

Begin the Sale.

By direction of the Wm: H. Estate
We are here this afternoon, to sell about 30
plots on their beautiful property. x My preliminary remarks
* To save time I propose to take the Cond. of Sale as
lead x Messrs. Hone & Birkett are present sh^d
any one require to ask questions & x.
x There is a perfect title. x x
x There is no Tithe or Land Tax. x x

As regards restrictions we have made these as
simple as possible & have framed them with
a view to protect all buyers. x x.

* In speaking of this very beautiful Estate (which
is I think the largest ^{in Wimbledon} which has ever come into
the Public market -) I may perhaps remind you
that hardly any portion of it is outside the one mile
radius of Wimbledon Station x x.

The whole ~~is~~ — nearly 100 acres in extent —
is being developed with great care & every effort
is being made (even to the extent of losing much
valuable frontage) to preserve the majority of the
magnificent trees & natural beauties of the
Estate - and it is almost certain that the large &
very Picturesque lake in the centre of the
property will be left for the perpetual adornment
and enjoyment of the residents on this Estate. x

W.H.E.

The advantages which Wimbledon possesses as a
place of Residence are so well known that I do not
propose to take up your time by enumerating them all
but I must remind you that:
There is a splendid train service ~~from~~ to the West
End - and also to the City by the District Railway &
by electric tube from Waterloo -
Access is also given to the L. B. & S. C. & S. E. &
L. C. & D. Railways & X

Electric light & gas X & Company's Water are laid on. X

Main drainage system. X

King's College & other Schools are close by X
& Protestant, Catholic & Dissenting Churches of
every kind X X

X Every facility for golf X Polo X Tennis & Boating
and the district is unsurpassed for Cycling &
riding - open commons & Parks extending for
many miles. X. & X.

X As regards riding & driving I should add that this
State is only a very pleasant 7 miles from
Piccadilly with the advantage of wood pavement
all the way from Putney X X X X

X X. That is all I propose to say I now
ask for your bidding. X

X Indorsing with lot 1
~~and description~~
To fresh paper

R 5 £350 or £76.15 Ca

Lot 1.

with free conveyance - How much may I say?
I will take the bids at per foot frontage. x

may I say £8 per foot as a start?

£7. £6. £5.

Will any one give me a start as low as £5?

(Mr. Richards starts at £4.)

The first bid for Lot 1 is £4 per foot.

Any advance on £4? £5 = £6.

50 ft
frontage

We have come here today determined to sell every
Lot.

our reserves which of course apply only for this
afternoon are very low & thought to be largely
exceeded.

There are some good fruit & other trees included
in the Lots.

5. 5. £6

5. 10.

5. 15.

offer Lots 2 to 10 buyer of Lot 1.

(over)

WATTS

Lot 2

£ R £ 325
or £ 6. 10/-

50ft: frontage - a little greater depth than Lot 1
How much - start at £ 5! xx. Thank you.

£ 5 first bid for Lot 2 =

£ 5. 10/- per foot -

£ 6 per foot frontage.

Buy in at £ 7-

offer other Lots.

Lot 3 -

R £ 6. 10/-

50ft: frontage
pass at £ 6. 5

Lot 4

R £ 6. 10/-

50ft

View across the gardens of Houses in
Wimbledon Park R?

Secure for ever for the Houses there are too
good to pay to pull down -

economic building - 3 floors really on S. 7. - but know rec. R.
offices really on S. 7. - but know rec. R.
3 floors back to 2 to front.

You will remember that Bingham Road
will when completed form a direct thoroughfare
from the Common & should naturally increase in
value from year to year.

* 6 plots including "Farmers House" have been sold in
this road & several houses already erected for
owners private occupation - *

Lot. 1. This we describe as (to particulars)

Lot 5.

R. £6. 5

same frontage - 50 ft. & depth of over 174 ft.

shall I start at £5-

start at £4 - Buy in at £6. 10/-

£6 - view as with Lot 4.

Lot 6

R. £6.

gld at £6

same view

Lot 7.

R. £6. 10/-

gld

same view

Lot 8

55.0

R. £6. 10/-

60.0

65.0

6.15

Stand well up +

R. £1000

Lot. 9.

(read particulars)

As there is so much ~~frontage~~ ^{to this lot} we will sell it as a whole and I suggest you should start me at £1200. x

Will any one give me £1200 for this fine Corner plot to take 1 or 2 houses.

Mr Richards start at £750 -

£800 -
850 -
900 - £25 bids
~~note~~ 925 -
950 -

A magnificent 10 Timber trees can be saved on this Lot. x

£10 bids

£960
970
980
990 -

£800.
850. - 985.
900. - 995.
950 -
975 -

Room for 2 good houses.

100ft. frontage to Maryal Road which is one of the best roads on the State

£5 4.10.6 3.10.0
4.17.6 4.15. 4.5 -

Buy in at £1150 -

10. (read particulars)

Lot we will sell at per foot. x
fl: frontage - x
In its special advantages I suggest this plot is
at £7 per foot x.

How much may I start at. £5. x

£4 - £3. 10/- Thank you - Lot 10

£3. 10/- only bid per foot for

£4. £4. 10/-

~~£5~~

Buy in at £6.

x We now come to the plots on the other side of
Burghley Road x
(read particulars)

Lot 11

Will you start me at £8 per foot.

60 ft: frontage -

£7.

£6.

£5.

start at £5
go up to £6. 10/-
then ask for bid for
£400.

This side, judging the prices we
have obtained appear
to be the favorite
side of the Road.

R. 6. 15/-

6. 17. 6.

7. 0. 0.

7. 2. 6.

£7. 2. 6

Buy in at £7 per foot

or offer buyer Lots 12 &
13 at same price

Lot 12
 adjoining plot.
 same frontage &
 start at £4.

6. 2. 6
 6. 5. 0. R £6.
 or
 £ 350 -

Lot 13

R £5.

ditto

ditto.

~~start at £4~~

I will give the buyer of 13 the option of
 taking 14. 15 + 16 & he would then have the
 option of erecting 6 semi detached Houses of a
 value of £1250 per pair — x

on
 what I think would be better to alter the proposed
 boundaries between each plot & erect a detached
 House at each end & 2 pairs of semi-detached
 Houses - x This would obviolate all the only difficulty the
 site possesses & save expense

x How much may I say per foot for Lot 13

start at £4.

5. 2. 6.

4. 10. 0.

5. 5.

4. 15. 0.

5. 7. 6.

4. 17. 6.

5. 10. 0

5.

sp'd
 £5. 10/-

to fresh paper

Lot 14.

50 ft. plot.

Lot 15. 50 ft. plot.

16. 60 ft. plot
rising ground.
about 148 ft. deep.

(9)
R. 5.

R. 5

R. 5

to fresh paper

Lots 17 & 18.

I have been asked by a proposed purchaser to offer Lot 18 before Lot 17 and as I see no objection I propose to do this +

There is a printers error on the plan as there sh^d be no T mark on this plot -

We say in our note "the purchaser will only share his front fence to erect but must contribute £35 towards the fence already erected" R 1500 ✓

We say in our description that Lot 18 (creed of Lot 17) (creed parties)

How much for this beautiful site?

I will sell it as a whole & give the buyer the option of taking Lot 17 at the same price -

Will you offer me £1700.?

£1600. £1500 -
1400. £1200. Thank you

£1200 only offered for Lot 18

Trees & shrubbery to form shady garden -

Wall at rear

overlooking the Lake - probably never to be disturbed

1300. - £50 bids

1400 - say - far below what we have obtained for plots in either side

Lot 16 buyer

offer 17. in either side

L 5

17 -
 a similar plot with all the advantages
 of lot 18.
 How much?
 (if lot 18 not sold do not put this in)
 R £1500 ✓
 correct plan - add a T mark on
 N.E. boundary

LOTS 19^a & 19^B
 R 2100 -
 or
 £1100 each.

We now come to these two capital plots which
 will - (read description in parties!)

How much for the 2 plots - 140ft. frontage

These ought to realize £2500.

All start low say £1600.

1700
 1800.
 1900 - £50:

1950 -

Buy in at £2200.

Then offer 19^a
 70ft. frontage.

19^B

start at £700.
 800.
 900
 950 -

Buy in at £1200
 to make
 capital

as good as
 plots 17 & 18

Lot 20.

R. £2000 '12

Read parties

How much for this corner plot. (370ft. total
frontage)

may I say £2200 for the whole? 1500.

~~£2000?~~

1600.

1800.

x 1600 thank you.

1700.

Room for 4 houses if you like.

Buy in at £1775. 1725.

1700

~~1600~~ £1850

Lot 21. (read description)

R. £500

may I start at £600.

start at £400

Room for charming garden & a stable if required
Sell this a very great bargain

400 -

425.

£495.

450.

475.

485.

510

at fresh paper

we now come to Lots 22 to 26

(read description)

of these 5 Lots I think No. 22 is the most desirable.

I will sell these per foot =

50 ft. frontages -

Lot 22

may I start at £7 per foot?

R £6.

start at £4

If Lot 22 sells offer the others.

No 23.

50 ft. start at £3 -

R £5.10/- ✓

No 24.

50 ft.

R £5 ✓

No 25 50 ft. -

R £4. 10. ✓

start at £2.10/-

This plot contains a magnificent Tree

No 26

R £4.

start at £2.

great bargain -

can sell at lower price than any land
ever sold in the better parts of W

(over

now come to let 27 & 29
I have been asked to reverse the order
sell No 29 first.

We describe these as (rear)

R 4

No. 29. 62 ft. frontage

start at 40/- per foot.

45/-

50/-

55/-

60/-

Purchaser can have the option of building houses
with a frontage to Mary St R. (one of the best)
4 Semi Detached Houses or let or sell
at once - these
w^d bear each a

62 ft.

£ 2. 10

3 5. 0

3 7. 6

3 10. 0

3 12. 6

3 15. 6

3 17. 6

£ 10. 0. 0 Rent.

£ 40. 0. 0 Rent w^d

Sell at once for
£ 1000.-

to press paper

Lot 30

R £600.

This contains over an acre with fine frontages
to Maryat & Somerset Roads.

As the present restrictions only allow one house
on this plot the Company have fixed quite a
nominal Reserve as they would like to see a
good House go up here at once x

I can sell at a great bargain x

x This is only just a trifle over a mile from ~~London~~
Wimbledon Station & though only 6 miles drive
from Town you can secure a Site at Country
Prices x

May I say £650 as a start? £450.

Lot 30 - over an acre

530. 500.

start at £450:

575. 525.

one very ornamental tree on this plot & backs
on to ornamental grounds of a private ~~house~~ ^{mansion}.

also has a beautiful view over the PK

over

Lot 31 -

R £400.

similar plot of nearly an acre.

start at £250 -

410 -

420 -

430 -

440 -

450 -

* 400 -

460

start at

£250.

300.

350.

375.

our last 3 Lots are

No 32^a 32^B + 32^c.

R £1700

as a whole

read description

May I start at £2000 for the 3 plots x

x start at £1500 I wait.

if no bids. offer.

Lot 32^a 70ft. frontage - corner plot - return frontage
to Burghley R^d very sunny.

R £700

32^B 60ft. frontage

R £475

32^c 90ft. + low price

£550

1200 L.A.C. 8.

1300.

1350.

1400 -

1450 -

1475. 1

1400

1600.

1700.

1800.

1900.

~~2000.~~

2025.

2050.

2075.

1400
1500
900
1400
1000

700.

750.

800.

850.

900.

~~1200.~~

~~1300.~~

~~1350.~~

~~1400.~~

2100.

~~4.~~
~~4. 10.~~
~~5. 5.~~
~~5. 10.~~
~~5. 15.~~
~~6. 5.~~
~~6. 15.~~

~~4. 5. 0~~
~~10~~
~~15~~
~~5. 5~~
~~5. 10.~~
~~5. 15.~~

£5. for 2d. 3.
 5. 5.
 5. 10.
 5. 15.
 6.