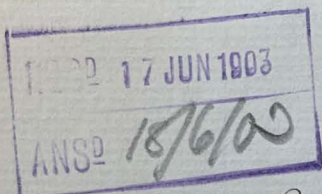


The Wimbledon House Estate Company, Limited.

TELEGRAPHIC ADDRESS,  
BUTTRISS, LONDON.  
TELEPHONE NUMBER  
5874, BANK.

HEAD OFFICE,  
85, GRESHAM STREET,  
LONDON, E.C. 17<sup>th</sup> June 1903

Dear Sirs



Purchase of your Office Site.

I do not quite understand

your letter of yesterday.

A cheque for £37. 10. 0

was handed to your Solicitors  
on the 8<sup>th</sup> April last,

the date of the completion  
of this purchase.

Yours faithfully  
Ray Lancaster  
Secretary

Messrs Hampton & Sons  
1, Cockspur St  
High St  
Wimbledon

B P

June 18th 1903

H

J. Roy Lancaster Esq,  
85 Gresham Street,  
E C.

Dear Sir,

Purchase of our Wimbledon Office Site

We are extremely sorry to have troubled you and have written to our Solicitors to complain that they have never accounted to us for the cheque in question nor ever informed us of having received it.

Remaining, Dear Sir,

Yours faithfully,

Messrs. Hampton & Sons  
Sept 26/02

TELEGRAMS  
"FLADGATES, LONDON."  
TELEPHONE 197, WESTMINSTER.

FLADGATE & CO {  
W. F. FLADGATE.  
F. E. E. FAREBROTHER.  
W. J. PRESTON.  
F. D. WILLIAMS.  
C. W. FINCH.

2, CRAIG'S COURT,  
CHARING CROSS, LONDON, S.W.

22 August 1902

Dear Sir

Wimbledon Tennis Club

In reply to your  
letter of this date  
addressed to Mr.

Preston we regret  
that he is away and  
in his absence we

cannot say what  
he would charge  
for this business but  
assuming that there  
was nothing beyond  
two interviews with  
him we think, under  
the circumstances you  
mention, we may  
name £1.11.6

Yours faithfully

W. F. Fladgate

We thank you for your  
note of 22<sup>nd</sup> inst & herewith  
enclose cheque for £1.11.6 as requested  
There was nothing beyond the two interviews  
Please acknowledge to this address & return

Telegrams  
"COMMONABLE."  
LONDON.

4. Lincoln's Inn Fields.  
London, 13<sup>th</sup> Oct. 1902

Dear Sir,

REC'D 13 OCT 1902

Wimbleton House Estate

We are in receipt of your letter of the 10<sup>th</sup> inst. and are communicating with the Managing Director with a view to obtaining instructions.

Yours truly  
A. J. Birkett

Messrs. Hampton & Co. Ltd.

B P

October 10th 1902

H

Messrs Horne & Birkett,  
4 Lincolns Inn Fields,  
W C.

Dear Sirs,

Wimbledon House Estate

If your clients wish us to complete our purchase of the office site at the half quarter day November the 11th instead of at Christmas, we must settle up the question of the restrictive covenants within the next few days so as to make our necessary financial arrangements.

Remaining, Dear Sirs,

Yours faithfully,

Telegrams  
COMMONABLE  
LONDON

REC'D 5 - SEP 1902

ANS'D 5/5/02

Ask for Building Line 5/11  
with 1/15/02  
Lincoln's Inn Fields.

London, 4<sup>th</sup> Sept<sup>r</sup> 1902

Dear Sirs:

Wimbledon House Estate

We have obtained Mr Storne's instructions with reference to your letter of the 30<sup>th</sup> ult<sup>r</sup> & they are that the consent mentioned in our letter of the 29<sup>th</sup> ult<sup>r</sup> must be taken as in substitution of any existing powers.

Further there would be no objection to your erecting 2 pairs of semi-detached houses facing Marryat Road so long as each house had a minimum frontage to that road of 40 feet. Mr Storne however thinks the best thing for you to do would be to submit a scheme with a plan showing

what you propose.

Yours faithfully,

Horace A. Birkett  
H.A.

Mess<sup>rs</sup> Hampton Sons Ltd

*Must be Fladgates.*

*for £350 deposit money.*

*Yours faithfully  
Eg Horne & Birckett*

TELEGRAMS  
"FLADGATES, LONDON."  
TELEPHONE 197. WESTMINSTER.

2, CRAIG'S COURT,  
CHARING CROSS, LONDON. S.W.

Decr. 29 1902.

Dear Mr Hampton:-

re Wimbledon House Estate.  
-----

I enclose, for your information, copy of  
Messrs Horne & Bircketts reply.

Yours very faithfully,

*Wm J. Houston*

G. Hampton, Esq-  
1. Cockspur Street.

4 Lincoln's Inn Fields  
London. W. C.

24<sup>th</sup> December 1902.

Dear Sirs,

The Wimbledon House Estate & Co.

Messrs Barrington & Sons Ltd.

We beg to acknowledge receipt of your letter of today's date with notice of your clients intention to exercise their option to purchase the plot of land at Wimbledon, together with your cheque for £350 - deposit money.

Yours faithfully  
(Sd) Horne & Birrell

Messrs Gladgate.



private residences from £1500  
(which was fixed for a block of buildings)  
to £1000 for a pair of semi-detached  
or £600 for a detached house.

Note: -

The restrictions were imposed  
to prevent inferior or objectionable  
buildings prejudicing the Colvard:  
as the 2<sup>nd</sup> schedule is now drawn  
~~is~~ it might be contended that we  
could only build in one block, in  
which case we should have to erect  
a row of terrace houses <sup>or flats</sup> Maryat  
Road forming part of the proposed  
block of shops in High Street, which  
would be much less desirable from the  
Estate point of view than separate blocks  
or partly private residences.

Will agree to exercise option of  
purchase at Michaelmas provided  
what is implied in the letter of  
consent of 24/11/1879 is made  
abundantly clear in the conveyance  
viz—

that we or our assigns shall  
be at liberty to build thereon —  
either shops <sup>or flats</sup> or private houses  
and not necessarily in one block:  
or on part one and on part  
the other: —

Modifications of Restrictions asked for  
at interview with H B 29/8/02

Also that we may  
~~and~~ erect such buildings  
and also retain and enlarge  
the existing stables using the latter  
as at present for the purposes  
of the trade of a livery stable  
keeper subject to the restrictions  
imposed.

We should like the limit of cost of  
buildings reduced in the case of