

WIMBLEDON HOUSE ESTATE COMPANY L^{td}

ABSTRACT of the DEED

- of -

September 30th 1889

*To the Sartmore
or Bingley Road 5 plots
& the plots E of Parry Walk*

Horne & Birkett,
4, Lincoln's Inn Fields,
W. C.

1889 30th September BY INDENTURE of this date made BETWEEN WILLIAM GRAHAM of Trig Lane Upper Thames Street in the City of London Merchant and GEORGE EDWARD NICHOLSON of 15 Cockspur Street Charing Cross Middlesex Esquire of the one part and the said SIR HENRY WILLIAM PEEK of the other part

RECITING the hereinbefore abstracted Will of the said Robert Graham
AND RECITING the death of the said Robert Graham on the 14th September 1874 and Probate of his said Will by the executrix and executors therein named on the 2nd October then following

AND RECITING that the testator was at his death seised of the hereditaments thereafter firstly and secondly described and intended to be thereby conveyed for an estate of inheritance in fee simple free from incumbrances except tithes (if any) but as to the hereditaments secondly thereafter described subject to certain covenants corresponding with the covenants in respect of such hereditaments thereafter contained And that the said testator had contracted to purchase the hereditaments thirdly thereafter described subject to the conditions more particularly referred to in the Indenture thereafter recited

AND RECITING the before abstracted Indenture dated the 20th November 1874

AND RECITING the death of the said Ann Graham on the 8th December 1888

AND RECITING contract for Sale

IT WAS WITNESSED that in consideration of £9,000 to the said William Graham and George Edward Nicholson paid by the said Sir Henry William Peek (the receipt &c) They the said William Graham and George Edward Nicholson as Trustees granted and conveyed unto the said Sir Henry William Peek and his heirs

FIRST ALL THAT piece or parcel of land situate lying and being at Wimbledon in the County of Surrey containing 5a. 2r. 3p. or

Lots
1 to 8
11 to 16

Lots 21 to 29

New Innermost Road.

thereabouts bounded on the front by the High Road leading from Wimbledon to Merton in the rear by land formerly in the occupation of Mrs Marryat and then belonging to the said Sir Henry William Peek on the eastern side by land formerly belonging to the said John Augustus Beaumont known as Wimbledon Park and then a footpath known as Dairy Walk and on the western side by land formerly belonging to Robert Munro which said piece or parcel of land with the boundaries and abutments is more particularly delineated and described in the plan drawn thereon and thereon coloured pink Together with the messuage or dwelling-house known as Gartmore and all other buildings erected on the said piece of land

AND SECONDLY ALL THAT piece or parcel of freehold land fronting on a new road leading from Wimbledon Common through the Park to Wimbledon and the interior of the Park and then called Durham Road containing in the whole 2a. 1r. 17p. or thereabouts and containing the several dimensions and bounded and abutted as follows that is to say on the north-west side thereof 438 feet and bounded by the piece of land thereafter thirdly described on the south-west side 262 feet and bounded by the said footpath called the Dairy Walk on the south-east side thereof 500 feet and bounded by land formerly in the occupation of Benjamin Colls his assigns or tenants and on the north-east side thereof 172 feet and bounded by Durham Road aforesaid which said piece or parcel of land is delineated on the plan drawn on those presents and thereon coloured green together with free access by the shaded footpath then called Dairy Walk extending from the garden of a certain farmhouse (then recently pulled down) to the Wimbledon entrance to the Wimbledon Park Estate

20 & 31
AND THIRDLY ALL THAT plot of freehold land situate in the Parish of Wimbledon having a frontage of 199 feet 6 inches to Durham Road containing in depth on the South side thereof next to the hereditaments lastly described 454 feet more or less and having a frontage on the West side thereof next the said road or way called Dairy Walk of 210 feet and abutting on the North side thereof upon other land then or then late of John Murray Esquire 418 feet 6 inches and containing 2a. Or. 4p. or thereabouts which hereditaments thirdly described are delineated on the Plan aforesaid and thereon coloured Yellow

TO HOLD the same unto and to the use of the said Sir Henry William Peek his heirs and assigns but subject to tithe if any

COVENANTS by the said Sir Henry William Peek with the said William Graham and George Edward Nicholson their heirs and assigns to maintain in proper repair and condition good and sufficient fences on the north-east south-west and south-east sides of the hereditaments thereinbefore secondly described and not to permit or suffer any trade or business whatsoever to be set up or carried on nor any tavern hotel tea gardens or beer-shop or other shops of any kind to be opened or goods or wares to be exposed for sale in or upon the said piece of land or any part thereof And not to erect or build or suffer to be erected or built thereon any dwelling-house exclusive of outbuildings of the less cost price than £1,000 or a pair of semi-detached villas of less cost price than £1,500 And also not (without the written consent of the said William Graham and George Edward Nicholson their heirs or assigns) make or burn or permit or suffer to be made or burnt on the said piece of land any bricks or tiles nor place any buildings other than walls or fences under six feet high nearer to the road than 30 feet nor use or occupy the land in such manner as may be deemed a nuisance by

Applies only
to Lts 21-29

the said William Graham and George Edward Nicholson their heirs or assigns or the neighbouring occupiers And not to use exercise or carry on or follow or permit to be used exercised or carried on or followed in or upon the hereditaments thereinbefore thirdly described any trade or business whatsoever or set up open or maintain or permit to be set up opened or maintained any Tavern Hotel Tea Garden Inn or Beer-shop Place of Entertainment Shop Office or place of trade or business or offer for sale or permit to be offered for sale any goods wares or things whatsoever or erect or permit or suffer to be erected any building other than two well built villa residences with the requisite stables coach-houses offices and outbuildings such villa residences to cost not less than the sum of £1000 each exclusive of all such stables coach-houses offices and outbuildings or erect or place or permit or suffer to be erected or placed any erection or building other than walls or fences not exceeding 6 feet in height respectively within 30 feet of the roads called Durham Road and the Dairy Walk or make or burn or permit or suffer to be made or burnt any bricks or tiles upon the said land or use or occupy the same or permit or suffer the same to be used or occupied in any manner which might reasonably be deemed to be a nuisance by the said William Graham and George Edward Nicholson their heirs or assigns or any of the owners or occupiers for the time being of any adjoining or neighbouring hereditaments And to for ever maintain and keep the last mentioned piece of land fenced off from the adjoining lands and hereditaments upon and along the North East and West sides thereof with good and sufficient fences in good and sufficient repair order and condition And to indemnify the said William Graham and George Edward Nicholson their heirs executors and administrators estate and effects and the estate and effects of the said Testator from any breach or non-performance of the foregoing covenants

POWER to the said William Graham and George Edward Nicholson to enter and repair fences on the failure of Sir Henry William Peek and to recover the expenses thereof if not repaid to them by Sir Henry William Peek by suit or action

EXECUTED by the said William Graham and George Edward Nicholson and attested

Applies
only to

Lots 30 & 31



