

WIMBLEDON, SURREY.

Particulars and Conditions of Sale

OF THE

SINGULARLY BEAUTIFUL AND DISTINGUISHED
F R E E H O L D E S T A T E

OF

“ WIMBLEDON HOUSE, ”

FOR MANY YEARS THE RESIDENCE OF MRS. MARRYAT, DECEASED ;

COMPRISING

AN ELEGANT AND SPACIOUS MANSION,

With excellent Offices and Appendages of every description requisite for a Large Establishment,

CHOICE AND MUCH ADMIRER FLOWER GARDENS,

BEAUTIFUL PLEASURE GROUNDS,

FINELY UNDULATED PARK,

EMBELLISHED BY LUXURIANT PLANTATIONS, GRAND ORNAMENTAL TIMBER,

AND A

NOBLE SHEET OF WATER,

WITH FARM YARD, GARDENERS' HOUSE, ENTRANCE LODGE, &c.

THE WHOLE COMPRISING NEARLY

EIGHTY-SIX ACRES,

AND HAVING AN EXTENSIVE FRONTAGE TO

WIMBLEDON COMMON,

A PORTION OF WHICH OFFERS

MOST ATTRACTIVE AND ELIGIBLE SITES

FOR THE ERECTION OF

DETACHED VILLAS AND OTHER RESIDENCES OF THE FIRST CLASS.

Without interfering with the privacy of the present Mansion or the perfect enjoyment of the Grounds which might be reserved to it ;

Which will be Sold by Auction, by Messrs.

RUSHWORTH & JARVIS,

AT THE AUCTION MART, OPPOSITE THE BANK OF ENGLAND,

On FRIDAY, JULY 3rd, 1857, at Twelve o'Clock, in One Lot,

(Unless an acceptable offer should be previously made by private treaty,)

WITH POSSESSION UPON COMPLETION OF THE PURCHASE.

The Estate may be Viewed by Cards, to be obtained of Messrs. SNELL & Co., 27, Albemarle Street; or of Messrs. RUSHWORTH & JARVIS, Saville Row, Regent Street, and 19, Change Alley, Cornhill; and printed Particulars may be had as above; also of Mr. OLIVER, Solicitor, No. 16, New Bridge Street, Blackfriars; and on the Premises.

PARTICULARS.

"WIMBLEDON HOUSE,"

WITH ITS

BEAUTIFUL GARDENS, PLEASURE GROUNDS, AND PARK,

HAS LONG BEEN KNOWN AS ONE OF THE MOST DELIGHTFUL AND ENVIABLE SEATS IN THE NEIGHBOURHOOD OF LONDON,

And possesses attractions, which, connected with the facility of communication with the Metropolis, render it particularly suited for the occasional retirement of

A MINISTER OF STATE OR MEMBER OF THE LEGISLATURE.

Or for the permanent Residence of

A BANKER, MERCHANT,

OR ANY GENTLEMAN WHOSE AVOCATION REQUIRES HIS FREQUENT ATTENDANCE IN TOWN,

Being only eight miles distant therefrom by Road, and twenty minutes' ride by the South Western Railway to the Wimbledon Station, which is within a Mile of the House.

THE ESTATE

IS FREEHOLD, AND LAND TAX REDEEMED.

THE PAROCHIAL RATES ARE VERY MODERATE.

IT POSSESSES

A FRONTAGE OF 3215 FT. TO WIMBLEDON COMMON,

AND

A PORTION OF THE LAND,

Which is beautifully undulated, and commands varied and picturesque Views,

MIGHT BE APPROPRIATED AS BUILDING GROUND,

AFFORDING MOST ATTRACTIVE SITES FOR THE ERECTION OF FIRST CLASS VILLAS,

without interfering with the seclusion of the Mansion and Grounds; thereby offering to any Gentleman purchasing the Estate for occupation, the opportunity of curtailing the extent of the Park and Lands, with a secure and important income by the creation of Ground Rents; or to the speculative Capitalist or Builder

A most Eligible and Profitable Investment by a more extensive Building Operation.

THE MANSION

In its elevation partakes of the character of an Ornamental Villa, stuccoed in imitation of stone, and is approached from the Road by

A CARRIAGE DRIVE WITH LODGE ENTRANCE;

It stands upon a gentle Eminence, and commands from the back front Charming Views overlooking its own Grounds, which are beautifully diversified and finely timbered, blending with the scenery of Wimbledon Park adjoining, and ranging to the distant country beyond.

THE INTERIOR CONTAINS—

ON THE UPPER STORY,

Six Bed Rooms; Linen Room; Water Closet; Housemaid's Closet, with water laid on; Closet on Landing; and Stairs to Loft, with door to Roof.

FIRST STORY,

Five principal Bedchambers and three Dressing Rooms; a Lady's Morning Room; a spacious enclosed Lobby; several convenient closets; and a Water Closet.

GROUND FLOOR,

A handsome Entrance Hall and paved Passage, with principal and secondary Staircases; an elegant Saloon, communicating with which by Ante Rooms are the Drawing and Dining Rooms, forming a handsome suite of apartments, 140ft. in length, overlooking the Park and Pleasure Grounds in the rear of the House; and in front of the House is a Study; Ante Room, and Library; a Breakfast Room communicating with a large Conservatory, which conducts to a Billiard Room; a Store Room; and a Water Closet.

A door at the East end of the principal passage opens to a Bath Room, and the Servants' Offices, which comprise—Butler's Pantry; Housekeeper's Room; Servants' Hall; Plate Closet; Still Room, and Larder, and communicating by a covered way is a large detached Kitchen, with Scullery and Pastry Larder annexed; Kitchen Yard adjoining, with Ash Pen, Coal Sheds, and Servants' Privies.

UNDER THE MANSION IS EXTENSIVE CELLARING FOR WINE AND BEER.

There is a Drying Ground annexed, in which is a Wash-house with Laundry, and three Servants' Sleeping Rooms over; a Brewhouse, Dairy, and range of Dog Kennels; and a small Herb and Fruit Garden adjoining.

STABLING FOR TWELVE HORSES.

Coach-houses with Standing for five or Six Carriages, Harness Room, Coachman's and Groom's Rooms, and Lofts.

THE PLEASURE GROUNDS

Are Extensive and beautifully Diversified, and together with

THE FLOWER GARDENS FORM ONE OF THE PROMINENT FEATURES OF THE ESTATE:

THEY ARE ORNAMENTED BY

**TWO HANDSOME LARGE CONSERVATORIES,
AN ORANGERY, WITH LADY'S DAIRY ANNEXED;
FOUNTAIN AND GOLD FISH POND.**

THE KITCHEN GARDEN

Is enclosed by a lofty brick wall, within which is a Peach House, and adjoining is

**A MELON GROUND WITH VINERY AND FORCING HOUSE,
AND A RANGE OF BRICK PITS;**

Potting Yards with Greenhouse, Gardener's Sleeping Apartments, Tool Houses, Seed Rooms, Coal Pens, &c.

A CARPENTER'S SHOP WITH STORE ROOM ABOVE;

A BAILIFF'S COTTAGE WITH POULTRY YARDS ANNEXED.

A FARM YARD

With Barn, Cow-house, Cart-horse Stable, Cattle Sheds, Piggeries, and Granary;

A RICK YARD WITH CART SHEDS; TIMBER YARD WITH SAW PIT; AND A VEGETABLE GARDEN.

THE PARK AND LAND

Is exceedingly picturesque, being of a rich undulated surface,

STUDED WITH FINE TIMBER IN AVENUES, GROUPS, AND SINGLE TREES

In great variety; and further embellished by

**A NOBLE LAKE AND OTHER ORNAMENTAL SHEETS OF WATER,
WITH ISLANDS AND CASCADE,**

AND

HANDSOME PLANTATIONS, SHRUBBERIES, GROVES, AND WILDERNESS,

In which are several Rustic Summer Houses, a Grecian Temple fitted as a Grotto, and *imitative* Ruins, with dry gravelled walks extending thereto from the Pleasure Grounds, crossing the Lake by iron and rustic bridges.

THERE IS ALSO AN ICE HOUSE CONVENIENTLY PLACED FOR FILLING.

THE WHOLE LIES WITHIN A RING FENCE,

Bounded on three sides by Lofty Brick Walls, and includes the following parcels as shewn upon the accompanying Plan:

No.		A.	R.	P.
1	Mansion, Yards, Gardens, Pleasure Grounds, Lakes, and Plantations	27	0	33
2	Paddock, with old Mill Pasture	3	3	13
3	Part of Park Ditto	9	1	12
4	Ditto Ditto	10	1	33
5	Ditto Ditto	6	3	18
6	Ditto Arable	1	3	22
7	Ditto Pasture	9	2	1
8	Ditto Ditto	16	1	18
	Total (more or less)	85	1	30

The Occupier of the House will have, during the life of the Vendor, certain rights of taking turf, soil, and gravel, from Wimbledon Common, according to the Provisions of a deed of covenant executed by the late Earl Spencer and his Son Viscount Althorp, dated 24th November 1832, but not otherwise.

THE VERY VALUABLE TIMBER WILL BE INCLUDED IN THE PURCHASE, ALSO THE IRON FENCING; but the Purchaser will be required to take and pay for at a Valuation, to be made by two appraisers or their umpire in the usual manner, all Fixtures in and about the Mansion and Premises usually denominated Tenant's Fixtures, likewise the fixed Glasses throughout the House; and a few Garden Implements and Plants,—an Inventory of the whole of which will be produced at the Sale.

SURREY.

Particulars
AND CONDITIONS OF SALE
OF THE PREMISES.

FREEHOLD ESTATE

OF
WIMBLEDON HOUSE,

INCLUDING A CAPITAL

SPACIOUS MANSION,

WITH

GARDENS, PLEASURE GROUNDS, AND PARK

COMPRISING ALTOGETHER NEARLY

EIGHTY-SIX ACRES;

A PORTION OF THE LAND OFFERING

ELIGIBLE BUILDING SITES

FOR THE ERECTION OF

FIRST CLASS VILLA RESIDENCES,

WITH

FRONTAGES TO WIMBLEDON COMMON;

For Sale by Auction,

AT THE AUCTION MART,

OPPOSITE THE BANK OF ENGLAND,

On FRIDAY, JULY 3rd, 1857, at 12 o'Clock,

IN ONE LOT

(Unless an acceptable Offer should be previously made by
Private Treaty.)

RUSHWORTH and JARVIS,

Land Surveyors and Auctioneers,

Saville Row, Regent Street;

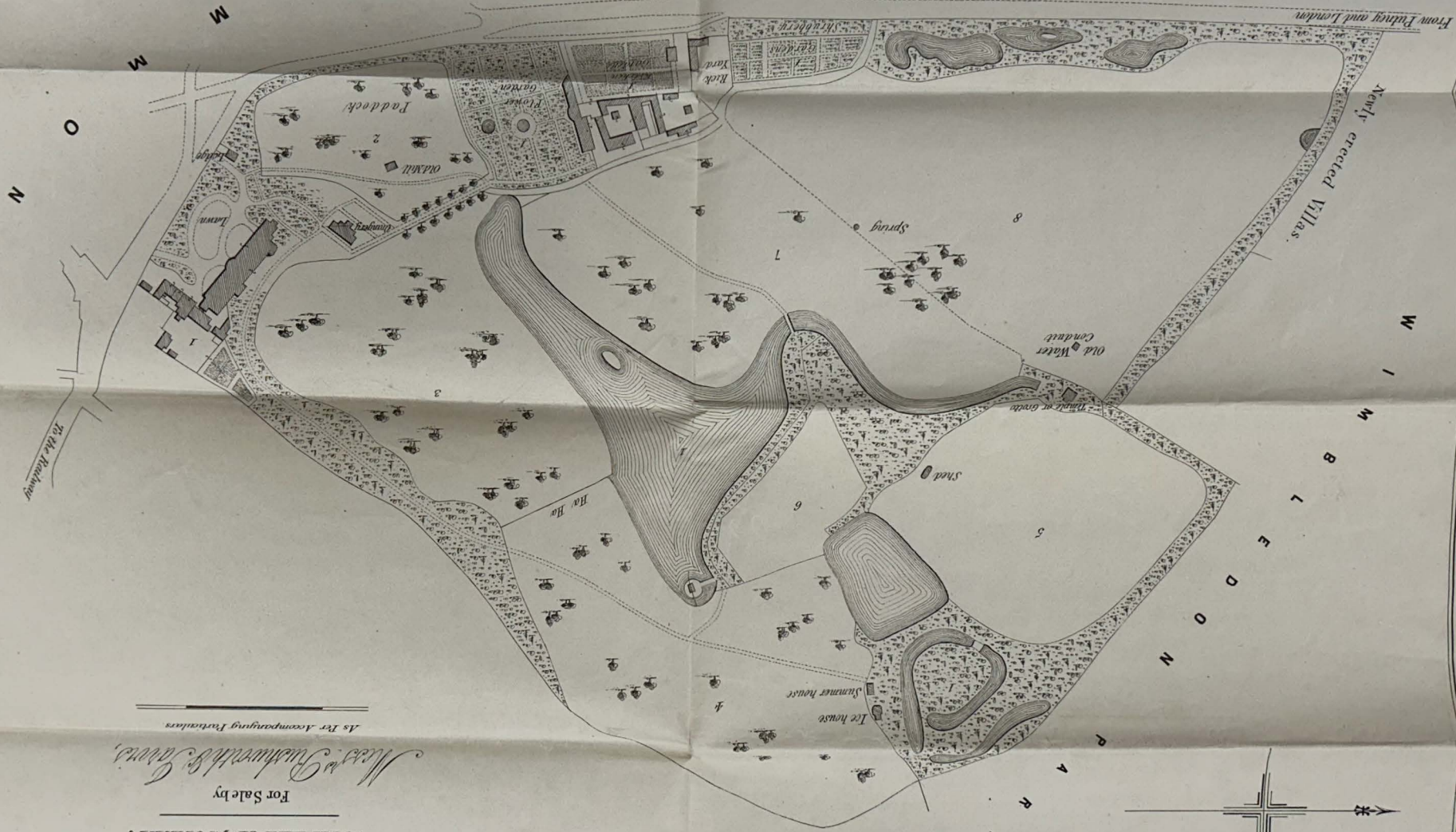
and 19, Change Alley, C. r. White, London.

CONDITIONS OF SALE.

1. The highest bidder shall be the purchaser, and if any dispute arise as to the last or highest bidder, the property shall be put up again at a former bidding.
2. No person shall at any bidding advance less than £50.
3. The person who shall be declared the highest bidder shall thereupon pay into the hands of the auctioneers a deposit of £15 per cent. in part of the purchase-money, and shall sign an agreement for payment of the remainder on the 11th day of August next, at the office of Mr. OLIVER, 16, New Bridge-street, London, the vendor's solicitor; and if default shall be made in paying such deposit, and signing such agreement, the vendor shall be at liberty to declare the bidding of such person to be null and void, and to accept the bidding made by any other person at the auction, or otherwise to re-sell the property, according to the last of these Conditions.
4. On payment of the remainder of the purchase-money, the purchaser shall have a proper conveyance of the property (to be prepared by him and at his expense), and shall be let into possession of the property. If from any cause whatever the purchase be not completed on the said 11th day of August next, the purchaser shall pay interest on the remainder of his purchase-money after the rate of £5 per cent. per annum from that day until the purchase shall be completed, without prejudice to the vendor's rights under the last of these conditions. All outgoings will be cleared by the vendor up to the 11th day of August next, but all outgoings from that day, and all expenses which may thereafter be incurred by the vendor, pending the completion of the purchase, in keeping up the house and gardens, shall be paid by the purchaser.
5. The amount of the valuation to be made as mentioned in the Particulars of Sale shall be payable at the same time with the remainder of the purchase-money, and shall bear interest in like manner as above mentioned.
6. The vendor shall immediately upon the deposit being paid and agreement signed according to the third condition, deliver to the purchaser or his solicitor an abstract of title to the property, and deduce a good title thereto subject to these Conditions; and the purchaser shall, within 15 days of the delivery of the abstract, deliver to the vendor's solicitor a statement in writing specifying all the objections and requisitions (if any) in regard to the title, or the evidence thereof, or the abstract, and any objection or requisition not so specified shall be deemed to be waived; and if no such objections or requisitions be delivered within the time aforesaid, the title shall be considered as accepted by the purchaser; or if any objections or requisitions be so specified, the title shall be considered as accepted subject only to such objections and requisitions, and in this respect time shall be of the essence of the contract.
7. The abstract of title to be delivered by the vendor shall commence with certain indentures of lease and release bearing date respectively the 22nd and 23rd days of June, 1798, being a conveyance from Earl Gower to Sir Stephen Lushington, Bart., and the vendor shall not be bound to abstract or produce any deed or document dated previously to the said indentures, nor to furnish any evidence of the prior title to the property, notwithstanding any recital or mention of or reference to any previous conveyance, exchange, deed, or document, or other recital, statement, or reference contained in such indentures, or in any other deed or document abstracted.
8. That inasmuch as a small part of the estate is described in the said deeds of 22nd and 23rd June, 1798, and in subsequent deeds, as a "little piece or parcel of land late copyhold or customary land, and held of the Manor of Wimbledon at the yearly rent of twopence, and lying within the limits of the gardens, and planted with elms and lime trees," it is stipulated that no objection or requisition shall be made in respect of the title thereto, or of the said rent of twopence; nor shall the vendor be bound to identify the same piece of land. It is further stipulated that no objection or requisition shall be made in reference to an exception or reservation contained in the said deeds of 22nd and 23rd June, 1798, and in the conveyance of the estate to the late Joseph Marryat, Esq., dated 6th and 7th November, 1817, of certain conduits, wells, and springs therein mentioned, and rights appertaining thereto, but the vendor shall, if required, make a statutory declaration that such rights have not been used or exercised, or, with his knowledge, claimed to be used or exercised, at any time since the date of the last-mentioned deeds. No other evidence of title to the rights of taking turf, soil, and gravel from Wimbledon Common shall be called for, except the production of the deed of the 24th November, 1832, mentioned in the Particulars.
9. All recitals, statements, or implications of the contents of deeds or other documents, deaths of parties, payments of money and other facts or matters in deeds, orders of court, or other documents thirty years old, shall be deemed sufficient evidence of the documents, facts, or matters so recited, stated, or implied; and the purchaser shall not be entitled to require the production, or to be furnished with a copy or abstract of any document so recited, which shall not be in the possession or power of the vendor, and the want thereof shall not form an objection to the title.
10. All attested, official, or other copies of or extracts from deeds or wills, certificates from parish registers or other documents, which may be required for the authentication of the abstract or otherwise, and all deeds of covenant for the production of deeds, and all assignments of terms (if any) which the purchaser may require in conformity with these Conditions, shall be respectively made and obtained at the expense of the purchaser.
11. All the deeds and muniments of title relating to the estate, and now in the custody or power of the vendor, will be delivered to the purchaser; and the purchaser shall, if required, enter into a covenant with the vendor, or such person as he shall direct, for production of such deeds or any of them which relate to other property not mentioned in the Particulars of Sale, such covenant to be prepared by and at the expense of the vendor.
12. The quantities of the several parcels of land stated in the Particulars are according to the survey and admeasurement made or adopted for the purpose of the apportionment of tithes in the parish of Wimbledon, and must be taken to be correct, whether the actual quantities be more or less; and if in any other respect any mistake or error whatever shall appear in the Particulars of Sale, such mistake or error shall not annul the sale, but a compensation shall be allowed or given for such mistake or error by the vendor or purchaser, as the case may require, the amount of such compensation to be settled by two referees or their umpire in the usual manner.
- LASTLY. If the purchaser shall fail or neglect to comply with the above conditions, or any of them, his or her deposit-money shall be retained by the vendor as liquidated damages, who shall be at full liberty to re-sell the premises either by public auction or private contract, and the deficiency (if any) occasioned by such second sale, together with all charges and expenses attending the same, shall immediately after the same sale be made good by the defaulter at this present auction; and, in case of non-payment of the same, the whole shall be recoverable by the vendor as and for liquidated damages, without the necessity of tendering a conveyance to the purchaser.

W. & A. Gilbey & Co. Ltd. 1888

W I M B L E D O N



Plan of the
WIMBLETON HOUSE ESTATE
WIMBLETON, SURREY.
 For Sale by
Messrs. Duckworth & Co.,
 As Per Accompanying Particulars

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