

BY DIRECTION OF THE RIGHT HON. THE EARL OF LYTTON.

Where to live in the Country,  
within easy reach of London.



Attractive & Picturesque  
BUILDING SITES to sell  
for RESIDENCES, &c. . . .



EXCEPTIONAL POSITIONS AND ADVANTAGES.

The  
**Knebworth**  
**Garden Village**  
Knebworth, Herts.

PRICE - SIXPENCE.

Solicitor :

H. HOPE SHAKESPEAR, Esq.,  
8, John Street,  
BEDFORD ROW, W.C.

Surveyors :

MESSRS. PEPLER & ALLEN,  
F.S.I. A.R.I.B.A.

3 Pall Mall (East),  
Telephone : 637 Central. LONDON, S.W.

Local Agent :

Mr. WM. WILSON,  
Estate Office,  
Telephone : 6. KNEBWORTH.

# Knebworth Garden Village.

## PLANS AND PARTICULARS

Solicitor :

H. HOPE SHAKESPEAR, Esq.  
8, John Street, Bedford Row,  
LONDON, W.C.

Consulting Architect :

E. L. LUTYENS, Esq., F.R.I.B.A.,  
29, Bloomsbury Square,  
LONDON, W.C

Surveyors :

Messrs. PEPLER AND ALLEN,  
F.S.I. A.R.I.B.A.  
3, Pall Mall East,  
LONDON, S.W.

Local Agent :

Mr. WILLIAM WILSON,  
Estate Office,  
KNEBWORTH.

For further information apply to Messrs. PEPLER & ALLEN, or Mr. W. WILSON.



# Knebworth Garden Village,

HERTS.

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Illustrated Particulars, Plans and Conditions of Sale

of about

## 250 BUILDING PLOTS

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The Total Area of the Building Estate is about

### 800 ACRES

of excellent Arable, Pasture and well-timbered Lands, in the centre of the beautiful and Historic Estate of Knebworth, comprising over 8 square miles, being the

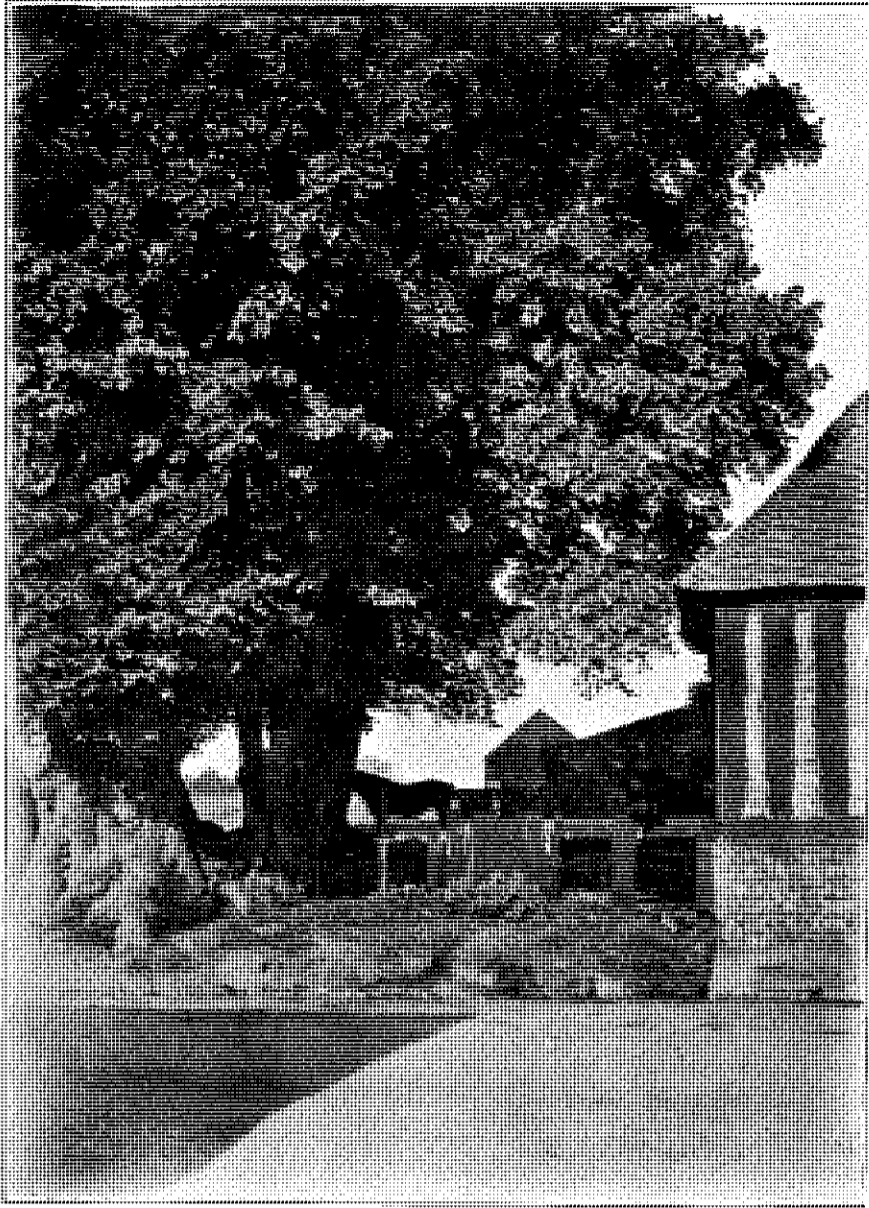
# PROPERTY

of

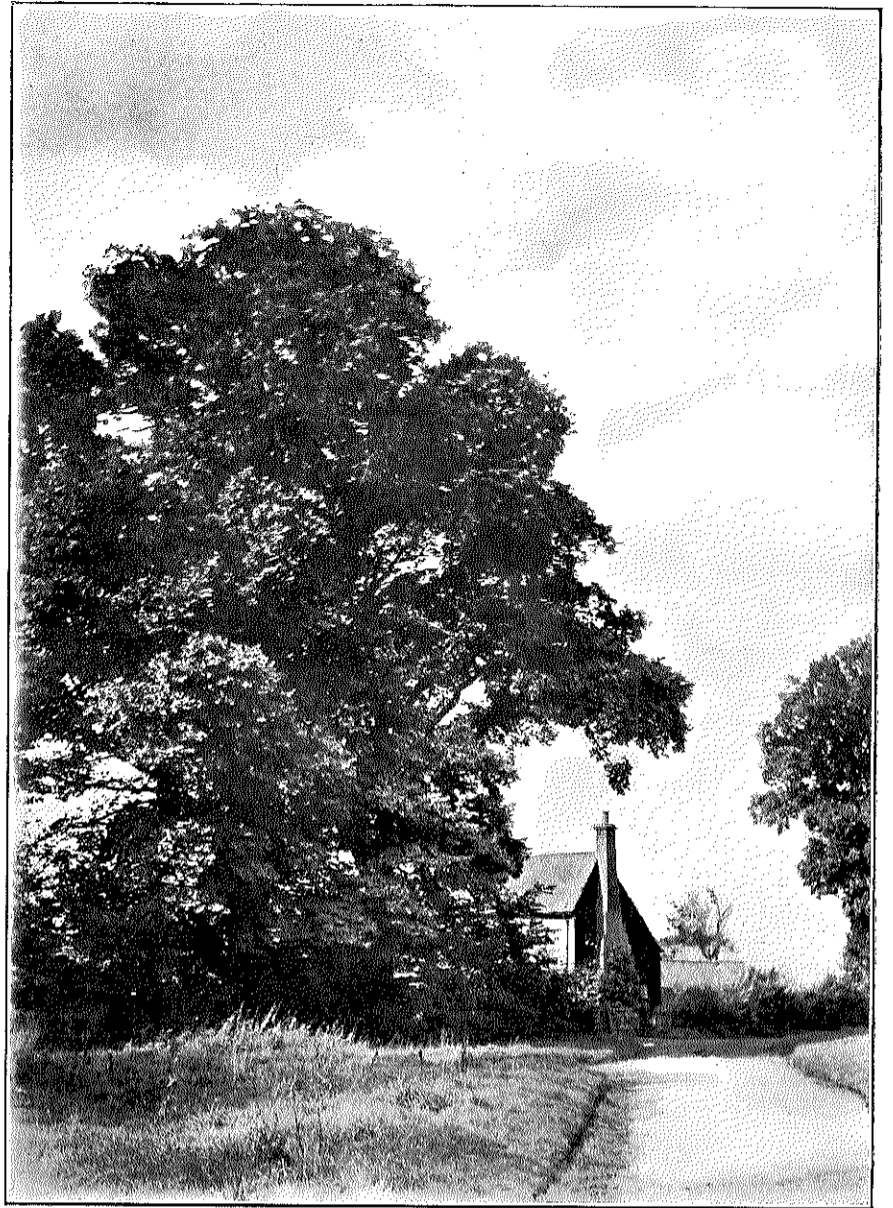
## The Right Honourable The Earl of Lytton.

It is intersected by good main roads, and is about 26 miles from London on the Main Line of the Great Northern Railway Company.

The Estate has been laid out according to a **well-defined scheme of development**, with ample provision for **Recreation Spaces** and Large Gardens.



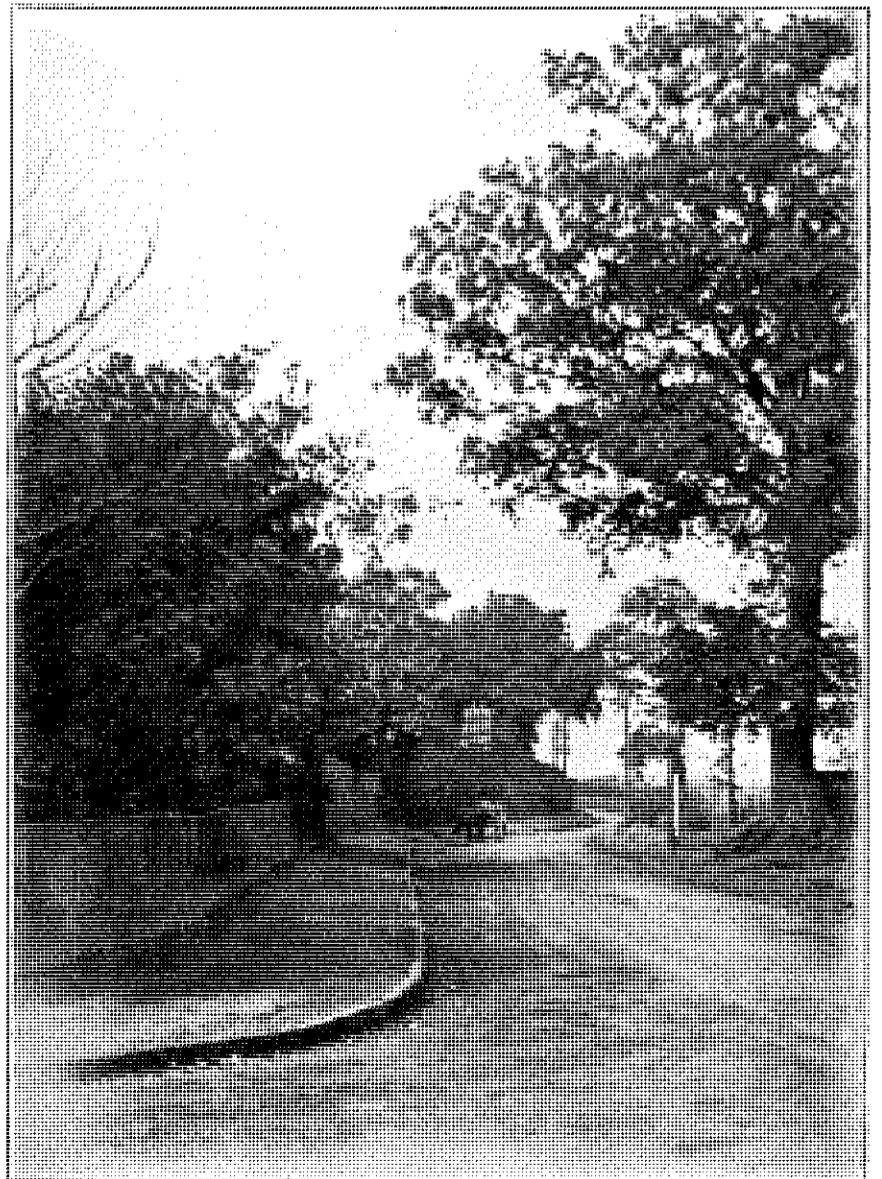
DEARDS END FARM—PARK LANE.



GUN LANE—BUILDING FRONTAGE.



BUILDING SITES ON GUN FARM.



LONDON ROAD.

# Knebworth Garden Village.

## PARTICULARS.

### General Advantages and Situation.

The Estate lies at the high altitude of from 300 to 400 feet above sea level; has a sand and gravel sub-soil overlying Chalk. The surface Soil is a good loam, free from heavy Clay, and is admirably suited for Gardens, as well as being excellently adapted for Building foundations. The Estate is situated in a healthy and bracing locality, and commands some charming and picturesque views of the surrounding Country. It is convenient to London, which is reached within 40 minutes by fast trains. The land available for building is within a few minutes walk of Knebworth station (on the G.N. Railway).

### Private Residences.

The land is offered on special freehold and leasehold conditions, with a well defined scheme of future development, and is well worth the attention of those who are desirous of securing an excellent site for the erection of private residences and cottages, and who wish to feel sure that the character of the neighbourhood will be maintained.

### Water and Gas.

A constant Water supply of excellent quality is obtainable from the Vendor, and a scheme of Gas installation is in course of preparation.

### Parks, Open Spaces, and Allotments.

In laying out the Estate care has been taken to make ample provision for recreation spaces and allotments immediately adjacent to the houses. It is the intention of the owner to dedicate certain areas for public use and enjoyment.

### Golf Links.

There is an excellent 18-hole course, of which full particulars are given within on page 7.

### Exceptional Advantages from a Health Point of View.

The fact that one of the objects is to restrict the average number of houses per acre, indicates that the district is likely to have exceptional advantages from a health point of view. Towns which possess crowded districts or slums of any description, however healthily situated, are productive of unhealthy conditions. Although these conditions only affect the well-to-do resident to a limited extent directly, they undoubtedly produce a large amount of disease indirectly.

### Postal Facilities.

A Post Office and Telegraph Office are on the Estate, and it is hoped to secure the improvement of these facilities in the near future.

### Timber.

All Timber will be preserved as far as possible, and much planting has been and will be done.

### Roads.

There is a large amount of road frontage on the property immediately available for building development, and new roads have been and are about to be constructed. The Great North Road runs through the centre of the Estate.

### Railway Facilities.

The Great Northern Railway Company has promised improved railway facilities as the population increases, and shows every desire to encourage the development of the estate. Season Ticket Rates are as follows between Knebworth and King's Cross: First-class £25 4s. od.; Third-class £14 7s. od. per annum.

### **Bye-Laws.**

The Hitchin, Hertford and Welwyn Rural District Council's Bye-Laws are in force, and are not stringent.

### **Approval of Buildings.**

In the general interest of purchasers, all plans, sections, etc., of Buildings must be submitted for approval. Suggestions for building requirements for the filling up of specifications and the building regulations can be obtained on application at the Estate Office.

### **Facilities for Building**

Are particularly good. Capital bricks are made locally, and Peterborough bricks are delivered at a very cheap rate. Ballast for concrete is at hand, and the local chalk is particularly good for lime, and is burnt and sent to all parts in large quantities on account of its peculiar excellence.

### **Conveyances**

Will be given to purchasers of plots at the nominal fee of £1 1s. od. plus stamp duty.

### **Present Demand for Houses, Cottages, etc.**

In the district there is a considerable demand for houses, no houses are to let. The demand will shortly become much greater in view of contemplated developments.

### **Co-Partnership Tenants' Society.**

It is proposed to form a Co-Partnership Tenants' Society, to acquire an area for the erection of houses.

### **Prices of Land.**

The land is offered at very low terms in order to stimulate rapid development, and to encourage the provision of large gardens to the houses. It is only by this means that the public interest and the interest of the private owner can be mutually served. The plans and prices given are not guaranteed, and the Vendor reserves the right to alter the plots as purchasers may require, or as the Vendor thinks fit.

### **Educational Facilities.**

Ordinary Education is well provided for locally, and there are admirable Grammar Schools for boys and girls, within easy reach, at Hitchin and Stevenage.

### **Leasehold Sites.**

Specimen copy of the Form of Contract for Building Lease, and the Form of Lease can be inspected by intending Lessees at the Office of the Local Agent, Knebworth.

### **Special Terms.**

Special terms are offered in respect of the payment of the purchase money, as follows:—At the option of the Purchaser after payment of 10% deposit, the balance of 90% may be paid in 18 half-yearly instalments, bearing interest at the rate of 5 per cent. per annum. The principal can be paid off at any time without notice.

### **Possession.**

Immediate possession can be given of most of the sites offered.

### **Particulars and Prices**

Will be obtained from the Schedule and Plans which follow, and further information will be supplied on application to the Estate Office. Intending Purchasers can be met on the Estate at any time.

# KNEBWORTH GOLF CLUB.

*President :*

THE EARL OF CLARENDON, G.C.B., G.C.V.O.

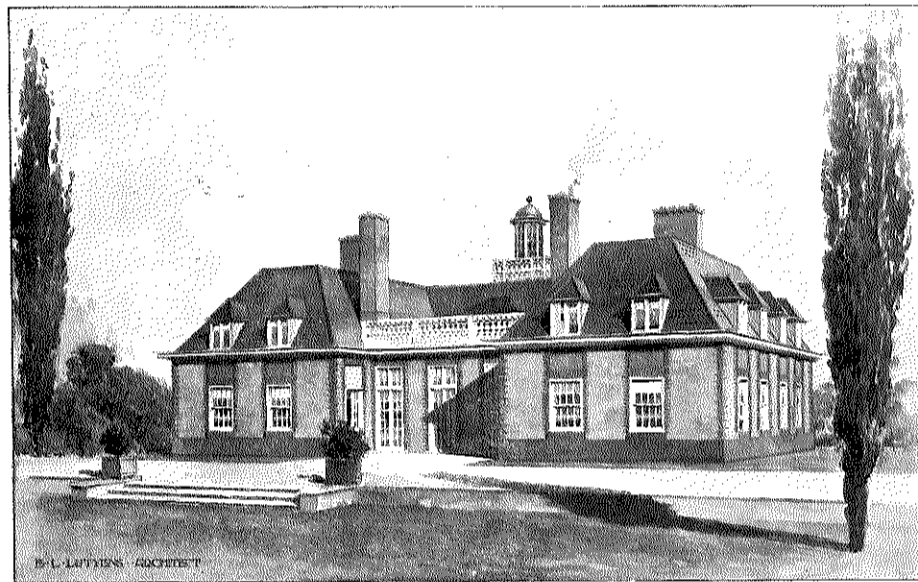
*Committee :*

A. D. ACLAND, Esq.  
THE RIGHT HON. HENRY ASQUITH, K.C., M.P.  
THE RIGHT HON. A. J. BALFOUR, M.P.  
THE RIGHT HON. GERALD BALFOUR.  
B. L. CHERRY, Esq.  
T. E. DOBINSON, Esq.  
D. FOULIS, Esq.  
JOHN HUNTER, Esq.  
THE RIGHT HON. ALFRED LYTTTELTON, K.C., M.P.  
THE EARL OF LYTTON.

H. MALLABY-DEELEY, Esq.  
MONTAGUE PRICE, Esq.  
C. M. ROSE, Esq.  
THE DUKE OF RUTLAND.  
THE MARQUIS OF SALISBURY, C.B.  
H. G. SALUSBURY-HUGHES, Esq.  
W. H. SLATER, Esq.  
E. W. SMITHSON, Esq.  
W. ONSLOW TIMES, Esq.

*Secretary :*

HERBERT HENRY PEACOCK, Esq.,  
The Golf Club, Knebworth, Herts.



CLUB HOUSE.

The Links comprise 18 holes, were laid out by Willie Park, and have since been the venue of some notable matches. There is a splendid, brick-built, Club House, offering every comfort to Members. The course is undulating, and very sporting, and is, in addition, naturally beautiful.



VIEW OF GOLF COURSE.

The Entrance Fee and Annual Subscription are £5 5s. 0d. and £4 4s. 0d. respectively. Restricted Membership, £2 2s.





VIEW OF GOLF COURSE—KNEBORTH HOUSE IN DISTANCE.



LANE LEADING FROM GUN BRIDGE.



LONDON ROAD AT CENTRE OF VILLAGE.

# Knebworth Garden Village.

## Plans, Areas, Schedules of Plots and Value of Houses to be erected.

The Areas and Prices given are necessarily approximate and are therefore not guaranteed.

Plots can be re-adjusted to suit purchasers, so long as any re-arrangement does not interfere with the general scheme.

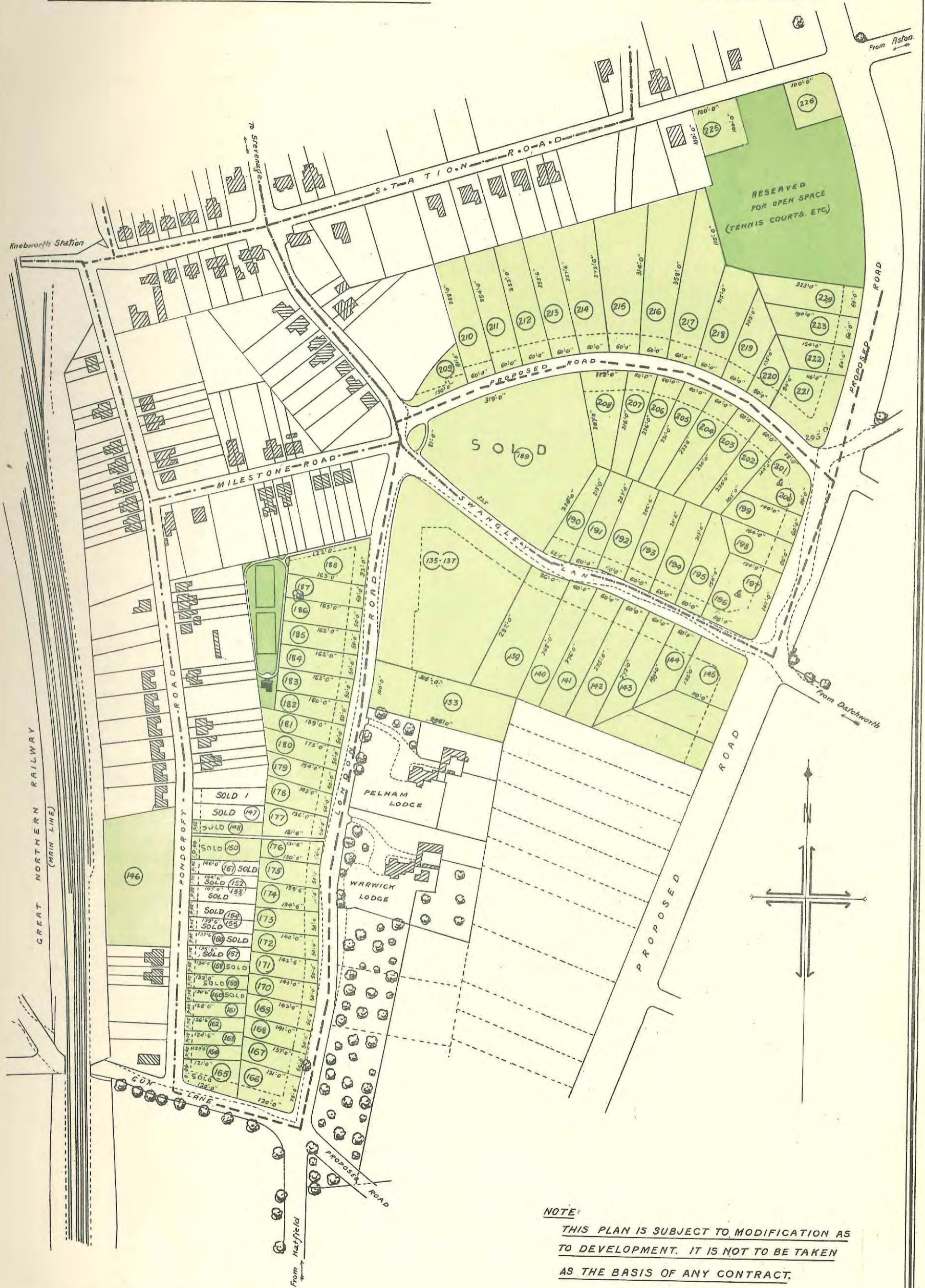
1910.

# Knebworth Garden Village.

No. of Plot.	Frontage.	Approximate Area.	Price per foot. Frontage.	Total Cost.	Minimum value of houses to be erected.	Remarks.
	ft. ins.	square yards.	£ s. d.	£ s. d.		
133	100 0	3394	2 0 0	200 0 0	£700	<p><i>NOTE.</i></p> <p>FOR CONDITIONS OF SALE see printed agreement at end of schedules.</p> <p>SEWAGE RATE.—Each purchaser or lessee must pay the cost of connecting with the sewer and contract to pay a sewage rate to the vendor of 6d. in the £ on the net rateable value of each house.</p> <p>SOLICITOR'S COSTS.—A nominal charge of £1 1s. 0d. per plot will be made towards the cost of conveyance or lease in addition to Stamp Duty.</p>
135-137					£450	
139	86 0	2800	1 15 0	150 10 0		
140	60 0	1699	1 15 0	105 0 0		
141	60 0	1840	1 15 0	105 0 0		
142	60 0	1830	1 15 0	105 0 0		
143	60 0	1570	1 12 6	97 10 0		
144	60 0	1080	1 10 0	90 0 0		
145	...	Reserved.	...	...		
146	...	Reserved.	...	...		
147	...	Sold.	...	...		
148	...	Sold.	...	...		
150	...	Sold.	...	...		
151	...	Sold.	...	...		
152	...	Sold.	...	...		
153	...	Sold.	...	...		
154	...	Sold.	...	...		
155	...	Sold.	...	...		
156	...	Sold.	...	...		
157	...	Sold.	...	...		
158	...	Sold.	...	...		
159	...	Sold.	...	...		
160	...	Sold.	...	...		
161	34 0	...	1 2 0	37 8 0	£200	
162	34 0	...	1 2 0	37 8 0	"	
163	34 0	...	1 2 0	37 8 0	"	
164	33 0	...	1 2 0	36 6 0	"	
165	...	Sold.	...	...	"	
166	78 0	Reserved.	...	...	"	
167	50 0	740	1 5 0	62 10 0	£350	
168	50 0	693	1 4 0	60 0 0	"	
169	50 0	753	1 5 0	62 10 0	"	
170	50 0	755	1 5 0	62 10 0	"	
171	50 0	759	1 5 0	62 10 0	"	
172	50 0	742	1 5 0	62 10 0	"	
173	50 0	768	1 6 0	65 0 0	"	
174	40 0	582	1 6 0	52 0 0	£300	
175	50 0	786	1 6 0	65 0 0	£350	
176	50 0	742	1 6 0	65 0 0	"	
177	50 0	782	1 5 0	62 10 0	"	
178	50 0	833	1 6 6	66 5 0	"	
179	50 0	809	1 6 0	65 0 0	"	
180	50 0	900	1 7 0	67 10 0	"	
181	50 0	948	1 7 6	68 15 0	"	
182	50 0	793	1 6 0	65 0 0	"	
183	50 0	894	1 7 0	67 10 0	"	
184	50 0	900	1 7 0	67 10 0	£300	
185	50 0	900	1 7 0	67 10 0	"	
186	50 0	903	1 7 0	67 10 0	"	
187	50 0	906	1 7 0	67 10 0	"	
188	93 0	Reserved.	...	...	"	
189	Sold	9680	...	...	"	
190	62 0	1187	1 4 4	75 8 8	£400	
191	60 0	1280	1 6 0	78 0 0	"	
192	60 0	1363	1 7 0	81 0 0	"	
193	60 0	1393	1 7 5	82 5 0	"	
194	60 0	1415	1 7 8	83 0 0	"	
195	60 0	1268	1 5 10	77 10 0	"	
196-197	263 0	Reserved.	...	...	"	
198	66 0	1025	1 1 8	71 10 0	"	
199	60 0	1030	1 2 2	66 10 0	£400	
200-201	198 0	1626	...	159 19 6	...	
202	60 0	1194	1 1 11	65 15 0	£350	
203	60 0	1501	1 8 9	86 5 0	"	
204	60 0	1307	1 6 0	78 0 0	"	
205	60 0	1250	1 5 8	77 0 0	"	
206	60 0	1083	1 3 7	70 15 0	"	
207	60 0	1132	1 4 2	72 10 0	"	
208	112 0	1618	1 0 10	116 13 4	"	
209	130 0	621	...	88 5 9	"	
210	60 0	1752	1 11 11	95 15 0	"	
211	60 0	1732	1 11 8	95 0 0	"	
212	60 0	1732	1 11 8	95 0 0	"	
213	60 0	1745	1 11 9	95 5 0	"	
214	60 0	2213	1 17 8	113 0 0	"	
215	60 0	2880	2 6 0	138 0 0	"	
216	60 0	2896	2 6 2	138 10 0	"	
217	60 0	2560	2 2 0	126 0 0	"	
218	60 0	1526	1 9 0	87 0 0	"	
219	60 0	1301	1 6 3	78 15 9	"	
220	60 0	738	19 3	57 15 0	"	
221	295 0	Reserved.	...	...	£400	
222	60 0	876	1 1 0	63 0 0	"	
223	60 0	1100	1 3 9	71 5 0	"	
224	60 0	1309	1 6 4	79 0 0	"	
225	100 0	Reserved.	...	...	"	
226	100 0	Reserved.	...	...	"	


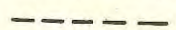
# KNEBORTH GARDEN VILLAGE

PLATE No.1.



**NOTE:**  
 THIS PLAN IS SUBJECT TO MODIFICATION AS  
 TO DEVELOPMENT. IT IS NOT TO BE TAKEN  
 AS THE BASIS OF ANY CONTRACT.

SCALE: 1/2500 ORDNANCE

SEWER SHOWN THUS   
 PROPOSED SEWER THUS 

# Knebworth Garden Village.

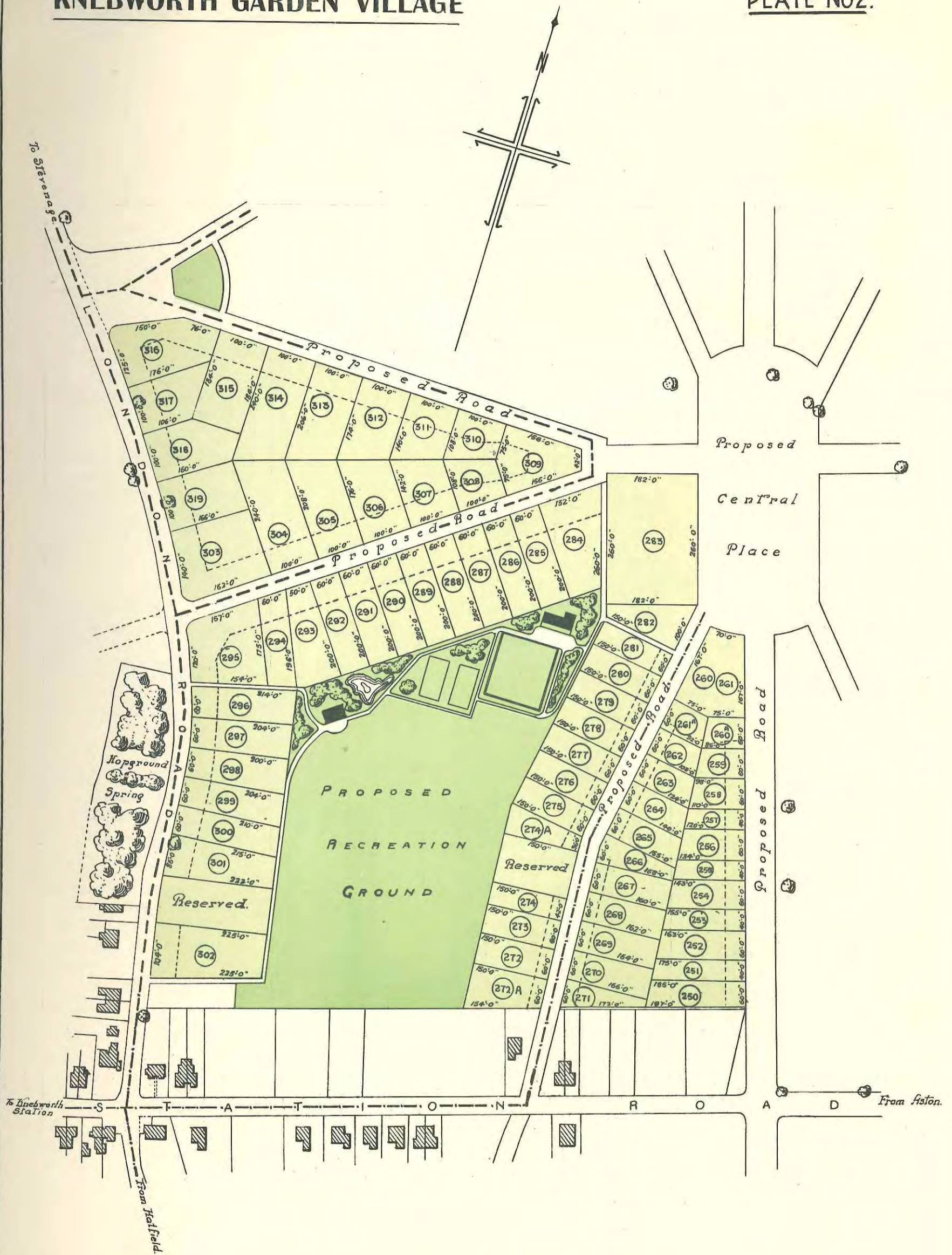
No. of Plot	Frontage.	Approximate Area.	Price per foot. Frontage.	Total Cost.	Minimum value of houses to be erected.	Remarks.
294	ft. ins. 60 0	square yards. 1237	£ s. d. 1 5 6	£ s. d. 76 10 0	£300	<p><i>NOTE.</i></p> <p>FOR CONDITIONS OF SALE see printed agreement at end of schedules.</p> <p>SEWAGE RATE.—Each purchaser or lessee must pay the cost of connecting with the sewer and contract to pay a sewage rate to the vendor of 6d. in the £ on the net rateable value of each house.</p> <p>SOLICITOR'S COSTS.—A nominal charge of £1 1s. 0d. per plot will be made towards the cost of conveyance or lease in addition to Stamp Duty.</p>
295	277 0	3080	18 4	254 0 0	£400	
296	60 0	1502	1 15 0	105 0 0	£400	
297	60 0	1450	1 15 0	105 0 0	ditto	
298	60 0	1484	1 15 0	105 0 0	„	
299	60 0	1450	1 15 0	105 0 0	„	
300	60 0	1405	1 15 0	105 0 0	„	
301	86 0	1788	1 12 6	139 15 0	„	
302	104 0	2433	1 10 0	156 0 0	„	
303	322 0	2764		264 13 0	„	
316	351 0	Reserved.		263 6 6	„	
317	100 0	1567	1 7 6	137 10 0	„	
318	100 0	1808	1 7 6	137 10 0	„	
319	100 0	1811	1 7 6	137 10 0	„	

## To Let on Lease for 99 Years.

No. of Plot.	Frontage.	Approximate Area.	Ground Rent.	Minimum value of houses to be erected.	Remarks.
284	ft. ins. 132 0	square yards. 2178	£ s. d. 6 9 9	£300	<p>Plots Nos. 284—293 and 304—315 must be purchased in consecutive order beginning at 293 and 304 respectively.</p> <p>Plots Nos. 250—283 consecutively, are reserved for future development.</p> <p>Specimen copy of the form of Contract for Building Lease and of the form of Lease can be inspected by intending Lessees at the office of the Local Agent, Knebworth.</p>
285	60 0	1333½	3 12 9	„	
286	60 0	1333½	3 12 9	„	
287	60 0	1333½	3 12 9	„	
288	60 0	1333½	3 12 9	„	
289	60 0	1333½	3 12 9	„	
290	60 0	1333½	3 12 9	„	
291	60 0	1333½	3 12 9	„	
292	60 0	1333½	3 12 9	„	
293	50 0	1600	3 17 3	„	
304	100 0	2489	6 11 4	„	
305	100 0	2133	6 0 0	„	
306	100 0	1767	5 5 8	„	
307	100 0	1389	4 12 10	„	
308	100 0	1017	4 0 0	„	
309	Reserved.				
310	100 0	1017	4 0 0	„	
311	100 0	1378	4 12 5	„	
312	100 0	1745	5 5 0	„	
313	100 0	2111	5 17 6	„	
314	100 0	2478	6 10 0	„	
315	100 0	2045	5 15 2	„	



# KNEBORTH GARDEN VILLAGE

PLATE No2.



**NOTE:**  
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SCALE 1/2500 ORDNANCE

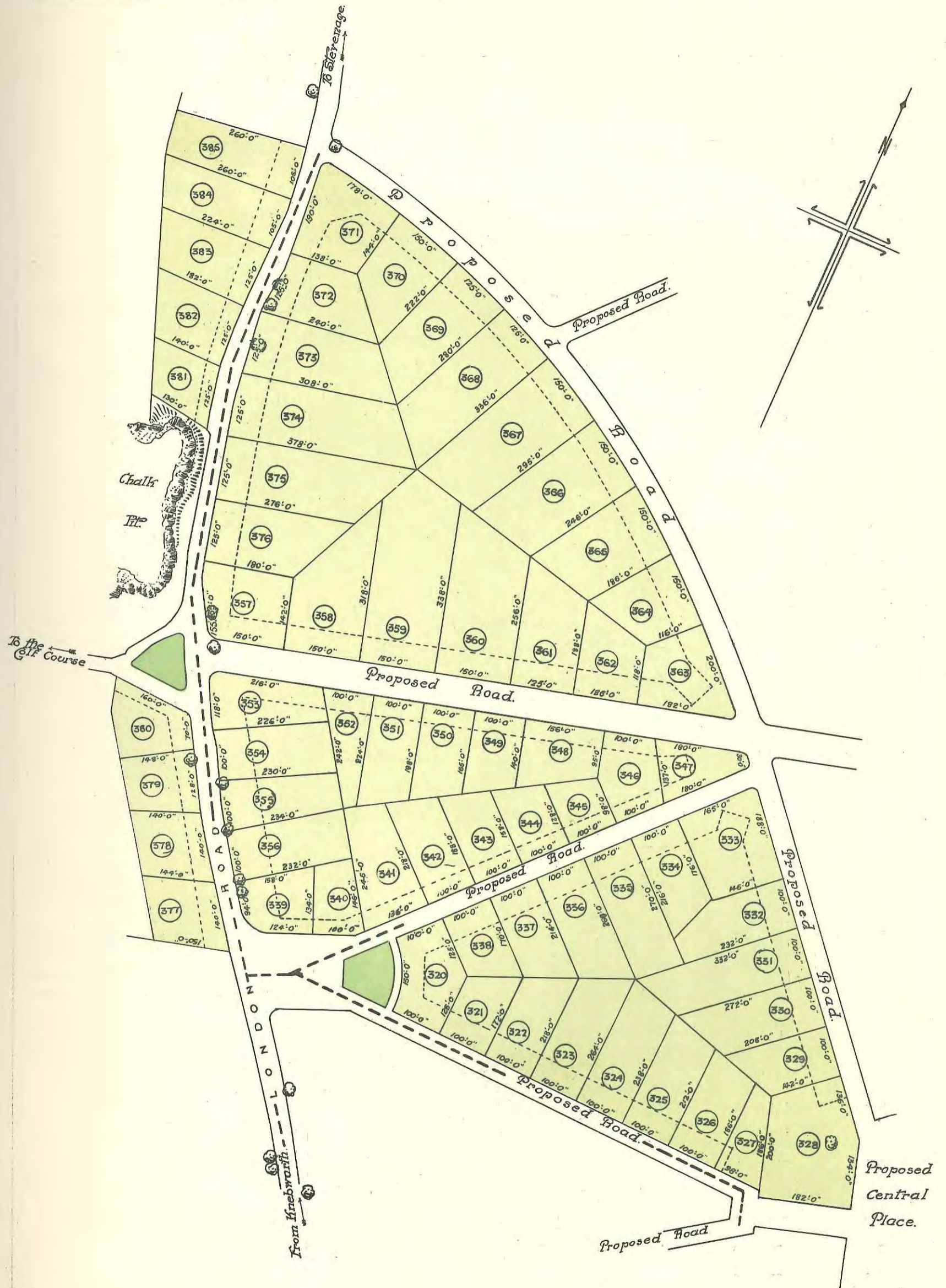
SEWER SHOWN THUS   
PROPOSED SEWER THUS 

# Knebworth Garden Village.

No. of Plot.	Frontage.	Approximate Area.	Price per foot. Frontage.	Total Cost.	Minimum value of houses to be erected.	Remarks.
	ft. ins.	square yards.	£ s. d.	£ s. d.		
339	218 0	1692	15 10	172 11 8	£450	
340	100 0	1385	1 0 5	102 1 8	ditto	
353	334 0	2300	15 2	253 5 8	£500	
354	100 0	2533	1 9 0	145 0 0	£400	
355	100 0	2168	1 6 3	131 5 0	"	
356	100 0	2589	1 9 5	147 1 8	"	
377	140 0	2052	1 1 0	147 0 0	"	
378	140 0	2029	1 0 11	146 8 4	"	
379	128 0	1856	19 4	123 14 8	"	
380	230 0	1965	16 5	188 15 10	£500	
<b>To Let on Lease for 99 Years.</b>						
No. of Plot.	Frontage.	Approximate Area.	Ground Rent.	Minimum value of houses to be erected.		
	ft. ins.	square yards.	£ s. d.			
320	350 0	2381	12 0 3	£500	<p>The following Plots are reserved for future development: - Nos. 328-338, 342-352, and 358-370.</p> <p>Specimen copy of the form of Contract for Building Lease and of the form of Lease can be inspected by intending Lessees at the office of the Local Agent, Knebworth.</p>	
321	100 0	1650	5 1 8	"		
322	100 0	2167	6 0 0	"		
323	100 0	2678	6 16 9	"		
324	100 0	2789	7 0 6	"		
325	100 0	2500	6 10 9	"		
326	100 0	2211	6 0 10	"		
327	98 0	1422	4 13 0	"		
341	136 0	2718	7 15 0	"		
357	305 0	2670	12 12 6	"		
371	368 0	2844	14 10 9	"		
372	125 0	2535	7 17 7	"		
373	125 0	3542	9 15 4	"		
374	125 0	4593	11 14 7	"		
375	125 0	4542	11 11 0	"		
376	125 0	3167	9 1 3	"		
381	125 0	1594	6 2 3	"		
382	125 0	2215	7 5 6	"		
383	125 0	2618	8 1 0	"		
384	105 0	2720	7 14 6	"		
385	105 0	2820	7 18 3	"		

# KNEBORTH GARDEN VILLAGE

PLATE No 3.



NOTE:  
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AS THE BASIS OF ANY CONTRACT.

SCALE 1/2500 ORDNANCE

SEWER SHOWN THUS -----  
PROPOSED SEWER THUS -----



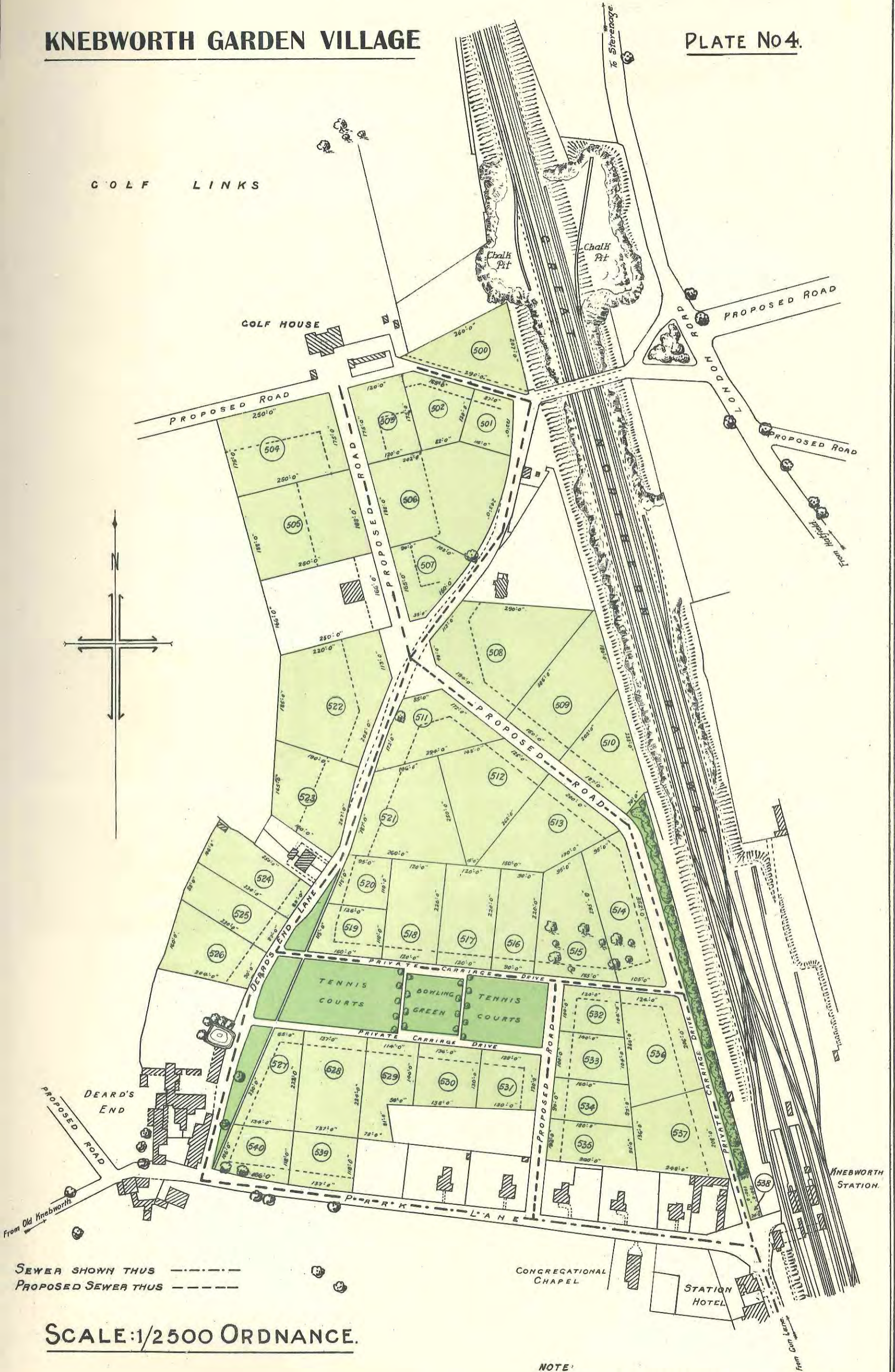
# Knebworth Garden Village.

To be Let on Lease for 99 Years.

No. of Plot.	Frontage.		Approximate Area.	Ground Rent.			Minimum value of houses to be erected.	Remarks.
	feet	ins.		square yards.	£	s.		
500	290	0	2925	12	14	8	<p>£800</p> <p><i>NOTE.</i></p> <p>FOR CONDITIONS OF SALE see printed agreement at end of schedules.</p> <p>SEWAGE RATE.—Each purchaser or lessee must pay the cost of connecting with the sewer and contract to pay a sewage rate to the vendor of 6d. in the £ on the net rateable value of each house.</p> <p>SOLICITOR'S COSTS.—A nominal charge of £1 1s. 0d. per plot will be made towards the cost of conveyance or lease in addition to Stamp duty.</p> <p>Specimen copy of the form of Contract for Building Lease and of the form of Lease can be inspected by intending Lessors at the office of the Local Agent, Knebworth.</p>	
501	209	0	1321	7	14	0		
502	165	0	1993	7	17	3		
503	295	0	2333	11	15	0		
504	425	0	4861	19	14	10		
505	188	0	5222	14	10	0		
506	431	0	6017	22	1	0		
507	360	0	2056	12	17	0		
508	354	0	5765	19	13	3		
509	150	0	4233	11	13	9		
510	187	0	2826	10	0	0		
511	429	0	2948	16	5	0		
512	125	0	4162	11	0	0		
513	200	0	3756	12	0	0		
514	457	0	3596	18	3	0		
515	185	0	3802	11	15	0		
516	90	0	2200	6	7	6		
517	120	0	2933	8	10	0		
518	120	0	2933	8	10	0		
519	160	0	1748	7	5	6		
520	115	0	1351	5	8	0		
521	187	0	4400	12	18	6		
522	318	0	4670	16	14	0		
523	207	0	3547	11	16	6		
524	85	0	2385	6	12	0		
525	87	0	2194	6	5	9		
526	90	0	2823	7	10	6		
527	65	0	2454	6	4	6		
528	137	0	3395	9	16	0		
529	114	0	2435	7	8	4		
530	136	0	2040	7	4	6		
531	248	0	1777	9	10	9		
532	220	0	1444	8	4	0		
533	100	0	1666	5	12	6		
534	90	0	1700	5	9	0		
535	92	0	1942	6	0	0		
536	330	0	3681	15	3	0		
537	208	0	3319	11	8	6		
538	Reserved.		267					
539	137	0	1820	6	16	9		
540	166	0	1812	7	11	0		

# KNEBWORTH GARDEN VILLAGE

PLATE No 4.



SEWER SHOWN THUS   
PROPOSED SEWER THUS

SCALE: 1/2500 ORDNANCE.

NOTE:  
THIS PLAN IS SUBJECT TO MODIFICATION AS TO DEVELOPMENT. IT IS NOT TO BE TAKEN AS THE BASIS OF ANY CONTRACT.

# KNEBORTH GARDEN VILLAGE

PLATE No 5.



SCALE: 1/2500 ORDNANCE.

NOTE:  
THIS PLAN IS SUBJECT TO MODIFICATION AS  
TO DEVELOPMENT. IT IS NOT TO BE TAKEN  
AS THE BASIS OF ANY CONTRACT.

## Plate No. 5.

This plate shows the area proposed to be developed by a Co-partnership Society.  
Particulars of this scheme will be published separately in due course.



DEARD'S END FARM—PARK LANE.



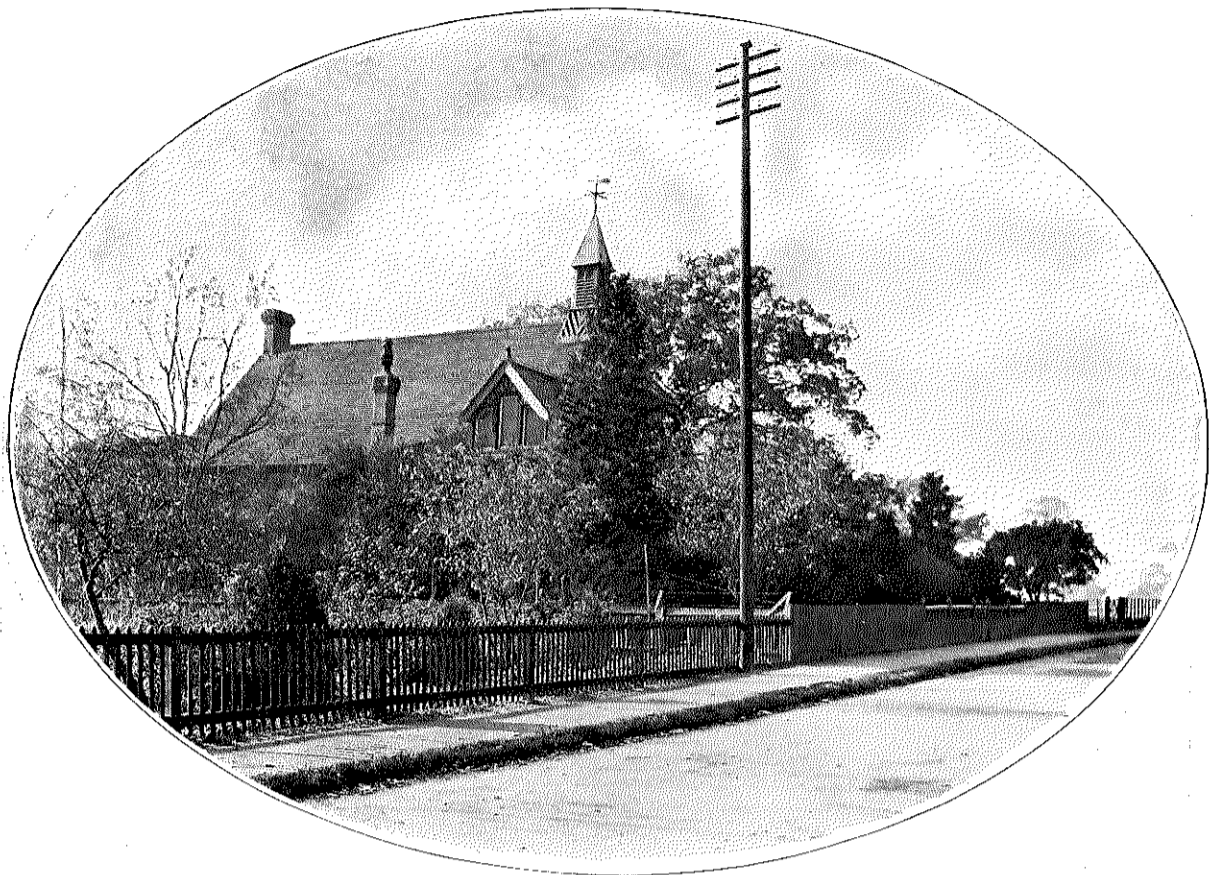
ANOTHER VIEW OF GOLF COURSE.



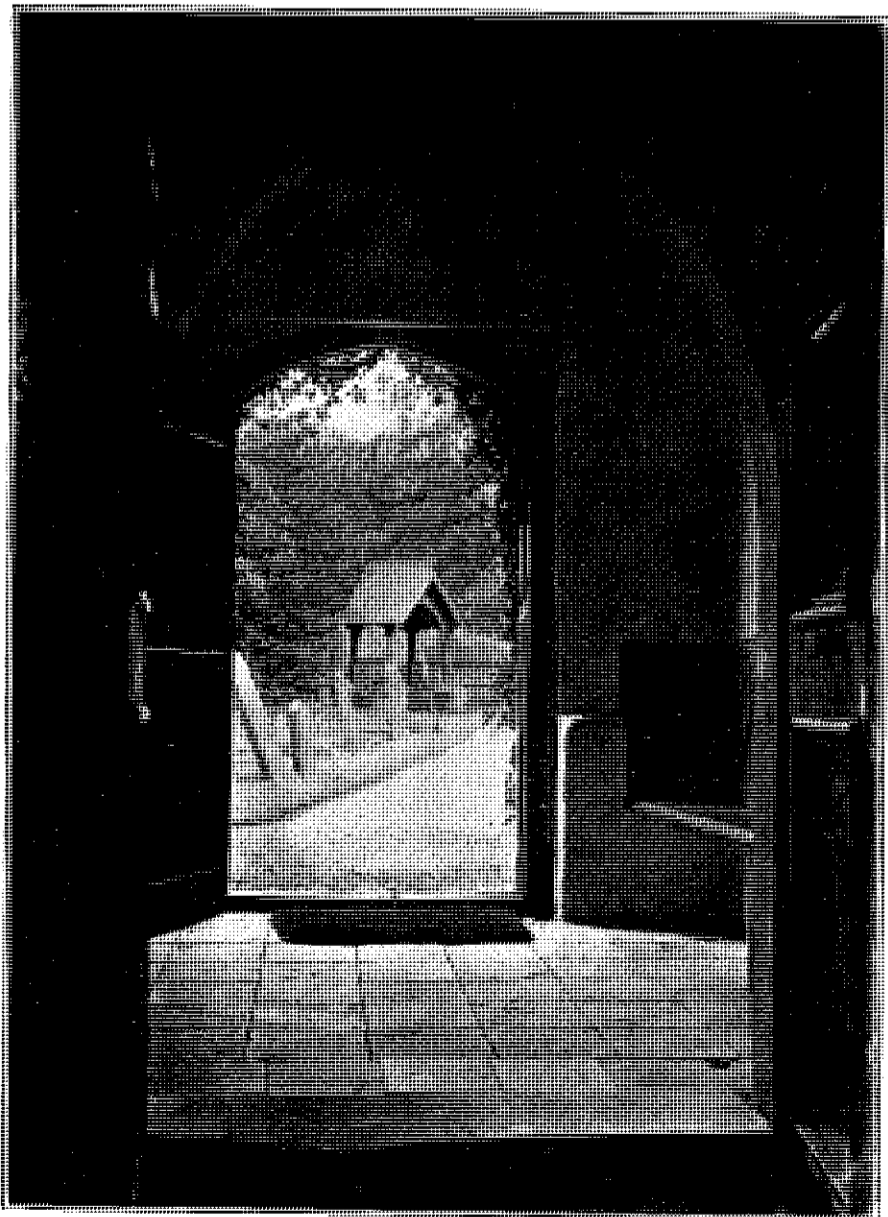
KNEBWORTH CHURCH—KNEBWORTH PARK.



KNEBWORTH CHURCH (INTERIOR).



CONGREGATIONAL CHAPEL, PARK LANE.



VIEW FROM CHURCH PORCH.



SITES FOR ARTIZANS DWELLINGS NEAR GUN LANE.



VIEW OVER KNEBORTH VILLAGE FROM SWANGLEY FARM.

# An Agreement

made the

day of

19, , between THE

RIGHT HONOURABLE VICTOR ALEXANDER GEORGE ROBERT EARL OF LYTTON (hereinafter called the Vendor), of the one part, and

hereinafter called the purchaser, of the other part

- 1.—The vendor shall sell and the purchaser shall buy at the price of £ the piece of land described in the Schedule hereto.
- 2.—The purchaser shall pay his purchase - money as follows:—a deposit of £ on the signing of this agreement and the balance by 18 half-yearly instalments of £ each with interest at the rate of £5 per cent. per annum to be paid at the same time on the amount remaining due immediately before payment of each instalment and the first instalment with interest as aforesaid to be paid on the day of 19 and the second instalment on the day of 19 and so on in each of the succeeding eight years or earlier at the option of the purchaser.
- 3.—The purchaser having signed this Agreement and paid the said Deposit shall be entitled to have an Abstract of the Vendors Title commencing with the Will of Elizabeth Barbara Bulwer-Lytton proved in 1844. If the Purchaser desires to investigate the Vendors Title he shall give notice in writing to the Vendors Solicitor within seven days from the date of this Agreement. Failing such notice the Purchaser shall be deemed to have accepted the title at the expiration of such period of seven days and he shall have no right to make any objection or requisition thereon. So soon as the title shall have been accepted the purchaser shall be entitled to possession.
- 4.—When the whole of the balance of the purchase-money with interest and costs (if any) as hereinafter provided for shall have been paid the purchaser shall be entitled to a conveyance of the property to himself in the form prepared by the vendor's solicitor on payment of one guinea and the stamp duty on the conveyance but otherwise free of expense. The said form may be inspected by the purchaser upon the signing of this agreement. If before the conveyance shall have been completed the purchaser should die or any other event should happen tending to occasion further costs or expenses than would otherwise be incurred the purchaser or the persons deriving title under him shall pay all such costs and expenses and the conveyance is not to be executed until they are paid.
- 5.—The property is sold subject to the observance and performance of the stipulations annexed hereto and to the exceptions reservations and covenants by the purchaser in the said form of conveyance contained and the purchaser shall on completion execute a duplicate of the conveyance to him such duplicate to be prepared by and at the expense of the vendor.
- 6.—The purchaser shall not until he has received his conveyance dig or remove from the property any gravel clay brick earth or other substance without the consent in writing of the vendor nor shall the land be otherwise disturbed except in the ordinary course of cultivation or for building purposes nor shall the purchaser commence the erection of any buildings until the plans of the said buildings have been approved in writing by the vendor or his agent.
- 7.—In case the purchaser shall fail to pay any half-yearly instalment of principal or any interest at the time hereinbefore prescribed for the payment thereof or within two calendar months thereafter it shall be lawful for the vendor at any time after such default to give to the purchaser or leave upon any part of the property a notice in writing addressed to the purchaser and requiring him to pay to the vendor the whole of the balance of the purchase-money then remaining unpaid within one calendar month from the giving or leaving of the same notice with all interest thereon. And if such balance and interest be not paid within such month the vendor shall be entitled on or after the expiration of such month to resume possession of the property and the property shall thenceforward belong to and be vested in the vendor absolutely and in that case the said deposit and also any further sum or sums which may have been paid to the vendor on account of the said purchase-money or of interest thereon shall be absolutely forfeited to the vendor and he shall be entitled to retain the same free from all claims and demands whatsoever on the part of the purchaser or any person or persons claiming under him.

As Witness the hands of the parties this

day of

19

## THE SCHEDULE ABOVE REFERRED TO.

All that piece of land situate at Knebworth in the County of Hertford and having a frontage of or thereabouts to Road, and containing in depth or thereabouts which said piece of land is for the purpose of identification only delineated on the plan marked Plate No. hereto annexed and thereon numbered

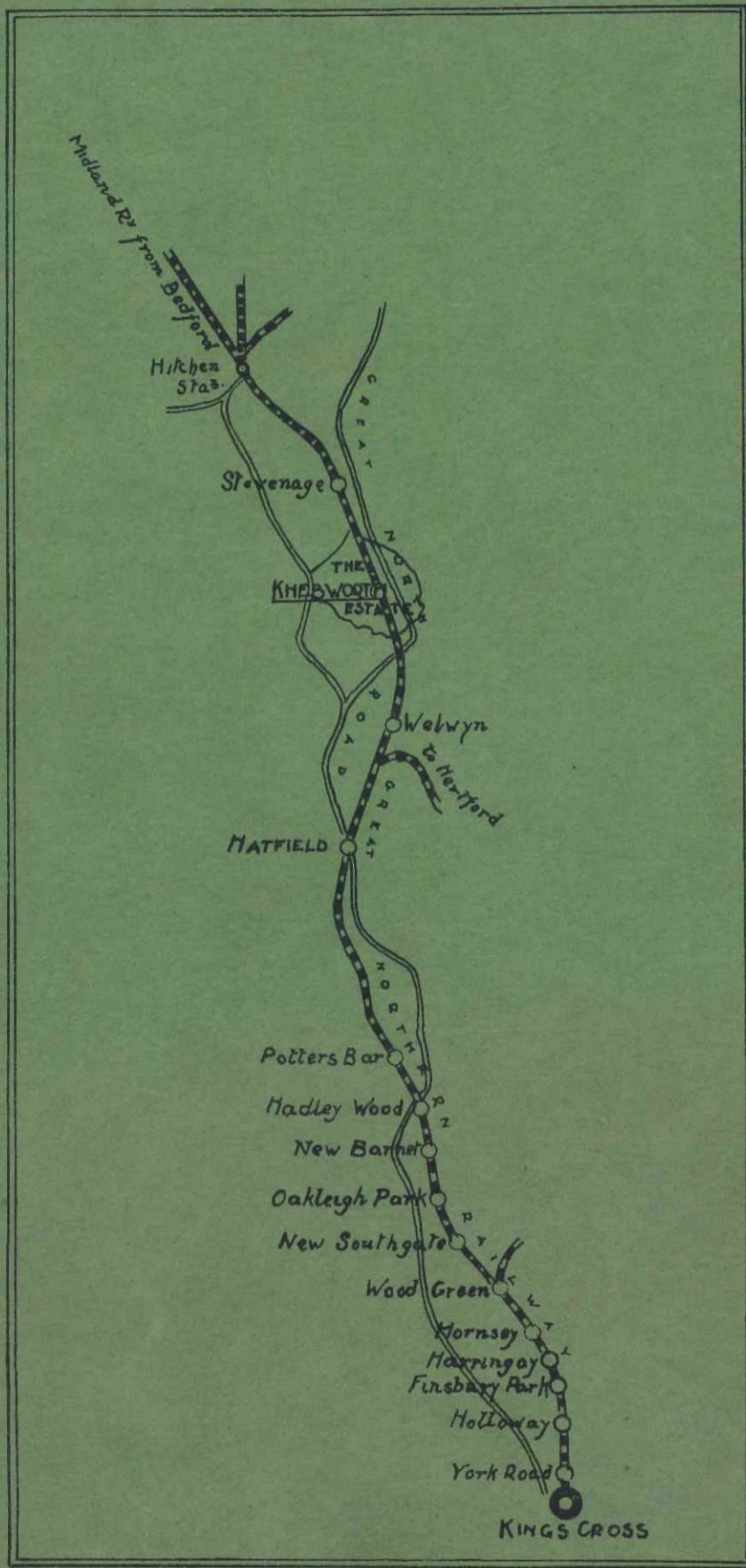
[P.T.O.]



## Stipulations.

- 1.—The Purchaser shall within three calendar months after being let into possession of the land purchased by him erect and for ever afterwards maintain in proper repair a wall or close-boarded or other good and sufficient fence 4 feet high next the road on which his land abuts and with a gate or gates opening inwards only and also a similar wall or fence 4 feet high on the sides marked **T** within the boundary line as shewn on the plan annexed hereto such fences to be approved by the Vendor or his Agent. No fence shall be used as an advertising station or be so constructed or used as to be a nuisance or injury to the owners of the adjoining property. All frontage and boundary fences shall be maintained by the Purchaser to the satisfaction of the Vendor or his Agent.
- 2.—Nothing is to be erected between the building line and the frontage line shewn on the plan other than the above-mentioned fences except that with the consent in writing of the Vendor's Architect open porticoes to the hall doors of any houses may project a distance not exceeding                    feet and bay windows to any houses a distance not exceeding                    feet from the said building line.
- 3.—No house shall be erected on the property at a less cost than £                    or pair of semi-detached houses at a less cost than £                    in addition to offices and stabling (if any) such cost to be prime cost in labour and materials only. Not more than                    house shall be erected on the property.
- 4.—No building or ground shall be used for any purpose of trade or business but as a private or professional residence only. No clay gravel or sand shall be dug out of any part of the property except for the building of the house thereon nor shall bricks be made or burned thereon.
- 5.—No hut shed pigsty caravan house on wheels or other thing shall be erected made placed or used or be allowed to remain on the property nor shall any rubbish be deposited thereon or on the road fronting thereto.
- 6.—The Purchaser shall repair the footway and his half-part of the carriage way upon which his property abuts and keep the same in good order until the local or public authority shall become liable for such repair or on his default the Vendor may execute any such repair and in that case the Purchaser shall on demand repay to the Vendor all his expenditure in or about such repair. The necessity of such repair and the proportion and amount of such repayment shall be determined in case of dispute by the Vendor's Surveyor. All duties and obligations to the local authority in respect of the construction reconstruction or repair of the road and footpath on which his property abuts shall be borne and discharged by the Purchaser. The Purchaser shall not cause any obstruction by the deposit of any materials on the road or footpath in front of his property or remove or disturb the soil or surface of such road or footpath in any way except for the purpose of repairing the same or for connecting to the pipes or mains laid therein. The Purchaser shall pay to the Vendor the expense of connecting the house or other building erected by him with the sewer running under the said road and shall thereafter pay to the Vendor a sewage rate of 6d. in the £ calculated upon the net rateable value of the premises assessed to Poor Rate by equal half-yearly payments on the 25th day of March, and the 29th day of September in every year.
- 7.—No part of the property shall at any time be formed or used as a road or way or portion of a road or way from or to any other land unless the Vendor's consent in writing be first obtained nor shall any right of way be granted over or across the property.
- 8.—No dwelling houses or other buildings shall be erected on the property unless the plans drawings and elevations thereof shall have been previously submitted to and approved in writing by the Vendor his Agent or Architect.
- 9.—No hoarding shall be erected on the property for advertisements not relating to the selling or letting of the same except with the written consent of the Vendor or his Agent.
- 10.—No trees or hedges on the property or any part thereof shall be cut down dug up defaced or injured in any way without the consent of the Vendor or his Agent in writing.

KEY PLAN.



DISTANCE:  
King's Cross to Knebworth .. .. 25 Miles.