

S.S.

January 11th 1912.
January 11th 1912.

A. H. Hallam Murray Esq., F.R.G.S., F.S.A.,
40 Montagu Square. W.,

Sir,

re "Newstead"

We thank you for your favour upon which we have communi-
cated with our Clients and will write you further in the course
of a post or so.

We remain, Sir,

Your faithful servants,

Yours faithfully,

S.

January 11th 1912.

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

Dear Sirs,

We have heard from Mr. Hallam Murray - the owner of
"Newstead" - to the following effect :-

"In reply to your communication of the 29th ult., I have
"considered the question of the purchase of the strip of land
"on the west side of "Newstead" and am of opinion that the
"upper part of the strip (say down about as far as the Farm-
"house) is the only part that it might be desirable for me to
"acquire. But it would be of little, if any, value to me
"so long as it is separated from "Newstead" by the Dairy
"Walk.

"If the Dairy Walk could be closed, I should be glad to know
"at what price you would sell the upper part of the strip in
"question".

We shall be glad to receive your instructions.

We remain, Dear Sirs,

Yours faithfully,

Jan 10 1912

To Messrs Hampton & Sons

+ Sirs

In reply to your communication of the 29th ult. I have considered the question of the purchase of the strip of land on the West side of Newstead & am of opinion that the upper part of the strip (say down about as far as the old Farm house) is the only part that it might be desirable for me to acquire. But it would be of little if any value to me so long as it is separated from News-

lead by the Daviey Walk.

If the Daviey Walk could be closed
I should be glad to know at
what price you would sell
the upper part of the Strup in
question.

I am

Yours faithfully

A. H. Hallam Murray

GEORGE ROBERTS,
c/o PECK, FREAN & Co., LTD.,
DRUMMOND ROAD,
LONDON, S.E.

Telegrams: "PICKAXE, LONDON."
Telephone: 3570 HOP (four lines).

1500 23 JAN 1912
130

London, S.E. 22nd January, 1912

Geo. F. Hampton Esq.,
Messrs. Hampton & Sons, Ltd.,
2 & 3, Cockspur St., S.W.

Dear Sir,

I am in receipt of your letter of the 19th inst., and thank you for same. I regret to say that I do not see my way at present to pay £1700 for the piece of land in question.

Yours truly,

GEORGE ROBERTS

Geo. Roberts

The plot in question occupies, in my opinion, the best part of the site. It is situated on the corner of the road and is bounded on the north by the road and on the east by the road. The plot is a rectangular shape and is situated on the corner of the road. It is a very good site for a building and is situated on the corner of the road. It is a very good site for a building and is situated on the corner of the road. It is a very good site for a building and is situated on the corner of the road.

BP

George Roberts Esq.

19th January, 1912.

George Roberts Esq.,

Martholme,

Wimbledon Common.

Dear Sir,

My colleague, Mr. Underwood, has informed me of the offer you have made for a plot of land on the Wimbledon House Estate, and of the counter offer made by the Company, that you should pay £1700 for it; and he asks me whether, as he considers it of benefit to the Estate that you should become the purchaser of that plot, I feel that I can honestly write to the Company and advise them to meet you by agreeing to accept something less.

As I had the pleasure of seeing you myself when you took your present residence, I think that possibly you may be interested to hear that I have told Mr. Underwood that honestly I can not.

The plot in question occupies, in my opinion, the very best situation now left facing the Common; it overlooks the broadest part, away from any noise there may be at the Village end, and yet not too remote, and there is already the nucleus of a beautiful garden in the timber and orchard trees now standing on the site.

I am absolutely convinced that the period of stagnation of the Wimbledon House Estate is a thing of the past. The last site on the high gravel ground of the Belvedere Estate has now been taken up, and the bugbear

George Roberts Esq.

HP

of competition is removed, and I feel sure that the Wimbledon House Estate Coy. have now only to sit tight and they will obtain their full price for every inch of ground they have left facing the Common.

I consider therefore that the Company have given you a remarkably favorable quotation, and if I may presume upon my former pleasant business transaction with you, I would advise that you accept the offer, and accept it with alacrity, without giving the Company the chance of withdrawing it by making a further counter proposition.

In so doing you would, in my opinion be securing the best bargain yet made for a site facing Wimbledon Common.

I consider the price is £200 less in proportion than any price that has ever previously been accepted for the front land.

Yours faithfully,

S.

January 22nd 1912.

George Roberts Esq.,
Martholme,
Parkside,
Wimbledon Common.

Sir,

re Land between "The Old Lodge" and
"Falconhurst".

We have heard from Mr. Lancaster this morning to the following effect :-

"With reference to your letter of yesterday, in my opinion this is the best plot left on the front, and even assuming that your Mr. Underwood acquires the holly hedge as proposed the average width is certainly 100ft, and I have every hope that we shall be able to sell it for at least £1800, if not £2000, but quoted £1700 in the hope of effecting an immediate sale. I cannot, therefore, advise the acceptance of any offer below this figure".

We do trust you will see your way to increase your offer to £1700., as we are positive it is a bargain at the price named.

We remain, Sir,

Your faithful servants,

S.

January 22nd 1912.

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

Dear Sir,

re Land between "The Old Lodge" & "Falconhurst".

We thank you for your favour. We are quite in accord with the contents and it is exactly the reply we want.

We have communicated with Mr. Roberts.

We remain, Dear Sir,

Yours faithfully,

The Colindale House Estate Company, Limited.

HEAD OFFICE.

85 GRESHAM STREET.

LONDON E.C. 20. Jany 1912.

REGISTERED IN ENGLAND
INCORPORATED IN ENGLAND
NO. 11542 OF 1907

act
The Climbledon House Estate Company, Limited.

TELEGRAPHIC ADDRESS,
NOTEPAPER, LONDON.
TELEPHONE NUMBER
9645 CENTRAL.

HEAD OFFICE,
85, GRESHAM STREET,

LONDON, E.C. 20th *Jan* 1912

70-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
Dear Sirs

Lot 3. Between old fodge
& Dalconhurst.

With reference to your letter of
yesterday. In my opinion this is the
best plot left on the front & even
assuming that your Mr Underwood
acquires the holly hedge as proposed.
the average width is certainly 100 feet,
and I have every hope that we shall
be able to sell it for at least £1800
if not £2000, but quoted £1700 in
the hope of effecting an immediate
sale. I cannot therefore advise the

acceptance of any offer below this
figure. ✕

Yours faithfully
W. Lancaster
Secretary.

Messrs Hampton & Sons.

S.

January 27th 1912.

Richard J. Strachan Esq.,
Ferrers Cottage,
Guy Road, Beddington, Surrey.,

Sir,

re "Newlands".

We thank you for your favour, the contents of which we
are reporting to our Clients.

We remain, Sir,

Your faithful servants,

G.

January 27th 1912.

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

Dear Sirs,

re Land, Calonne Road.

We have heard from Mr. R. J. Strachan this morning to the following effect :-

"In reply to your letter of the 22nd inst, I have further considered this matter, but cannot see my way to give £1600 for the land. My object would be to add it to "Newlands", and I could not go beyond £1000 for that purpose".

We remain, Dear Sirs,

Yours faithfully,

Jan 26 1912

[Handwritten signature]

[Handwritten signature]

ack

FERRERS COTTAGE,
GUY ROAD,
BEDDINGTON,
SURREY

Jan. 26. 1912.

Dear Sir,

Thank you for your letter

In reply to your letter
of the 22nd inst. I have
further considered this
matter, but cannot see
my way to give £1600 for
the land.

My object would be
to sell it to Newlands, and

I could not go beyond
£1000 for that purpose.

Yours faithfully

Richard Thacker

Messrs. Hampton & Sons,
Wimbledon Common.

P.S. Since writing the above,
the age to Calonne Road is 145ft.

WE HAVE

Miss Hampton & Sons

The Estate Company, Limited
HEAD OFFICE,
85, CRESHAM STREET,
LONDON, E.C. 4.

20 Jan 1912

S.

R. J. Strachan Esq.,
Ferrers Cottage,
Guys Road, Beedington, Surrey.

January 22nd 1912.

Sir,

re Land "Calonne Road."

In further reply to your favour, we communicated with the Secretary to the Estate Co., and he writes us this morning as follows :-

"In reply to your letter, I will advise the acceptance of £1600 for the plot between "Malling" and "Berriedale" assuming that the frontage you mention viz 143ft is correct, or "Mr. Strachan can have half the plot between "Berriedale" and "Rosewall" for £1000".

We trust you will be able to see your way to make us an offer of this figure for the land.

We remain, Sir,

Your faithful servants,

P.S. Since writing the above, we have ascertained that the frontage to Calonne Road is 143ft.

re R. J. Strachan
reply to your letter
1000
1600
1000

London & Lancashire Cotton & Textile Company, Limited.

AD OFFICE

85, CRESHAM STREET

LONDON, E.C. 4, 20th Jan 1912

S.

R. J. Strachan Esq.,
Ferrers Cottage,
Guys Road, Beadlington, Surrey.,

January 22nd 1912.

Sir,

re Land "Calonne Road."

In further reply to your favour, we communicated with the Secretary to the Estate Co., and he writes us this morning as follows :-

"In reply to your letter, I will advise the acceptance of £1600 for the plot between "Malling" and "Berriedale" assuming that the frontage you mention viz 143ft is correct, or "Mr. Strachan can have half the plot between "Berriedale" and "Rosewall" for £1000".

We trust you will be able to see your way to make us an offer of this figure for the land.

We remain, Sir,

Your faithful servants,

P.S. Since writing the above, we have ascertained that the frontage to Calonne Road is 143ft.

*re R. J. Strachan
reply to your letter*

*Your faithfully
W. J. Strachan*

£1000

See sample letter

The Wimbleton House Estate Company, Limited.

TELEGRAPHIC ADDRESS,
NOTE PAPER, LONDON.
TELEPHONE NUMBER
9645 CENTRAL.

HEAD OFFICE,

85, GRESHAM STREET,

LONDON, E.C. 20. ^{to} Jan'y 1912.

Dear Sir.

re R. J. Shachan.

In reply to your letter, I

will advise the acceptance of £1600

for the plot between "Walling" and

"Berrisdale" assuming that the frontage

you mention viz 143 feet is correct,

or Mr Shachan can have half the

plot between "Berrisdale" & "Rosewall"

for £1,000.

Yours faithfully

W. J. Lancaster

Secretary.

Messrs Hampton & Sons.

"I am obliged by your letter of the 17th inst. There is only
"about half an acre in the plot, and I cannot see my way to
"do anything with it at a price over £1000, but if you think
"your Clients might entertain an offer of that sum for the
"whole - 143ft frontage - I believe we could come to terms".

We shall be glad of your instructions as to our reply.

We remain, Dear Sir,

Yours faithfully,

S.

January 18th 1912.

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

Dear Sir,

re The Wimbledon House Estate.

We have interested Mr. R. J. Strachan in the Estate, and in reply to our letter quoting him £12 per foot frontage for the plot fronting Calonne Road between "Malling" and "Berriedale", he writes us this morning as follows :-

"I am obliged by your letter of the 17th inst. There is only about half an acre in the plot, and I cannot see my way to do anything with it at a price over £1000, but if you think your Clients might entertain an offer of that sum for the whole - 143ft frontage - I believe we could come to terms".

We shall be glad of your instructions as to our reply.

We remain, Dear Sir,

Yours faithfully,

S.

January 18th 1912.

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

Dear Sir,

re The Wimbledon House Estate.

We have interested a Mr. R. J. Strachan in the Estate, and in reply to our letter quoting him £12 per foot frontage for the plot fronting Calonne Road between "Malling" and "Berriedale", he writes us this morning as follows :-

"I am obliged by your letter of the 17th inst. There is only about half an acre in the plot, and I cannot see my way to do anything with it at a price over £1000, but if you think your Clients might entertain an offer of that sum for the whole - 143ft frontage - I believe we could come to terms".

We shall be glad of your instructions as to our reply.

We remain, Dear Sir,

Yours faithfully,

S.

January 18th 1912.

Richard J. Strachan Esq.,
Ferrers Cottage,
Gay Road, Beddington, Surrey.,

Sir,

re The Wimbledon House Estate.

We thank you for your favour. We are communicating
with our Clients and hope to write you further in the course of
a post or so.

We remain, Sir,

Your faithful servants,

acp

FERRERS COTTAGE,
GUY ROAD,
BEDDINGTON,
SURREY.

Jan. 16th 1912.

Dear Sir,

I am obliged by your letter of the 17th inst. There is only about half an acre in the plot, and I cannot see any way to do anything with it, at a price over £1000; but if you think your clients might entertain an offer of that sum for the whole

- 143 feet frontage. I believe we could come to terms.

Yours faithfully,

Richard Traherne

10 3/4 2
12 87 3

14 3/4 2
118 1/2 3

Messrs. Kempton & Sons

Wimbledon Common.

S.

January 17th 1912.

Richard J. Strachan Esq.,
Ferrers Cottage,
Gay Road, Beddington, Surrey.

Sir,

We thank you for your favour and in reply beg to inform you that the plot between "Malling" garden and "Berriedale" has a frontage of 143ft, and our Clients' last instructions were for us to quote £12 per foot frontage for this plot.

If, however, you will make us an offer, we shall be pleased to submit it in its most favourable light.

We remain, Sir,

Your faithful servants,

act,

143 feet
17
12
16
5

FERRERS COTTAGE,
GUY ROAD,
BEDDINGTON,
SURREY.

Jan. 16th 1912.

Dear Sir,

Land adjoining "Newlands".

Referring to your letter
of the 5th inst. and plan, which
you kindly sent me, I should
be glad if you could give
me an idea of the price
that would be accepted
for the whole plot in Column

Road, which you marked on
the plan.

Yours faithfully,

Richard Straker

Messrs. Hampton & Fox
Kewington.