

# DURRINGTON HOUSE



SHEERING

ESSEX









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Sawbridgeworth 2 miles (trains from 41 minutes to London Liverpool Street),

M11 Motorway (Junction 7) 5 miles,

M25 Motorway (Junction 27) 8 miles,

Stansted Airport 11 miles, London City Airport 26 miles,

Canary Wharf 27 miles,

Central London 30 miles, Cambridge 32 miles

(All distances and times are approximate)

## A SPECTACULAR COUNTRY HOUSE SET WITHIN WONDERFUL GARDENS AND GROUNDS

Grade II\* listed country house with 4 reception rooms,  
10 principal bedrooms and 5 bathrooms,  
plus 7 further rooms on the second floor  
and substantial cellars

Stunning gardens including wide sweep of lawns,  
secluded rose garden, walled garden, alfresco dining area,  
croquet lawn, ornamental pond, lake and orchard

Annexe with 2 cottages, office and garage

Former stable courtyard with 2 further cottages,  
carriage house with 18th century clock tower,  
garaging and stores

Range of outbuildings including potting sheds,  
greenhouse and further stores

Old cowshed with potential for re-development  
(subject to appropriate planning consents)

Pastureland, farmland and woodland

IN ALL ABOUT 46 ACRES (18.78 HECTARES)



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Your attention is drawn to the important notice on the last page of the text.



## VIEWING

Strictly by appointment with the sole selling agents Savills. If there are any points which are of particular importance to you, we invite you to discuss them with us before travelling to view the property.

## DIRECTIONS

(Postcode CM17 0NE)

### FROM THE M25

Leave the M25 at Junction 27 and exit onto the M11 towards Harlow/Cambridge. At Junction 7 of the M11 go over the roundabout and take the A14 north. After about 0.3 miles, take the first exit to the right onto London Road, crossing over the A14. Take the next exit right onto Foster Street and after about 0.9 miles continue left onto Hobbs Cross Road and into the village of Churchgate Street. Continue through Churchgate Street and right onto Gilden Way (B183) towards Sheering. As the road bends around to the right take the left hand turn signposted Lower Sheering. Continue for about 0.2 miles and Durrington House will be found on the right.

### FROM THE M11/NORTH

Leave the M11 at the Bishops Stortford exit (Junction 8) and take the second left on to the B1256. Take the first right opposite the Esso garage, towards Great and Little Hallingbury. Continue on that road for about 3.8 miles, through Great Hallingbury, until you get to a "T" junction with the A1060. Turn left towards Hatfield Heath and take the second right turn signposted to Gaston Green. Continue until you get to a further "T" junction. Turn left and then immediately right onto Sheering Lower Road and continue through Lower Sheering and into open countryside. After about 1.3 miles, the entrance to Durrington House is the second one on the left hand side.

## SITUATION AND LOCAL AMENITIES

Close to the Essex/Hertfordshire border, Durrington House is one of the pre-eminent houses in an area favoured by successful people and occupies a private and secluded rural position despite being just 30 miles northeast of Central London.

Nearby villages such as Sheering, Lower Sheering and Sawbridgeworth are popular due to their proximity to London, whilst still offering a rural lifestyle. Direct National Express East Anglia train services from Sawbridgeworth to London Liverpool Street take from 41 minutes. Canary Wharf and London City Airport are also within easy reach (from 30 minutes by car).

Day-to-day shopping can be found in Sawbridgeworth, whilst Bishops Stortford (6 miles), Hertford (13 miles) and Cambridge (39 miles) offer a more comprehensive selection of shops and services including upmarket supermarkets, restaurants, specialist shops, theatres, cinemas, art galleries and leisure centres.

Central London is one of the most upmarket retail centres in the world and also offers a superb range of cultural opportunities.

### TRANSPORT LINKS:

Durrington House enjoys exceptional transport opportunities.

*By Rail:* Sawbridgeworth Train Station - 2 miles

*By Air:* Stansted Airport - 11 miles  
London City Airport - 26 miles  
Heathrow Airport - 48 miles



### SCHOOLS:

Harlow and the surrounding area offers a selection of state and private schools. Nearby state schools include Stewards School, Harlow College, Passmores School, The Spinney Junior School and Pear Tree Mead Primary & Nursery School.

Nearby private schools include St Nicholas School, Felsted School, Haileybury College, Bishop's Stortford College and Heath Mount Prep School.

Cambridge University is one of the premier universities in the World and is within easy reach of Durrington House by either car or train.





## LEISURE AND SPORTING FACILITIES

The area has a number of good golf courses including Royal Worlington (ranked within the top 100 courses in the UK), Hanbury Manor, Manor of Groves, Canons Brook Golf Course, North Weald Golf Club, Epping Golf Club and many more.

Other amenities in the area include The Harlow Lawn Tennis Club, Harlow Bowls Club and the Harlow Centre for Outdoor Learning which features the largest climbing wall in the South East and offers an amazing range of activities, from canoeing and climbing to high ropes and mountain-biking.

There is hunting with the Essex Hunt and racing of the highest standard can be found at Newmarket, Kempton and Epsom.

## ARCHITECTURE & HISTORY

Durrington House is Grade II\* listed and is described in the *History of Essex*, published in the mid 1700s, as a “*Capital Mansion, build for Samuel Feake, Esq, a Director of the South Sea Company*”. The date ‘1723’ is inscribed on the lead roof and the House has clearly evolved over the centuries. It is probable that Samuel Feake’s house was constructed on the base of a Tudor property. The 18th century part is of timber frame with brick infill, whereas the later 19th century addition is predominantly of traditional brick construction, under a slate and tile roof.

According to an entry in the British Listed Buildings Register, “an engraving opposite depicts the house in all essentials as now, including the bays, although shown with fewer glazing bars”. This change was made by the London architect Anthony Lloyd when the House was extensively modernised in the 1960s.

The property exudes character and a sense of history. A secret underground brick-arch passage runs from the front door. The detail etched into every aspect of the House is most impressive and the triple bay front elevation is of particular note. The striking central bay boasts a prominent porch with modillioned pediment and has symmetrical flanking bays each with bay windows and double-hung Venetian sash windows. The majority of windows feature either pedimented heads or cornices and the House is adorned with an exterior modillioned cornice.

Durrington House has a romantic history and has been occupied by several well-known banking families, including the Glyns, the Goschens and the Hambros. It is most closely associated with the Glyn family, co-founders of Williams & Glyn’s Bank (now part of Royal Bank of Scotland), a family of longstanding wealth and renown in the area, who were recorded as owning large tracts of land around Sheering in the 19th century.

The British novelist and scriptwriter Elinor Glyn (née Sutherland), who pioneered mass-market women’s “Erotic fiction” erotic fiction is believed to have lived there at the turn of the 20th century and was

notorious for her invitation “*to sin on a Tiger skin or err on some other fur*”. There are numerous references to Durrington House in her biography, “*Elinor Glyn: A Life*” by Antony Glyn which refers to Elinor’s marriage to Clayton Glyn on the 27th April 1892. After their honeymoon in Brighton, it is said they “*returned to Durrington in triumph... At the end of the drive was the fine Palladian façade of Durrington House, no mean threshold over which to be carried*”.

## SUMMARY

Durrington House comes to the market for the first time in over 50 years having been within the same family for two generations, during which time the property has been maintained to a very high standard.

The property is set in extensive private and secluded grounds and comprises a substantial yet manageable 10 bedroom country house with an excellent balance of formal reception rooms and family rooms. The ancillary accommodation includes 4 self-contained cottages and a range of outbuildings containing an office, garaging, potting sheds, greenhouse and stores.

The gardens and grounds are of particular note and have been lovingly tended by the current owners. A number of the outbuildings are currently used as potting sheds and stores for the gardens which, coupled with the large greenhouse, provide support to sustain the wide range of formal and informal gardens.







## DURRINGTON HOUSE

The House is approached via an impressive gate mounted on Grade II listed stone piers and along a gravelled avenue lined with mature deciduous trees including species such as Oak, Beech and Horse Chestnut. The drive is partly flanked by a mature hedge and traditional parkland fencing through which the lake to the front of the House can be glimpsed through the trees.

The drive forks with one spur leading on towards the rear of the House and the additional accommodation whilst the primary spur turns across the front of the House to a large gravelled turning circle with lavender borders which, combined with the stunning and private setting, creates a wonderful sense of arrival.

A stone step leads up to the front of the House where double front doors, protected by an impressive portico, lead into the Entrance Hall. The interior of the House is adorned with period features throughout and radiates character and charm, whilst the flow of the accommodation from one room to another, though remarkable, is normal for a property of this size and age.

### GROUND FLOOR:

The front doors open into an inner hall where a further set of glazed double doors lead into the imposing **Entrance Hall** with patterned stone floor, dado rail and cornice. This area provides direct access to the **Staircase Hall** which is framed by two inserted Ionic columns and a decorated beam. The Oak staircase leading to the first floor lies directly ahead and has a well-appointed carpet runner and ornately carved turned balusters. Two further pedimented doors lead off the Entrance Hall into the Dining Room and Morning Room.



Entrance Hall









*Dining Room*



*Morning Room*





*Billiard Room*



The panelled **Dining Room** has elaborate dentil cornice and an open fireplace with an ornate timber carved over mantle with a Bacchus figure, flanked by two built-in cupboards and serving sideboards. The large bay window has views over the lawns and lake and at one end of the room is a recessed serving area flanked by a door leading directly into the kitchen quarters.

The **Morning Room** is a large south facing room with a wealth of period features which is perfectly positioned to benefit from natural sunlight all year round. The large open fireplace has a marble surround and ornate carved timber over mantle. A glazed door is approached via two steps and leads on to a York stone terrace running along the southern side of the House. An interconnecting door leads into a **Bar** area with a further door through linking the Morning Room and the Billiard Room.

The **Billiard Room** is entered through two doors leading off the central hallway and is a large light room with a striking sunken painted panel ceiling and ornate cornice borders. At one end is a large open fireplace with marble surround and timber carved over mantle, flanked by the link door to the Bar area and in turn the Morning Room. At the other end of the room, a central pair of double doors create an enfilade with the Drawing Room. Three French windows lead onto the terrace and offer stunning views over the Croquet Lawn and gardens beyond.





*Drawing Room*

The impressive 19th century **Drawing Room** is dual aspect with a large bay window which provides a stunning vista through the gardens to the north east. Two French windows look out over the Croquet Lawn. The period features in this room are excellent and the ceiling is of particular note with an ornate octagonal shaped ceiling ring around a centrepiece with elaborate cornice border. The large fireplace has a marble surround and over mantle. A further door leads back into the main hallway.

Double semi-glazed doors lead from the back corridor into the **Back Hall** with direct access out to the garden. The **Study** is a naturally light room with fitted bookshelves. A further door leads up to the **Boot Room** with a sink and plenty of fitted shelving, hanging and storage space with an adjoining **WC**. From the Study a series of doors lead into useful general utility and storage areas, including a **Strong Room**.

The **Kitchen** is at the heart of Durrington House and is fitted with high quality base and wall mounted storage units with soft closing doors, a double sink with “insinkerator” food waste disposer and a polished granite work surface and splash back. The units are fitted with integral walk-in spice cupboard and larder, substantial fridge and freezer units and a De Dietrich oven and grill. In addition, there is a two door Aga with a further two door companion and the large central island has a De Dietrich four hob electric plate and plenty of cupboard space.

There are a number of further rooms lying off the Kitchen including a useful service area which is fitted with a dresser, base and wall mounted storage units and a wine rack, all to match the units within the main Kitchen. Doors lead from this area into the Dining Room, Staircase Hall and additional utility areas to the rear of the House.



*Kitchen*





Beyond the Kitchen there is a large **Cool Larder**, a **Breakfast Room** with a door out to a rear terrace and parking area, a **Boot Room** with large Butler's Sink and shelving and general storage area.

Between the Kitchen service area and the Laundry/Utility Room is a corridor with access to the principal reception rooms, a maid's cupboard, a secondary flight of stairs up to the first floor and the **Cellars**, comprising 2 large general storage rooms and a secure **Wine Cellar**.

The **Laundry/Utility Room** is fitted with a dresser and storage units with a sink and drainer and plumbing for a washing machine and tumble dryer. A door leads through from here into a rear entrance hallway with a door out to the rear patio and parking area, a further **WC** and the Boiler Room.

## FIRST FLOOR

The principal stairs lead up to a large, well-appointed **Galleried Landing** with access to the principal bedroom accommodation. The Galleried Landing is panelled and decorated with ornate cornice, whilst a large Venetian sash window floods this area with natural light. Either side of this window two doors lead through to corridors linking the remaining bedroom and bathroom accommodation on this floor.



*Galleried Landing*





The **Master Bedroom Suite** comprises a wonderful south and west facing room with views over the lawns and lake. The Bedroom has panelled walls and cornice with a further door leading to the Dressing Room. The **Dressing Room** is fitted with a range of wardrobes and storage cupboards and links directly further through to the Bathroom.

The **En-Suite Bathroom** has panelled walls and is fitted with a bath with shower attachment, basin and WC. It is accessible from the both the Dressing Room and a further room beyond which could be used as a Guest Bedroom but which currently forms part of the Master Suite as a **Second Dressing Room**. This panelled dual aspect room has westerly views over the lake at the front of the House and a fireplace with marble surround and carved wooden over mantle, flanked by a built-in wardrobe.

**Bedroom 3** has panelled walls and twin windows looking south over the Croquet Lawn and beyond the Ha-Ha to 'Park Field'. There is a fireplace with a white marble surround and over mantle and a door through to the **En-suite Bathroom** with views over the garden to the side of the House, comprising a bath, basin and WC.

**Bedroom 4** also faces south over the Ha-Ha and features panelled walls, cornice and a fireplace with wooden surround and over mantle.

Bedroom 5 is the principal **Guest Bedroom Suite** with views east and south, featuring ornate cornice and an open fireplace with marble surround and carved wooden over mantle. Bedroom 6 is currently arranged as a **Dressing Room** with separate access and ornate cornice. The large **En-Suite Bathroom**



*Guest Bedroom*

is entered from Bedroom 5 down a small flight of steps and has a bath, heated towel rail, basin and WC. There is additional separate access from the main corridor.

**Bedroom 7** and **Bedroom 8** both face north east with magnificent views over the herbaceous beds bordering the lawns and feature cornicing. Bedroom 7 has a fitted basin and Bedroom 8 has a fitted corner wardrobe. There is a large **Family Bathroom** with bath, walk-in power shower, heated towel rail, basin and WC. This room also has built-in linen cupboards. Outside this Bathroom is a landing to the secondary staircase with a number of additional linen cupboards and a **Maid's Cupboard**.

**Bedroom 9** is a panelled room with a dado rail and fitted basin. There is a link door through to **Bedroom 10**; a large room with panelling and a basin which is also approached via the main

Galleried Landing. A small hallway affords direct access to a further **Family Bathroom** with a large corner shower, bath, basin and WC.

There are a number of internal link doors on the first floor that give flexibility to the layout of the bedroom accommodation. For example, an area could be arranged to provide an internal Staff Flat if so desired.

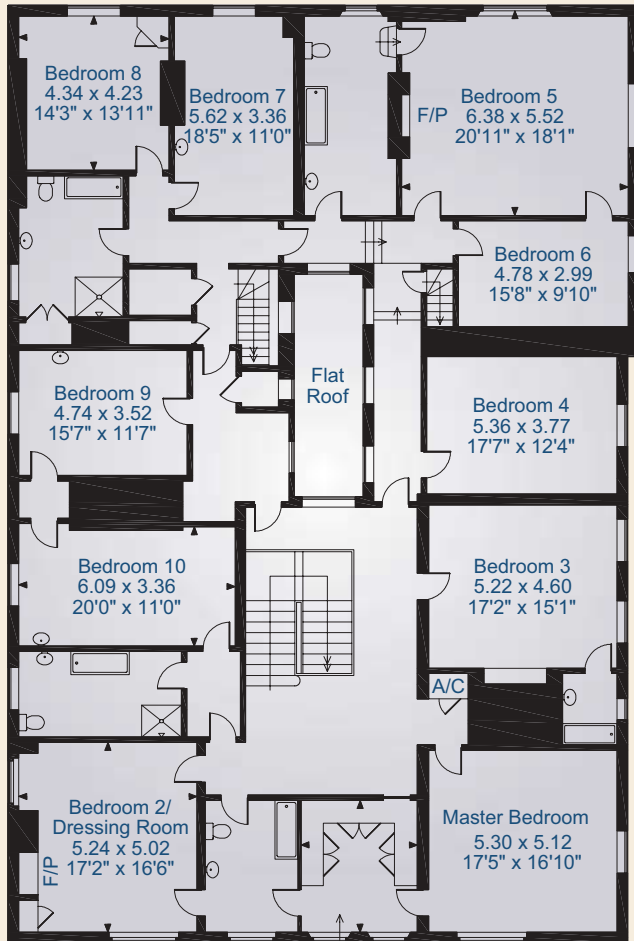
## SECOND FLOOR

The second floor is approached via a discreet door from the landing outside Bedroom 6. There are two rooms housing water tanks and seven additional rooms which are currently used for storage purposes but could be refurbished (subject to the appropriate consents) to provide additional accommodation to complement the existing layout on the first floor.

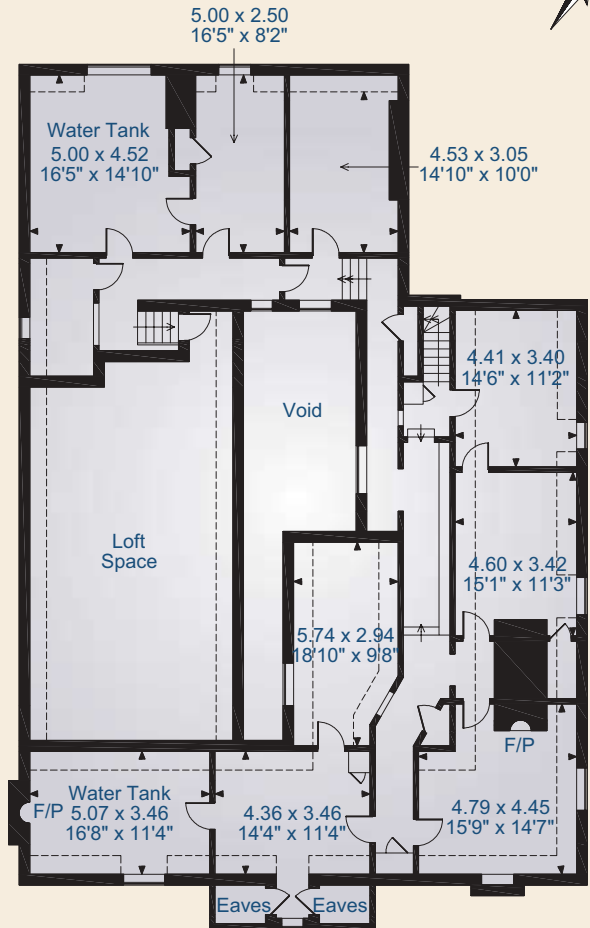


*Master Bedroom*





FIRST FLOOR



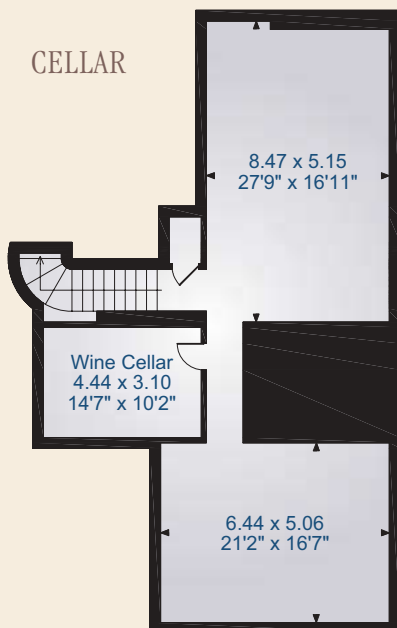
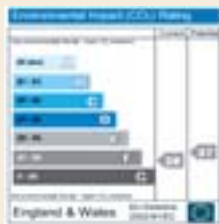
SECOND FLOOR

GROSS INTERNAL AREA (APPROX.):

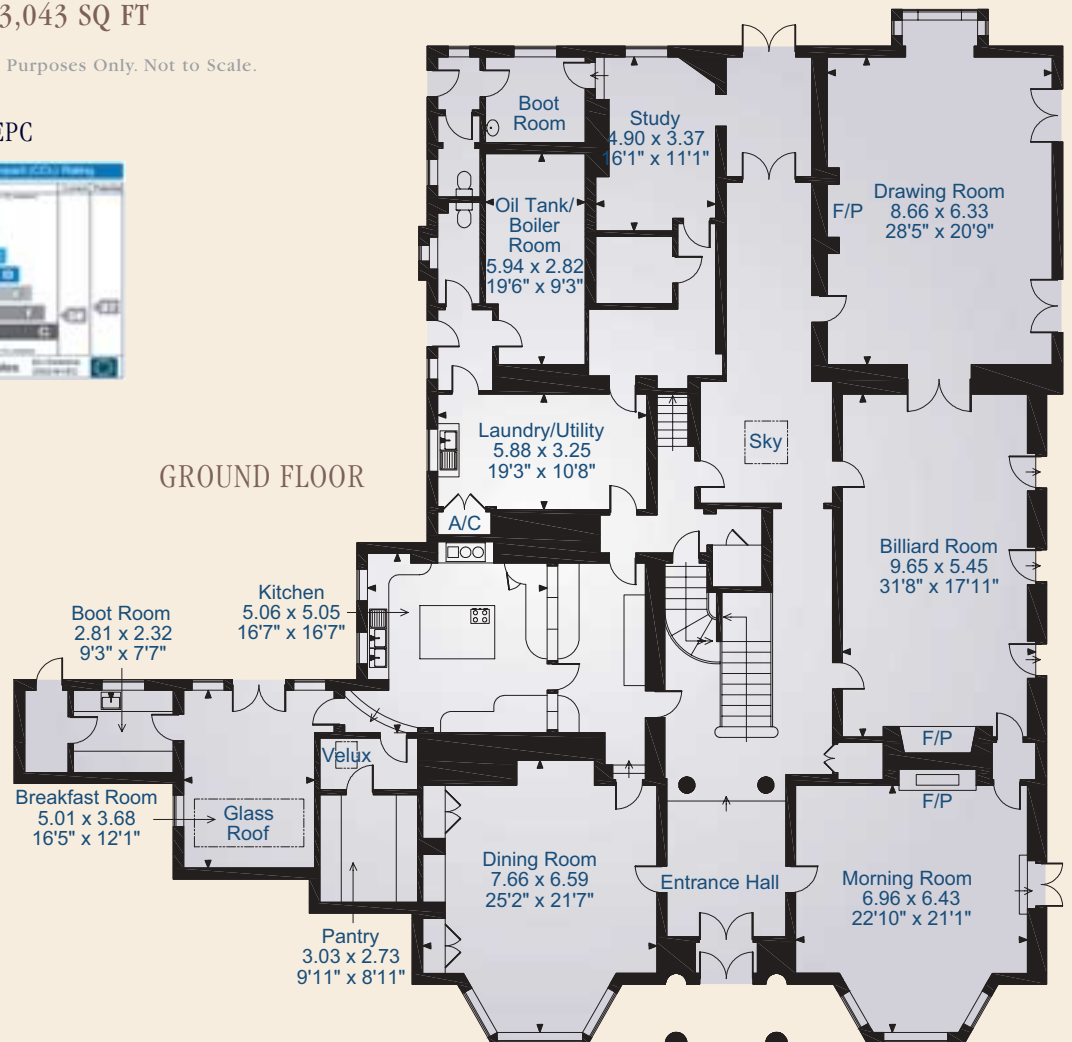
MAIN HOUSE 1,212 SQ M / 13,043 SQ FT

Quoted Area Excludes 'Loft Space'. For Identification Purposes Only. Not to Scale.

DURRINGTON HOUSE EPC



CELLAR



GROUND FLOOR











## GARDEN AND GROUNDS

The gardens and grounds surrounding the house are quite magnificent. Generations of hard work and attention to detail have resulted in a range of beautifully maintained formal and informal garden areas as well as a large Walled Garden.

To the front and west of the House, formal lawns lead down to a **Lake** which is surrounded by a variety of mature tree species including Fern Leaf Beech, Tulip, Cedar, Beech, Ash and Oak giving it a lovely parkland feel. The drive, flanked by flowering Nepeta, sweeps through this picturesque landscape.

The majority of the lawns lie to the south and east of the House. A large terrace runs the length of the southern façade, being bordered by mature lavender enclosing a rose bed. The south lawn is used in part as a **Croquet Lawn**, adorned by bountiful flower beds with a covered garden alcove with views over the **Ha-Ha** which separates the lawn from the pasture and arable land beyond to the south. An unused grass **Tennis Court** is situated close to the Ha-Ha.



The lawns to the east are bordered in part by further flower beds, a yew hedge and stunning topiary. There is an **Alfresco Dining Area** beneath a covered pergola. A path runs all the way from the House past a number of formal garden areas and down through the Orchard.

Beyond the lawns you enter a topiary section of the garden interspersed with a variety of mature tree species and shrub roses. An ornate wrought iron gate on red brick piers, flanked by a mature Beech hedge, separates the Orchard and land beyond from the formal elements of the garden. A further unused Tennis Court surrounded by high hedging lies to the north.

The large **Orchard** boasts an assortment of productive fruit trees including apple, pear and plum as well as a number of bee hives. During the Spring months, the Orchard is covered with blooming Cowslips, Violets, Daffodils and late flowering Narcissi.

The **Greenhouses** and majority of garden sheds are located in the northeast of the House, adjacent to the Walled Garden. This area comprises a potting shed, a potato shed and two large greenhouses surrounded by vegetable, herb and flower beds.











The **Walled Garden** has a number of discreet entrances, with charming original doors and wrought iron gates, linking it with the Greenhouse and surrounding formal garden areas. It is currently used as a large productive kitchen garden, with plenty of beds and fruit cages and is used to grow a range of seasonal fruit and vegetables.

Separated from the vegetable beds by a border of mature rose bushes but also within the Walled Garden, the sunken **Ornamental Pond** sits below the level of the adjoining gardens and is surrounded by well-maintained plants and bordered with stone

edging. Stone steps, protected by a pair of beautifully carved stone Lions, lead down to the water level.

Beyond the Walled Garden is a very pretty and private **Rose Garden**, enclosed by a mature Beech hedge and approached via a pretty wrought iron gate. The central beds are bordered with box hedging and planted with lavender, surrounding a magnificent raised stone Urn. A series of rose beds form a segmented circle around these central beds with walks through and a number of seating areas from which to enjoy the garden.



## OUTBUILDINGS

To the north of the House is an Annexe of traditional brick construction under a slate roof which has been refurbished to provide a **Home Office** with mezzanine floor above for storage. Accessed via a hallway with a Kitchenette and separate WC ahead, the main room has views over the garden and is light and full of character with exposed beams and painted brickwork providing a charming work space. Adjoining the Office is a single lock-up **Garage**.

Between Clock Cottage and Stable Cottage in the old stable courtyard is the original **Carriage House**, a Grade II listed building with three bays with a range of potential uses (subject to the appropriate consents). Above the Carriage House is a wonderful 18th century clock tower whilst directly opposite is a single storey triple bay lock-up **Garage** of traditional brick construction.

Adjoining Clock Cottage is a single storey building divided into a number of rooms which are currently used for **Stores**.

Within the old stable yard are some **Kennels** nearby are a range of small brick buildings and lean-to's currently used as potting sheds and general storage buildings for garden machinery and equipment.

Located to the north and west of the Cottages are the remains of an old **Cow Shed**. Situated in a relatively private part of the property, this building could be re-developed, subject to the appropriate planning consents.

Adjoining the Walled Garden are a number of further lean-to sheds for general storage purposes.





## LAND

Beyond the immediate gardens and grounds, two paddocks provide approximately 8 acres of pasture. Further afield, there are approximately 25 acres of arable land, currently farmed under a contract farming agreement.





2 Durrington Cottage, Jacob's Cottage and Office

## ANCILLARY ACCOMMODATION

### JACOB'S COTTAGE

This Grade II\* listed cottage has accommodation on two floors comprising a sitting room, kitchen and WC on the ground floor with access to a private rear garden. On the first floor are 2 bedrooms, a shower room and en-suite bathroom.

### 2 DURRINGTON COTTAGE

Adjoining Jacob's Cottage, this Grade II\* listed cottage has a kitchen, sitting room, utility room and WC on the ground floor with access to a private rear garden. On the first floor are 3 bedrooms and a family bathroom.

#### GROSS INTERNAL AREA (APPROX.):

STABLE COTTAGE = 53 SQ M / 572 SQ FT

CLOCK COTTAGE = 107 SQ M / 1155 SQ FT

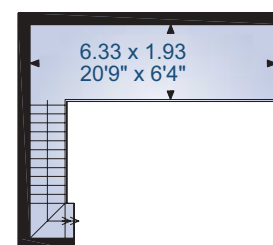
JACOB'S COTTAGE = 98 SQ M / 1061 SQ FT

2 DURRINGTON COTTAGE = 94 SQ M / 1006 SQ FT

OFFICE = 61 SQ M / 654 SQ FT

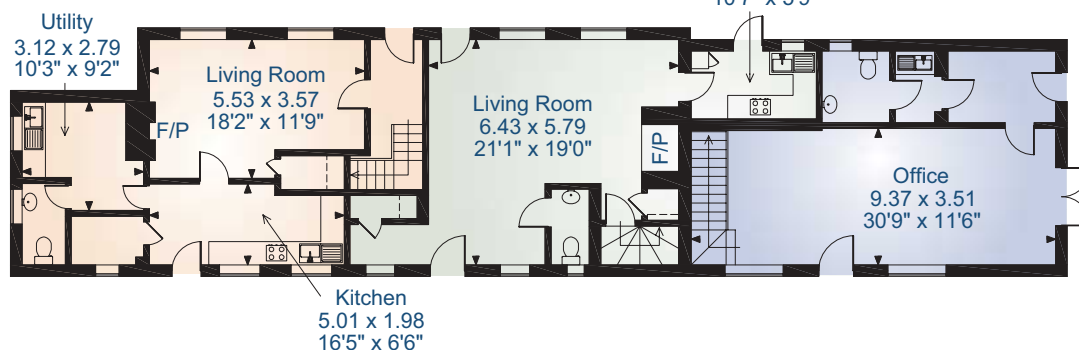
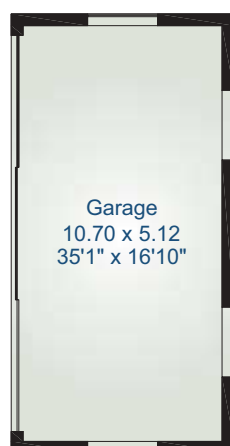
Quoted Area Excludes 'Loft Space'. For Identification Purposes Only. Not to Scale.

#### MEZZANINE ABOVE OFFICE



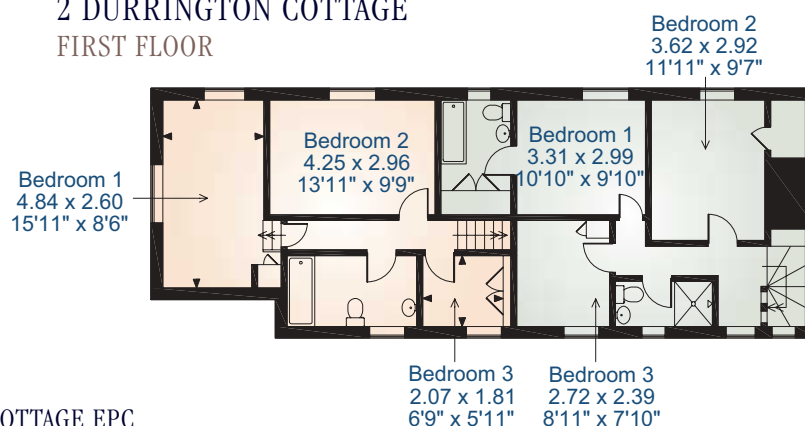
#### 2 DURRINGTON COTTAGE GROUND FLOOR

#### JACOB'S COTTAGE GROUND FLOOR



#### 2 DURRINGTON COTTAGE FIRST FLOOR

#### JACOB'S COTTAGE FIRST FLOOR



#### 2 DURRINGTON COTTAGE EPC



#### JACOB'S COTTAGE EPC





## STABLE COTTAGE



### STABLE COTTAGE EPC



### CLOCK COTTAGE EPC



### CLOCK COTTAGE GROUND FLOOR



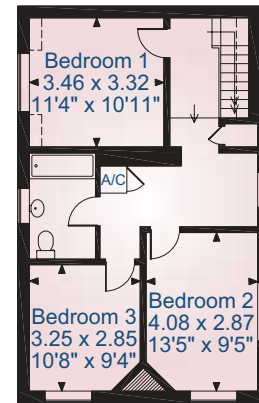
## CLOCK COTTAGE

Forming part of the old stable yard, Clock Cottage is Grade II listed and flanks the old Carriage House. It has a kitchen and sitting room on the ground floor with access to a private rear garden and separate study. There are 3 bedrooms and a family bathroom on the first floor.

### STABLE COTTAGE

Flanking the Carriage House on the other side, Stable Cottage is also Grade II listed and offers a 1 bedroom studio with kitchenette and bathroom.

### CLOCK COTTAGE FIRST FLOOR



*Clock Cottage and Stable Cottage*



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE AND OCCUPATION

The freehold ownership of Durrington House is available by private treaty, with vacant possession on completion, subject to the following occupancies:

- Service Occupancy of Stable Cottage
- Service Occupancy of 2 Durrington Cottage
- Assured Shorthold Tenancy of Jacob's Cottage
- Assured Shorthold Tenancy of Clock Cottage

## PLANNING

Durrington House - Grade II\* Listed

Jacob's Cottage - Grade II\* Listed

2 Durrington Cottage - Grade II\* Listed

Office Annex - Grade II\* Listed

Clock Cottage - Grade II Listed

Stable Cottage - Grade II Listed

Stone Gate posts – Grade II listed

The property lies within the London Greenbelt. For further information please contact Savills.

## SERVICES

Water - Mains

Electricity - Mains

Drainage - Klargester private drainage system

Central Heating - Oil

## FIXTURES AND FITTINGS

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agents.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of any existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

## LOCAL AUTHORITY

Epping Forest District Council

Civic Offices

High Street

Epping

Essex

CM16 4BZ

## EMPLOYEES

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertaking (Protection of Employment) Regulations.

## COUNCIL TAX

Property	Council Tax Band
Durrington House	H
Stable Cottage	E
Clock Cottage	E
Jacob's Cottage	E
2 Durrington Cottage	E

## IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken: June 2011

Brochure prepared: July 2011





