathroom No. 3**, with part-tiled walls, fitted bath and handbasin.
- Two separate W.C.s.**
- Two Workrooms**, each communicating, one fitted fireplace and sink, the other a fireplace. These rooms are marked 15 and 16 and could be used as Bedrooms.
- Housemaid's Pantry**, fitted sink.
- Fine Principal Staircase**, with Jacobean twist pillar balustrades, leading to hall, and secondary staircase leading to the domestic quarters.

#### GROUND FLOOR

- Entrance Hall** with tiled floor, and **Recessed Waiting Room**, also having a tiled floor.
- Cloakroom**, fitted handbasin. **Separate W.C.**
- Drawing Room**, 23 ft. 9 in. x 20 ft. 3 in., plus bay, of irregular shape and having a polished oak parquet floor, Fireplace with Richly Ornamented Surround which has been suggested to be a **genuine "Adams"** of considerable value, and attractive semi-circular alcove on each side. Two pairs of french doors leading to Garden.
- Dining Room**, 25 ft. x 17 ft., plus large window recess, having Oak Panelled Walls, polished oak parquet floor. Claygate "Old English" brick fireplace, and serving hatch from kitchen. French doors opening to garden. Access to
- Plate Room**, fitted with range of cupboards, having a wood block floor and also approached from the Butler's room.
- Library**, 24 ft. x 11 ft., plus alcove, 10 ft. 6 in. x 7 ft., with wood block floor, fireplace, handbasin with mirror, and Ornate Panelled Ceiling. French doors to garden.
- Spacious Lounge**, about 39 ft. x 16 ft. 6 in., having oak floor, Oak Panelled Walls, Tudor-style ornate plaster panelled ceiling. Fitted fireplace, and having doors opening to an enclosed sun porch and thence to the garden.

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### *THE MODERN DOMESTIC OFFICES* comprise:—

- Servants' Hall**, fitted fireplace and cupboard.
- Large Kitchen**, having a wood block floor, fitted with Aga Cooker complete with accessories, in white-tiled recess, Chef sink and dresser, and large cupboard.
- Scullery**, fitted with vegetable sink, washing-up sink and having tiled floor.
- Pantry**, fitted with sink, cupboards, shelves and drying racks, and having wood block floor
- Laundry**, with two modern deep white glazed sinks, boiler and drying pipes.
- Butler's Room**, fitted fireplace and having door to Plate Room and thence to the Dining Room.
- Larder**, having slate shelves, stone floor, and part-tiled walls.
- Bathroom No. 4**, fitted Bath, low flush W.C. and deep white porcelain sink.

### *OUTSIDE*

- Two Boiler Houses** for Central Heating and domestic hot water supplies.
- Fuel Stores.** Two Servants' W.C.s.

### *The Bungalow*

is situated conveniently near to the main building and is constructed of weather-boarding with a part tiled roof.

The accommodation comprises

- Living Room, Two Bedrooms** (one with recessed handbasin and W.C.).
- Bathroom**, fitted with bath, handbasin, W.C. and heated towel rail.
- Central Heating. All Main Services.

### *The Detached Range of Staff Quarters*

contains Six Rooms

all with Central Heating, one with fireplace, and one with lavatory basin.

### *The Gardens and Grounds*

with Specimen Trees, Azaleas, Rhododendrons and Roses

extend to

about **10½** acres

and provide an admirable setting to the Attractive Property

A particular feature is

**THE ISLANDED LAKE OF ABOUT 1¼ ACRES**

which provides Boating and good coarse Fishing

The KITCHEN GROUNDS are partly walled and include two Greenhouses, Forcing Frames and the usual adjuncts of Boiler House, Potting Shed and Stores

A further feature of the Gardens is a

**FINE BARN**

containing much old oak and measuring approximately 40 feet by 20 feet



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**SUBSTANTIAL BENEFITS SHOULD THUS ACCRUE  
TO A PURCHASER OF THIS ESTATE**  
as there are so many  
**POTENTIALITIES FOR PROFIT**

### SCHEDULE

<i>Ordnance Plan No.</i>	<i>Description</i>	<i>Acreage about</i>
Pt. 887	Copse .. .. .	1-711
889	Lake .. .. .	1-227
892	Paddock .. .. .	1-300
893	Secondary Access .. .. .	-243
Pt. 898	House, Buildings, Drive, Gardens and appurtenances .. .. .	5-183
899	Orchard .. .. .	-895
<b>Total Acres abt.</b>		<b>10-559</b>

*Note:* See Special Conditions of Sale as to Right of Passage reserved to Lot 2.

### LOT 2

(Coloured *BLUE* on Plan)

## *A Very Attractive* FREEHOLD SECONDARY HOUSE

*Situated close to the entrance of the Property described as Lot 1 and with*  
**Gardens, Paved Yard, Useful Outbuildings and**  
**GARAGE RANGE**

the whole occupying an area of  
**about  $\frac{1}{4}$  acre**

### *The House*

is of brick construction with a slated roof and contains

#### ON THE GROUND FLOOR

**Entrance Hall.**

**Lounge Hall,** 12 ft. 2 in. x 10 ft. 9 in., fitted fireplace.

**Cloakroom,** with W.C.

**Lounge,** 18 ft. 5 in. x 10 ft. 5 in., with fireplace.

**Dining Room,** 10 ft. 3 in. x 8 ft. 9 in., with door to garden.

**Office,** 10 ft. 3 in. x 8 ft. 9 in., with door to yard.

**Kitchenette,** fitted sink. Larder.

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## ON THE FIRST FLOOR

**Bedroom No. 1**, 19 ft. 3 in. x 10 ft. 9 in., fitted full-size handbasin (h. and c.) and mirror over.

**Bedroom No. 2**, 11 ft. 6 in. x 9 ft. 6 in.

**Bedroom No. 3**, 11 ft. x 9 ft. 6 in.

**Bathroom**, fitted bath, handbasin and towel rail.

**Central Heating in all Rooms and Hall. All Main Services.**

**Electric Power Points.**

## OUTSIDE

Several Good Stores

and

**Range of Two Garages**

affording accommodation for three cars and with covered washdown

## SCHEDULE

<i>Ordnance Plan No.</i>	<i>Description</i>	<i>Acreage about</i>
Pt. 898	House, Garage Range, Gardens and appurtenances	.276

## CONDITIONS OF SALE

The property is sold subject to the following Special Conditions and to the Law Society's Conditions of Sale (1953 Edition) so far as the said Law Society's Conditions of Sale are not varied by or inconsistent with the Special Conditions and are applicable to the tenure and circumstances of the property. A print of the said Law Society's Conditions of Sale will be produced at the said sale and may also be seen at any time during business hours at the office of the Vendor's Solicitors

## SPECIAL CONDITIONS OF SALE

1. The deposit mentioned in the fourth of the Law Society's Conditions of Sale shall be paid to the Auctioneers as Agents for the Vendor instead of as therein mentioned

2. The Vendor's Solicitors are Messrs. J. H. Elliston Clifton whose office is at 27a Broad Street Wokingham Berks

3. The date fixed for completion is the 14th day of October, 1954

4. The property is sold with vacant possession on completion

5. The Vendor is selling as absolute owner

6. The Title shall commence with a Conveyance on Sale dated the 6th day of November 1918 and made between Charles Henry Lomax and William Hamilton Alston of the one part and James Thomas Sydenham of the other part

7. The tenure of the property and the estate term or interest sold are as stated in the Particulars and the property is sold subject to

(1) the Exceptions and Reservations unto Harmer Limited (the Vendor's predecessors in title who retained adjoining land) of the un-interrupted right of access of light and air and the right to deal with their adjoining or neighbouring property as more particularly mentioned in a Conveyance dated the 22nd day of April 1940 and made between the said Harmer Limited of the one part and James Cooper Budge and Alice Budge of the other part

(2) subject to and with the benefit of (a) an Outline Planning Consent for the development of the grounds of Buzzacott Hall and a Planning Consent for the conversion of the Hall Servants Rooms and Bungalow into 14 self contained flats and the erection of 8 lock-up garages both dated the 14th day of June 1954. The plan referred to in the Schedule hereto does not follow in every detail the plans referred to in the said Consent but the said Consents and plans may be inspected at the Town Hall Wokingham and the Purchaser shall be deemed to buy with full knowledge thereof and (b) a certain Town Planning Agreement dated the 30th day of December 1937 and made between Richard Lowndes Charles Douglas Medley and Frederick Charles Ihlee of the one part and the Berkshire County Council of the other part so far as still subsisting and varied if at all by the Town Planning Consents hereinbefore referred to and to any other Town Planning application or consent

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(3) the covenants and stipulations contained and referred to in the said Conveyance of the 22nd day of April 1940

(4) the rights and Exceptions and Reservations relating to drainage granted by and contained in a Deed of Grant dated the 31st day of December 1940 and made between the said Harmer Limited of the one part and the said James Cooper Budge and Alice Budge of the other part

A copy of the matters referred to in Sub-Clauses (1), (3) and (4) above and of the said Planning Consents can be inspected at the office of Messrs. H. E. Foster & Cranfield Messrs. Martin & Pole and Messrs. J. H. Elliston Clifton at any time during business hours prior to the sale. The Purchaser whether taking advantage of such opportunity of inspection or not shall be deemed to purchase with full knowledge of all such matters and the Assurance to the Purchaser shall contain the usual covenant by way of indemnity in respect of any breach of the restrictions and conditions contained in the said Town Planning Agreement or any later Consents and the covenants and stipulations contained in the said Conveyance of the 22nd day of April 1940

8. The sale includes certain grants relating to the right of way over the drive from London Road to the premises hereby contracted to be sold (and coloured Brown on the Plan attached hereto) and the rights in connection with the water pipe laid in the said drive. A copy of the said grants can be inspected at the office of Messrs. H. E. Foster & Cranfield Messrs. Martin & Pole and Messrs. J. H. Elliston Clifton as aforesaid and the Purchaser shall be deemed to purchase with full knowledge thereof

9. The property is sold on the footing that there is no development thereon in contravention of the Town and Country Planning Act 1947 and that the permitted use under the said Act is the use as described in the said Consents (Until recently vacated the property had been used as a Nursing Home and Institution for some years under a Planning Permission granted on the 7th day of March 1940)

10. If the property at present occupied by the Vendor known as "The Cottage" (Lot 2) is not included in the sale the Conveyance to the Purchaser shall contain the clauses set out in the Schedule hereto

11. General Condition 35 shall have effect in substitution for General Condition 34.

### THE SCHEDULE above referred to

*This Schedule only applies if "The Cottage" is NOT included in the sale*

(NOTE.—The plan attached to the Particulars of Sale for the convenience of Purchasers only indicates the land which will be retained by the Vendor coloured blue and the land to be sold coloured pink and yellow. The following clauses are drawn on the assumption that the plan on the Purchaser's Conveyance will be similarly coloured)

1. **EXCEPTING AND RESERVING** in fee simple in possession free from incumbrances unto the Vendor and his successors in title or other the owner or occupier of the said property known as "The Cottage" or any part thereof and his and their respective servants and licensees (in common with all others having a like right) at all times hereafter by day or by night with or without vehicles and animals for all purposes connected with the enjoyment of the said property known as "The Cottage" but for no other purpose to pass along over and upon the drive of the premises hereby conveyed as hitherto used and enjoyed by the Vendor with access to the three entrances contiguous to the said drive such right of way being in no place less than 10 feet in width and for the purposes of identification only and not of restriction shown by the colour yellow on the said plan **AND EXCEPTING AND RESERVING** unto the Vendor and his successors in title all other easements and rights now or usually enjoyed as quasi-easements and rights in the nature of easements by the said property known as "The Cottage" over through or from all or any part of the property hereby conveyed for an estate in fee simple in possession free from incumbrances **AND EXCEPTING AND RESERVING** unto the Vendor the uninterrupted right of access of light and air to the Vendor's said adjoining property known as "The Cottage" or any part thereof

2. For the benefit and protection of the said adjoining property of the Vendor known as "The Cottage" or any part or parts thereof and so as to bind so far as may be the land hereby conveyed into whosoever hands the same may come the Purchaser hereby covenants with the Vendor that the Purchaser and those deriving title under him will at all times hereafter observe and perform the following stipulations:—

(a) Forthwith to erect and for ever hereafter to maintain suitable boundary fences on part of the Eastern and part of the Northern sides of the property hereby conveyed where marked with a "T" within the boundaries of the said premises on the said plan

(b) To use smokeless fuel only in the furnaces for heating the greenhouses and the furnaces for heating hot water in the Hall

(c) To indemnify the Vendor or other the owner or owners of the said property known as "The Cottage" against any claim made against him or them in respect of the repair of the said right of way coloured brown on the said plan.

(d) To maintain in good repair and at his own expense the said right of way coloured yellow on the said plan and the water main from its junction with the Mains of the Mid-Wessex Water Company in London Road to the point where it enters on the said adjoining land of the Vendor known as "The Cottage"

(e) Not to do or allow on the said premises any act or thing which shall be or become a nuisance or annoyance to the Vendor or other the owner or occupier of the said property known as "The Cottage"

(f) Not to erect any boundary wall or fence or grow any hedge on the land coloured yellow on the said plan where it adjoins the boundary of "The Cottage"

3. The sale does not include any right of access or way to the property hereby conveyed from the Vendor's adjoining property known as "The Cottage" aforesaid and the grant by implication of the general words implied by statute or otherwise of any such right in favour of the property hereby conveyed is hereby expressly negatived

4. It is hereby agreed and declared that the wall marked "A" to "B" and "B" to "C" on the said plan is not included in the property hereby conveyed

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MEMORANDUM

I, *P. S. Telling*  
of *79, Thame Street, Sumbury, Oxon.*  
do hereby acknowledge that I have this day purchased the Property described as Lot 1.  
in the within Particulars for the sum of £ *7,600 - - -*  
and have paid to the Auctioneers, Messrs. H. E. FOSTER & CRANFIELD, the sum of  
£ *760 - - -* as a deposit and in part payment of the said  
purchase-money, and I hereby agree to pay the balance thereof and in all other respects to  
complete the purchase according to the within Conditions of Sale.

Dated this *14<sup>th</sup>* day of *September* 1954.

Purchase-money	..	£ <i>7,600 - - -</i>
Deposit paid	...	£ <i>760 - - -</i>
Balance due	..	£ <u><i>6,840 - - -</i></u>



As Agents for the Vendor, *James Buzzacott Esq.*  
we hereby confirm the sale of the above, and acknowledge receipt of the deposit money

Abstract of Title to be sent to:—

*Purchaser*

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