

FREE CONVEYANCES.
DEFERRED PAYMENTS, if desired.

marked



THE COMMON, FRONTING THE ESTATE.

The Wimbledon House Estate,

61 FREEHOLD
BUILDING SITES

INCLUDING A FEW CHOICE PLOTS

. facing .

Wimbledon Common

Solicitors:
Messrs. HORNE & BIRKETT,
4, Lincoln's Inn Fields, W.C.

Auctioneers:
Messrs. HAMPTON & SONS,
2 & 3, Cockspur Street, S.W.;
and (on the Estate),
HIGH ST., WIMBLEDON COMMON.

B/BAL/1/14

DEFERRED PAYMENTS.

FREE CONVEYANCES.

Facing WIMBLEDON COMMON,
with Grand Views over.

Within a mile of the Station L. & S.W. and District Railways.

The Whole of the remaining
Beautifully-timbered Freehold
Building Sites

ON THE
WIMBLEDON HOUSE ESTATE

COMPRISING

- 9 CHOICE PLOTS facing the Common.
- 3 GRANDLY-TIMBERED SITES varying from 2 to 7½ Acres.
- 47 LOTS in Parkside Gardens, Marryat and other Roads, to suit all purchasers.

Enormous Demand for High-class Residences
with Tennis Lawns and Motor Houses.

PRACTICALLY EVERY HOUSE ON THE ESTATE LET.

ELECTRIC LIGHT. MAIN DRAINAGE. GAS & WATER LAID ON.
FREE CONVEYANCES. TITHE & LAND TAX FREE.

HAMPTON & SONS

Will offer the above by Auction in 61 Lots,
at the "Wimbledon Hill Hotel," Wimbledon,

On SATURDAY, 24th FEBRUARY, 1912,

At Two o'clock precisely.

Plans, full Particulars and Conditions of Sale may be obtained from the Vendors' Solicitors, Messrs. HORNE & BIRKETT, 4, Lincoln's Inn Fields, W.C.; or of the Auctioneers, HAMPTON & SONS, Ltd.,

2 & 3, COCKSPUR STREET, LONDON, S.W.

or at their Branch Office, *on the Estate*, WIMBLEDON COMMON

N.B.—Announcements of this and other Auctions appear weekly in the "Times" & "Standard" Newspapers

WIMBLEDON COMMON AND THE BEAUTIFUL NEIGHBOURHOOD

surrounding it from its relative position and accessibility
to the Metropolis offers

GREATER ATTRACTIONS FOR RESIDENTIAL PURPOSES

than any other district around London, within similar distance
particularly to Members of Parliament, Professional men and others.

In addition, the district has been coming more than ever into vogue during the
last few Seasons, numerous Members of the Aristocracy and Society having become Residents
on the confines of the Common, attracted by

THE CHARM AND NATURAL BEAUTY

of its 1,000 Acres of Undulating and Splendidly Timbered Heath and Woodland
and the perfect retirement obtainable.

RAILWAY FACILITIES. Wimbledon enjoys the advantage of a Station under a mile from
the Estate, on the L. & S.W. Main Line, with the unique
Service of over 120 trains a day to Waterloo and a similar number
from Waterloo to Wimbledon, making the journey in many cases in 15 minutes.
By the connecting Tube Railways the City and West End are easily reached under
half-an-hour. The Electric trains of the District Railway (90 a day) afford an alternative
route to the City and West End, with its numerous Non-stop Trains. There is
also a direct service to London Bridge, Croydon, Herne Hill and Ludgate Hill.

GOLF. Three Golf Courses practically adjoin the Estate. The London Scottish, Ladies,
and Royal Wimbledon Golf Clubs play over the Common, while the last
named also have exclusive Links on private land adjoining the Common, which enables
its Members to play every day of the week (including Sunday). Wimbledon Park Golf
and Sports Club, the Roehampton Golf Club, Raynes Park Club and two fine courses
at Coombe Hill are also readily accessible.

POLO. The Roehampton, Hurlingham and Ranelagh Clubs are all near by.

RIDING, Driving and Walking. The facilities for these Sports are unequalled so near
London.

PLACES OF WORSHIP of every denomination are within easy distance, including the Parish
Church of St. Mary's, Emmanuel Evangelical Church and the Roman
Catholic Church of the Sacred Heart in Edge Hill.

EXCELLENT EDUCATIONAL FACILITIES for Boys are provided in King's College School, on the Common,
and Wimbledon College, on Edge Hill, and for Girls in The
Study, Peek Crescent, (on the Estate), The High School in
Mansel Road and the Ursuline Convent School in the Downs.

The Sites included represent the remainder of the unsold Land on

The Wimbledon House Estate,

which is situate on the borders of and almost at the same elevation as the glorious breezy Common, with its wide expanse of hill and dale, heath and wood, stretching to Richmond Park on the one hand, and to Putney Heath on the other, and rejoices for the most part in the

Deep Gravel Sub-soil,

which, with the bracing air, has gone far to establish the excellent reputation Wimbledon boasts as a healthy place of Residence.

THE ESTATE is beyond all dispute the most valuable property of its size which has ever come into the market in this neighbourhood, comprising in all about **98 ACRES** (a great portion of which is within the mile radius from the station) and of which about

140 SITES

have already been disposed of.

The property has been developed with the greatest care with a view to preserving its natural beauties, more especially the rare magnificent trees, and the picturesque lake in the midst of the property is secured for the perpetual adornment of the Estate.

There is an **Enormous Demand for
High-class Residences**

with **TENNIS LAWNS** and **MOTOR HOUSES**, and out of some

100 HOUSES

already built upon the Estate, there are *only two unlet available.*

Deferred Payments, if desired.

PARKSIDE faces the Common, which is secured as an open space for all time, and houses built on its frontage can be erected so as to command fine open views and obtain a plenitude of sunshine. With the exception of Lots 1 and 2 the plots have depths of nearly 240 feet, with return frontages to Parkside Gardens.

All the Sites offered are believed to be on Gravel Soil.

There is NOT one empty House on the Estate facing the Common.

¶ Parkside is an old Parish Highway maintainable by the Local Authority.

760
7380
1140

X

LOT 1. A CHOICE CORNER PLOT, facing Parkside, with a frontage thereto of 76 feet and a return frontage of 206-ft. to Marryat Road. A 6-ft. wall divides the Land from Parkside from which it is screened by hollies, etc. Several fine trees adorn this Plot.

750
1150

X

LOT 2. A SIMILAR PLOT with 60-ft. frontage.

700
950

H.B.

¶ N.B.—The Purchaser of Lot 1 will be given the option of buying Lot 2 at the same price.

N.S.
1600

LOT 3. A 107-ft. PLOT, splendidly situated between "The Old Lodge" and "Falconhurst" and planted with fruit trees, at one time forming part of the old Wimbledon House Orchard. This Plot has a frontage to Parkside Gardens of 102-ft. 8-in., is fenced on the North side, but a Purchaser would have to fence a portion of the Southern boundary. The brick wall and holly hedge adjoining "The Old Lodge" are the property of the adjoining Owner.

LOT 4. Between "Neswick" and "Ravenscroft," having a frontage of 64-ft. planted with hollies, rhododendron bushes and several fine oak trees. This Plot is fenced on three sides.

X LOTS 5, 6 & 7.

B 9 1/2 1140

840
420
1260

Three Really Delightful, Well Wooded Plots.

800
1200

situated between "Ravenscroft" and "Snettisham," commanding grand views over the Common and having 84 feet frontage each.

¶ N.B.—The Purchaser of Lot 5 will be given the option of buying Lots 6 and 7 at the same price per Plot.

LOTS 8 & 9. TWO WELL-PROPORTIONED PLOTS lying between "Snettisham" and "Dryden House," with a frontage of 89-ft. 6-in. each to the Common. Well timbered and providing Excellent Sites for Two Good Houses.

B 9 1/2 1050

¶ N.B.—The Purchaser of Lot 8 will be given the option of buying Lot 9 at the same price.

All the foregoing Lots are believed to be on gravel soil, face the Common with glorious views over, and are screened from the road by a fine old brick wall and trees.

Only one Detached House may be erected on each of the foregoing Lots of the minimum prime Cost Value of £2,000.

PARKSIDE GARDENS, running parallel with and practically on the Common level, is one of the most favoured roads in Wimbledon. It is planted the whole length with plane trees, and the houses built on this frontage (out of sixteen there is none available) enjoy an open outlook over gardens in front. All sites for sale are believed to be on gravel soil. The road is curbed, sewered and lighted by electricity, and presents a pleasing appearance with its variety of well built houses.

LOT 10. A PLOT with 106-ft. 3-in. frontage, with open outlook in front, and overlooking Tennis Courts in the rear.

N.S. 1600

Nearly 200 feet above Sea.

LOTS 11 & 12.

TWO ATTRACTIVE 61-ft. PLOTS, with a depth of over 211-ft., admirably adapted for Two Good Houses, with Tennis Lawns.

B.9 £550

LOT 13. A SIMILAR LOT, with 57-ft. 6-in. frontage and a depth of 211-ft. 4-in.

MB

LOTS 14, 15, 16.

THREE EXCELLENT PARCELS, open in front, overlooking gardens, and at present commanding views over the wooded interior of the Estate.

15 - 76'-6"
16 - 76'-6" N.S. £1500
MB

¶ An entrance, 40-ft. wide is reserved between Lots 14 and 15 (a distinct addition to the amenities of the Lots named) to Lot 17.

All the plots offered in Parkside Gardens are believed to be on gravel soil, and houses built on this frontage are in great demand.

Only one Detached House may be erected on each of the Plots with frontage to Parkside Gardens of a minimum prime Cost Value of £800.

CALONNE ROAD, opening off the Common, is particularly rural, and Houses built on this frontage would obtain a South or South-East aspect. Lots 19 to 23 are divided from the large adjoining properties by the delightful belt of beautifully grown Wellingtonia, Firs, Evergreen Oaks, Hollies, &c., at one time forming the old Wellingtonia Avenue, sheltering them from the N.E. and forming the nucleus of delightful gardens.

¶ *Calonne Road is Curbed and Sewered and Lighted by Electricity.*

LOT 17. A SPLENDID SITE, believed to be on gravel soil, having a valuable frontage to Calonne Road of about 400-ft., bounded on the East by a fine holly hedge and adorned by several old Timber Trees. It includes a delightful belt of woodland, extends to about

X
£1500
2500
4000
570

451/8

~~7a. Or. 16p.~~ 4-1-31

MB

and houses enjoying a Southern aspect with fine views over the lake and beautifully wooded interior of the Estate might be erected. This Plot is primarily intended for the erection of one or two good Residences, but ~~Eight~~ Detached Houses of a minimum prime cost value of £800 would be allowed. An entrance to this plot from Parkside Gardens, 40-ft. wide is reserved between Lots 14 and 15, and would afford a short cut to the Station and a means of developing the land to advantage.

386

Tithe and Land Tax Free.

LOT 19 has a frontage of 71-ft. 6-in., is believed to be on gravel soil, and being situated just off the Common, is particularly attractive. Sheltered by the fine old trees in the rear and with Garden Ground on either side, a house built on this Plot would enjoy a Southern aspect and most delightful surroundings.

M.B

☐ A Purchaser would be given the option of acquiring Lot 20 at the same price.

B. J. 1650

LOT 20. A SIMILAR PLOT having 71-ft. 10-in. frontage, by an average depth of 211 feet.

Lot 21.—SOLD.

LOTS 22 & 23. TWO OF THE CHOICEST LOTS OFFERED, of 71 ft. 6 in. each on the crest of the hill. Features of these fine Sites are the Holly Hedge on the South-east boundary, the fine fringe of trees in the rear and the perfect aspect obtainable.

22-
23- 76'-0"

B. J. 400

A purchaser of Lot 22 will be given the option of acquiring Lot 23, at the same price.

Only one Detached House may be erected on each of these Plots of a minimum prime Cost Value of £1,000.

X LOT 24. A SUPERB UNDULATING SITE, fit for the erection of an Imposing Residence with extensive grounds, having a frontage of ~~156~~ 156 ft. 6-in., and an area of about

386

4000
2500

2000
2900

7a. 2r. 23p. 6-1-27

386
3088

B. J. 2750

A House built on the summit would enjoy a perfect South-east aspect, with hardly a house in sight, and views over its own beautifully timbered grounds sloping away to the South. The fine old belt of trees and woodland included, containing a collection of Rhododendrons and Evergreen Shrubs affording delightful walks and every facility for making a perfect garden.

This fine Site is designed for one Residence, but ~~one~~ ^{five} Detached Houses of a minimum prime Cost Value of £800 each would be permitted.

☐ The Reserve on this Lot—being a comparatively large parcel—is extremely low, and provides the opportunity of securing a bargain.

Enormous Demand for High-class Residences with Tennis Lawns and Motor Houses.

BJ 1/240
BJ 1/230

Sold
£750

LOT 25. A 60-ft. PLOT, having the excellent depth of about 196 feet.

LOT 26. A SIMILAR PLOT, with a depth of 195 feet.

LOT 27. A CORNER PLOT, having a total frontage to the Calonne and Burghley Roads of 243-ft. 6-in.

Houses on these three plots could be arranged with their principal rooms looking to the Southward over gardens and fine trees.

LOT 28. AN IMPOSING SITE, having a frontage of 143-ft. 7-in. by an average depth of 179-ft., high, with charming views over undulating beautifully wooded land beyond and enjoying a South aspect.

LOTS 29, 30 & 31.

THREE SIMILAR PLOTS, in an elevated position on the rise of the hill, with a frontage of 100-ft. each, perfect sunny aspects and abutting on the grounds of Atherton Grange.

Only One Detached House of the minimum prime Cost Value of £800 can be erected on each of Lots 28 to 31, and £600 Detached, or £500 Semi-detached on each of Lots 25, 26 and 27.

THE BURGHLEY ROAD is extremely picturesque and undulating and affords some choice sites. The road is sewered, lighted and curbed.

X LOT 31a. AN IRREGULAR SHAPED PLOT, on rising ground, having a frontage of 503-ft.

A Detached House of a minimum prime Cost Value of £500 may be erected on this plot.

LOT 32. Having a frontage of about 266-ft. 8-in. to Burghley Road, splendidly timbered with numerous magnificent forest trees, including a rare specimen cork tree.

This site is for sale at a Very Low Reserve.

Five Detached Houses of not less than £500 each, or three pairs of Semi-detached Houses, costing not less than £800 a pair may be erected on this Site.

180
900
180
720

29.N.S. £470

X

S £460

266
1064

N.S. £700

266
798

Free Conveyances.

NS £140

Suggested £650 for 4 lots N.B.

LOT 33, 34, 35, 36. FOUR 50-ft. PLOTS commanding views over Wimbledon Park and the Lake.

LOT 37, having a frontage of 106-ft. 6-in. N.B.

LOTS 38, 39 & 40.

£180 ea.

£520

THREE WELL WOODED SITES having 50-ft. frontages each, and the prospect of open grounds permanently in the rear.

A Detached House of not less than £600, or a pair of Semi-detached Houses of not less than £1,000 prime Cost Value may be erected on each of Lots 33 to 36; a Detached House of £600, or a pair of Semi-detached of £1,000 minimum prime Cost Value may be erected on each of Lots 37 to 40

THE MARRYAT ROAD is a handsome thoroughfare leading from the Common to Wimbledon Park, and the character of the road is defined by the erection of several really fine Residences on its frontage. It is lighted, sewered and curbed and the majority of the available plots are believed to be on gravel soil.

192

NS £130

LOT 41. Adjoining "Morningside," having 48-ft. frontage, possessing a good belt of trees forming a shelter from the North-east.

A Detached House of the minimum prime Cost Value of £750 may be erected on this plot.

LOT 42. A CORNER PLOT, with a frontage of 62-ft. 4-in. to Somerset Road, and a return frontage of 163-ft. 6-in. to Marryat Road.

42
S £120
120
115
115
350

LOTS 43 & 44. TWO PLOTS, each with 62-ft. 4-in. frontage to Somerset Road.

A Detached House of not less than £1,000, or a pair Semi-detached of £1,200 prime cost value may be erected on each of Lots 42, 43 and 44.

Lots 42, 43 and 44 are offered absolutely without reserve.

Deferred Payments.

LOTS 45 & 46.

TWO IMPOSING CORNER SITES, with frontages of 100 and 121 feet respectively to Marryat Road, one eminently suitable for the residence of a Doctor. The Burghley Road frontages to both plots, are made up, taken over by the Local Authority and paid for.

B. 2. 800

LOT 47. A 52-ft. 6-in. PLOT, with the exceptionally good average depth of 226-ft. 6-in., finely timbered, and sloping to the South-East.

2. 700

LOT 48 offers an Excellent Site (74-ft. frontage), for a good house. It is open in front and enjoys views over delightful pleasure grounds in the rear.

¶ The Company will require the owner of the plot of land lying between Lots 47 and 48, to fence both the North-East and South-West boundaries of that plot, so that Purchasers of the Lots will have no fences to provide except on the road frontage.

A Detached House of the minimum prime Cost Value of £750 may be erected on each of Lots 45, 46, 47 and 48.

LOT 49. AN ALMOST PERFECT SITE, having a frontage of 81-ft. by an average depth of about 220-ft.

B. 9. 800

¶ A house built on this splendidly timbered site, with the principal rooms overlooking the gardens, would obtain a plenitude of sunshine and enjoy views over pleasure grounds in the rear and over the garden of Margin House and lake in front.

LOT 50. A SIMILAR WELL-TIMBERED PLOT, with an equal frontage of 81-ft. but slightly less depth (average 209-ft.)

B. 9. 800

LOT 51. Having a frontage of 65-ft. 4-in.

B. 9. 620

LOTS 52, 53, 54 & 55.

FOUR SIMILAR LOTS, having 65-ft. 4-in. frontages with fringe of fine trees.

N. B.

LOT 56. A 65-ft. 4-in. PLOT, enjoying an open prospect in front, adorned by clump of fine oak trees.

S. 620

A Detached House of the minimum prime Cost Value of £1,000 may be erected on each of Lots 49 to 56.

284
1988

X LOT 57. Having a frontage of 284-ft. to Marryat Road, extending to about

1a. 3r. 29p.

Gravel soil. South-East aspect and Views over the Lake. Close to the Common and Golf Links.

B.G.W. 3000
2750
3300

LOT 58. A GOOD PLOT with 231-ft. frontage to Peek Crescent.

N.B. -

Peek Crescent is made up, taken over by the Local Authority and paid for.

Five

~~Four~~ Detached Houses of the minimum prime Cost Value of £1,200 each may be erected on Lot 57 and one of not less than £1,000 on Lot 58.

LOT 59. A 50-ft. PLOT, enjoying an open View over garden ground in front, and having a depth of about 164 feet.

N.S. 410

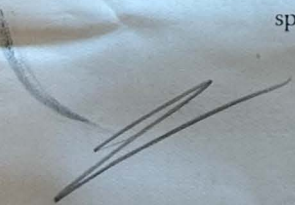
LOT 60. A SIMILAR PLOT, embellished by a grand old cedar tree, and about 163 feet deep.

N.B.

LOT 61. Having frontage of 60-ft. and depth of 162 feet.

N.B. A Detached House of the minimum prime Cost Value of £1,000 may be erected on each of Lots 59 to 61.

NOTE.—The Purchaser of each Lot will be required to erect and maintain a suitable close fence, not less than 6-ft. high on each boundary of his Plot, as indicated by the T mark on plan, wherever a suitable wall or fence does not already exist. In the event of a plot being sold and the adjoining plot remaining unsold the Purchaser of the first named lot will be required to fence his plot or plots (unless otherwise specially agreed), irrespective of the T marks shewn on the plan.



750
460.
540
120
115
115
620

2720

CONDITIONS OF SALE.

1.—The highest bidder is to be the purchaser, the Vendors fixing a reserve price and reserving the right to bid up to such reserve price for each lot by themselves or their agent, and also the right to consolidate lots.

2.—No person is to advance less than the sum to be fixed by the Auctioneer at each bidding, or retract a bidding; and if any dispute arise the lot in dispute is to be put up again at the last undisputed bidding, or the Auctioneer may determine the dispute.

3.—Each Purchaser is at the close of the sale to him to pay down a deposit of £10 per cent. on the amount of his purchase money, and to sign an agreement in the form subjoined to these conditions for the completion of his purchase according to these conditions, and unless he avails himself of the option given by condition 5 of paying by instalments, is to pay the remainder of his purchase money as to Lots 1 to 30 on the 2nd day of April, 1912, and as to the remaining lots on the 4th day of April, 1912, at the office of Messrs. HORNE & BIRKETT, 4, Lincoln's Inn Fields, in the County of London, the Solicitors of the Vendors, at which time and place the purchases are to be completed, and if from any cause whatsoever, other than wilful default on the part of the Vendors, the completion of any purchase is delayed beyond the last mentioned day, the balance of the purchase money is to bear interest at the rate of £5 per cent. per annum from that day to the day of actual payment thereof, and a Purchaser paying the balance of his purchase money, or upon signing the agreement for payment by instalments as provided by condition 5 (as the case may be), as from that day is to be let into possession, and up to that day all rates, taxes and outgoings are (if necessary) to be apportioned.

4.—Any Purchaser who, within three days after the date of the sale, accepts the Vendors' title in writing in the annexed form without requiring an abstract of title and without investigating the title in any way, shall be entitled to have a conveyance of his lot or lots prepared and completed by the Vendors' Solicitors, free of all expense with the exception of stamp duty, which shall include an acknowledgment properly limited for production of the title deeds in the Vendors' possession, but the Vendors' shall not be bound to give a conveyance on such terms in any case in which they shall be put to any expense as to the title or otherwise beyond the expense of the preparation and completion of the conveyance. On the completion of his purchase by any Purchaser who shall under this condition have accepted the Vendors' title, the Vendors will deliver to him for his future use a copy of the abstract of their title stated in the seventh condition.

5.—Any Purchaser shall have the option of paying the balance of his purchase money by equal half-yearly instalments extending over a period of five years from the day of sale with interest at the rate of £5 per cent. on the amount for the time being remaining unpaid provided he shall within seven days from the day of sale deliver to the Vendors' Solicitors notice in writing of his desire so to do, together with a copy of the form of agreement approved of by the Vendors in that behalf duly signed by him with the particulars and these conditions annexed, but the Purchaser shall have the option at any time of paying off the balance of the purchase money remaining due with interest to the day of payment without any previous notice of his intention so to do.

6.—Any Purchaser may at his own expense investigate the Vendors' title, and in such case each Purchaser is within ten days after the delivery of his abstract to send to the said Solicitors of the Vendors a statement in writing of all the objections and requisitions (if any) to or on the title or evidence of title, or the abstract or the particulars or these conditions, and subject thereto the title is to be deemed accepted, and all objections and requisitions not included in any statement sent within the time aforesaid are to be deemed waived, and an answer to any objection or requisition is to be replied to in writing within ten days after the delivery thereof, and if not so replied to is to be considered satisfactory and time is to be deemed in all respects as of the essence of this condition. If any Purchaser shall take any objection or make any requisition which the Vendors are unable or unwilling to remove or comply with and shall not withdraw the same within seven days after being required so to do, the Vendors may by notice in writing deliver to such Purchaser or his Solicitor, and notwithstanding any intermediate negotiation, rescind the contract for sale, and the Vendors are within one week after such notice to repay to the Purchaser whose contract is so rescinded his deposit money, which is to be accepted by him in satisfaction of all claims on any account whatsoever, and he is to return forthwith all abstracts and papers in his possession belonging to the Vendors.

7.—The title to the several lots shall commence as follows:—As to Lots 1 to 31, 37 to 40, and 45 to 61, with a conveyance on sale to the late Sir H. W. Peek, Bart., dated the 11th August, 1857. As to Lots 31a to 36 and 41, as to part with the said conveyance of 11th August, 1857; as to the remaining part with a conveyance on sale to the said Sir H. W. Peek, Bart., dated the 21st day of November, 1883. As to Lots 42, 43, and 44, with the Will of Robert Graham, dated the 16th December, 1873, who died in the year 1874.

8.—Any Purchaser of a lot the title to which or part of which is to commence as above stipulated with the said conveyance of August 11th, 1857, shall not make any requisition or objection whatsoever in respect of, or require production or delivery of, the office copy certificate of acknowledgment of the said conveyance of the 11th day of August, 1857, by Mary Marryat.

9.—As to Lots 31a to 36 and 41, the Vendors are not to be required to distinguish the parts of any of these lots held under different titles.

10.—The land tax and tithe on the property have been redeemed. All property is sold subject to the stipulations and restrictions specified in the schedule to a deed of covenant dated the 24th day of August, 1899, and also, as to Lot 31a to a right of way which it is believed could not be now exercised, and as to Lots 42, 43, and 44 to the covenants referred to in a deed dated September 30th, 1889, and as to Lots 3 to 9 to certain other special restrictions. Abstracts of the said deeds and copies of the said special restrictions may be inspected at any time previous to the auction, at the offices of the Vendors' Solicitors, or of the Auctioneers, or at the office of the Wimbledon House Estate Company, Limited, 85, Gresham Street, London, E.C., or in the sale room at the time of sale, and the

Purchaser whether he has inspected the same or not, shall be deemed to have full notice of the said special restrictions and of all the covenants and provisions of such deeds. The prime cost of any house and if more than one house the number of such houses to be built on any sold lot as stated in condition 11 hereof shall be inserted in the second schedule to the said deed of covenant, and the Purchaser shall execute the said deed of covenant, which will be retained by the Vendors, but it shall not be obligatory on the Vendors to procure the concurrence of every Purchaser from them in the said deed of covenant, nor shall the Vendors be prevented from selling any part of the estate free from such restrictions and stipulations as aforesaid. The Purchaser may upon application to the Vendors' Solicitors have a copy of the said deed of the 24th day of August, 1899, on payment of two shillings for the same.

11.—The number of houses and the prime cost of every house to be erected on the several lots shall be as stated in the particulars.

12.—Every conveyance shall be in accordance with the form drawn up by the Vendors, with such modifications only as may be necessary for giving effect to these conditions affecting any particular lot, and the plan on the conveyance shall be taken from the plan on these particulars. Copies of the form can be inspected at the offices of the Solicitors of the Vendors, or in the sale room at the time of sale. Purchasers may have a copy of the said form on payment of two shillings.

13.—The Purchaser of any lot adjoining to the Dairy Walk shall not have any right or title to any portion of the said walk, and proper provision for giving effect to this condition shall be made in the conveyance to such Purchaser.

14.—The Purchaser of any of Lots 3 to 9 will be required to enter into a covenant with the Vendors to observe and perform the stipulations and restrictions referred to in Condition 10.

15.—The Purchaser of any of Lots 47 to 56 will be required to enter into a covenant with the Vendors not to make or permit to be made a road through any of such lots so as to give access to any property not belonging to the Vendors.

16.—The sale to a Purchaser of a plot shall include any trees or ornamental shrubs growing thereon. All building materials, sheds and contractor's plant on any plot will remain the property of the Vendors, who will remove the same before completion of the purchase.

17.—The Vendors reserve the right to use for the drainage and sewerage of any adjoining lot and any future building thereon all (if any) drains and sewers in or under any lot sold.

18.—The Purchaser of a plot must undertake the care of his boundary marks. In the event of the pegs being removed and the Purchaser requiring the Vendors to replace them, a fee of one guinea per plot is to be paid by the Purchaser to the Vendors' Surveyors.

19.—If after the sale and before the completion of the purchase any requirement or demand enforceable against the Vendors shall be made by the local authority in respect of any lot or of the making, repairing, paving, sewerage or draining of the road adjoining the same the Purchaser shall on the completion of the purchase repay to the Vendors any sum expended by them in complying with such requirement or demand, and in case any such requirement or demand shall not have been complied with before the completion of the purchase the Purchaser shall indemnify the Vendors in respect thereof, but the Vendors shall upon receiving notice of any such requirement inform the Purchaser thereof and give him the option of complying therewith in lieu of the Vendors, and shall not expend any money for that purpose unless the Purchaser shall refuse or neglect to comply therewith.

20.—No further or other evidence is to be required of the identity of the lot or lots described in the particulars with the property to which title is shown by the abstract, besides such evidence (if any) as may be gathered from the descriptions in the documents abstracted, but any Purchaser is to be furnished at his own expense, if he so require, with a statutory declaration that the lot or lots have for twelve years and upwards next preceding the day of sale, been held and enjoyed in accordance with the title shown thereto.

21.—The several lots are to be taken as correctly described, and are sold subject to all easements (if any) affecting the same, and any incorrect statement, error, or omission found in the particulars or conditions is not to annul the sale nor entitle any Purchaser to be discharged from his purchase, nor are the Vendors or any Purchaser to claim or be allowed any compensation in respect thereof.

22.—Subject to the provisions of Conditions 4 and 5 hereof, the conveyance to each Purchaser in such form as aforesaid is to be prepared by him and at his own expense, and the engrossment thereof is to be delivered at the office of the Vendors' Solicitors before the 25th day of March next for execution by the Vendors and other necessary parties, and the draft of such conveyance for perusal and approval on behalf of the Vendors and other necessary parties is to be left at the said office at least seven days before delivery of the engrossment. Any Purchaser shall if required by the Vendors execute free of expense to the Vendors a duplicate of his conveyance, such duplicate to be supplied by the Vendors.

LASTLY.—If any Purchaser shall neglect or fail to comply with any of the above conditions, his deposit money is to be forfeited to the Vendors, who may, with or without notice, re-sell the lot or lots in respect whereof default occurs, without previously tendering a conveyance to the defaulting Purchaser, and any re-sale may be made by auction or private contract, at such time, subject to such conditions and in such manner generally as the Vendors think proper; and if thereby the Vendors should incur a loss by reason of diminution of price or expenses incurred, or both, after taking into account the deposit, the defaulter at this sale shall pay to the Vendors the amount of such loss as liquidated damages, and on any re-sale by auction the lot or lots offered for sale may be bought in, and all expenses consequent on an unsuccessful attempt to re-sell are to be forthwith paid to the Vendors by the defaulter at this sale.

Form of Declaration of Option for Free Conveyance.

I _____ am desirous
of having a conveyance of Lot _____ purchased by me according to the fourth condition, without
investigating the Vendors' title, and I therefore hereby accept such title accordingly.

Signature _____

Address _____

Date _____

MEMORANDUM.

I (We)
of _____
hereby acknowledge that at the Sale by Auction this _____ day of _____, 1912, of the
Property mentioned in the foregoing Particulars, I (we) was (were) the highest bidder (s) and was (were)
declared the Purchaser (s) of Lot _____, subject to the foregoing Conditions, at the price of _____
and that I (we) have paid the sum of _____
by way of deposit and in part payment of the purchase money to Messrs. HAMPTON & SONS, as Stakeholders,
and I (we) hereby agree to pay the remainder of the said purchase money and complete the said purchase
according to the aforesaid Conditions.

Purchase money	£	:	:
Deposit	£	:	:
Balance	£	:	:

As Agents for the Vendors, THE WIMBLEDON HOUSE ESTATE Co., LTD., we confirm this Sale, and
as Stakeholders acknowledge the receipt of the above stated deposit.

Abstract of Title to be sent to _____