

ACROSS

- 1 View building plot, say (5)
- 4 Number Lisa prepared to plant (9)
- 9 Soft and about to ripen too early (9)
- 10 Dog's run into wheel I conclude (5)
- 11 Doesn't develop European port (6)
- 12 Nick's to stop working (5-3)
- 15 Tailor losing heart with ultimate in fashion (5)
- 17 Unruly master and shopkeeper (9)
- 19 Decline key role and go to pieces (4,5)
- 20 Police officer seizing article I fear (5)
- 22 Want brief on time (8)
- 24 Dish having first-rate taste (6)
- 27 Female allowed out of English navy (5)
- 29 Clothing in which to hunt diamonds? (9)
- 30 New lad Ron's upset person of property (9)
- 31 Revise note in the finish (5)

DOWN

- 1 Stay and drink wine together (7)
- 2 Super bargain for many (5,4)
- 3 School transport (5)
- 4 Beat doctor, with some hesitation (4)
- 5 Inexperienced group of politicians? (5,5)
- 6 Twitch of insect, say (3)
- 7 Doesn't finish great old piece by Handel (5)
- 8 Reinforce rigid bearings (7)
- 13 Vulgar fellow out East (5)
- 14 Tidy up after shattering damage (10)
- 16 Silly to include Rex in the sketch (5)
- 18 Tiny car with a true problem (9)
- 19 Handy amount? (7)
- 21 Devised thanks for backing in doctrine (7)

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- 23 Main canoe's overturned (5)
- 25 Joint status is a non-starter with the French (5)
- 26 Market is so-so (4)
- 28 Twins as well, by the sound of it (3)