



A N A G R E E M E N T made the *Sixteenth* day of *June* One thousand nine hundred and twenty four
B E T W E E N LIONEL NATHAN de ROTHSCHILD of New
Court St. Swithin's Lane in the City of London Esquire
(hereinafter called "the Vendor") of the one part and
the UNION SURPLUS LANDS COMPANY LIMITED whose registeed
office is at 55 Broadway in the City of Westminster
London S.W.1. (hereinafter called "the Purchasers") of
the other part W H E R E B Y I T I S A G R E E D as
follows :-

1. THE Vendor is to sell and the Purchasers are to purchase at the price of TEN THOUSAND FIVE HUNDRED AND FIFTEEN POUNDS FOUR SHILLINGS the property described in the First Schedule hereto and delineated on the plan hereto annexed and thereon coloured pink ~~and green~~ and the fee simple thereof in possession free from incumbrances but subject as hereinafter mentioned.
2. THE Purchasers having this day paid to the Vendor the sum of One thousand and fifty one pounds ten shillings as a deposit and in part payment of their purchase money are to pay the balance of their purchase money on the *twenty first* day of *July* next at the office Nos. 81-87 Gresham Street London E.C. of Messrs Dawes & Sons the Solicitors of the Vendor at which time and place the purchase is to be completed and the Purchasers paying the balance of their purchase money and the interest (if any) provided for by this clause are as from that day to be let into possession or into receipt of the rents and profits and to pay all outgoing and up to that day all rents rates taxes and

other outgoings are (if necessary) to be apportioned and the balance is to be paid by or allowed to the Purchasers on completion and if from any cause whatever (other than wilful default on the part of the Vendor) the completion of the purchase is delayed beyond the last mentioned day the balance of the purchase money for the time being unpaid is to bear interest at the rate of Six pounds per cent per annum from that day to the day of actual payment thereof but this provision is without prejudice to the Vendor's right under any other provision of this Agreement.

3. THE Purchasers are within fourteen days after delivery of the Abstract to send to the Solicitors of the Vendor a statement in writing of all their objections and requisitions (if any) to or on the title or evidence of title or the Abstract or this Agreement 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 clause. For the purpose of any objection or requisition the Abstract is to be deemed perfect if it supply the information suggesting the same though otherwise defective. If the Purchasers should take any objection or make any requisition which the Vendor is unable or on the

ground of expense or on any other reasonable ground unwilling to remove or comply with and the Purchasers should not withdraw such objection or requisition within seven days after being required in writing so to do the Vendor may by notice in writing delivered to the Purchasers or their solicitors and notwithstanding any previous or pending negotiation or litigation rescind this Agreement and the Purchasers are to return forthwith all Abstracts and papers in their possession belonging to the Vendor and are to be entitled to a return of their deposit and are not to make any claim on the Vendor for interest or costs.

4. THE Title is to commence with the Will of a Testator who died in the year One thousand eight hundred and seventy nine whose seisin or ownership at the date of his death free from incumbrances is to be assumed. The Purchasers are to accept the said Will as a good root of title and are not to require the production of or investigate or make any requisition or objection in respect of the prior title whether the same shall appear to be in the Vendor's possession or power or not.

5. THE property is sold subject to the condition that no part thereof shall at any time be used for the purpose of a hotel public house beerhouse or other licensed premises but this provision is not to be deemed to prevent the Purchasers or their assigns from using any part of the property for the purpose of providing refreshments exclusively for members of the staff of the Metropolitan District Railway Company or any of its associated Companies or other persons employed by them

in or near the property pursuant to a Club Licence.

6. THE property is sold subject to all chief quit and other rents manorial rights and incident of tenure (if any) land tax tithe rent charge and other outgoings rights of way water light drainage and other easements affecting the same and also to all rights of adjacent owners and to any liability to repair or contribute to the repair of roads walls drains fences and other like matters and without any obligation on the part of the Vendor to show the origin of such rents incidents of tenure or liabilities or to define such easements. The Purchasers are not to make any objection on the ground of any outgoing not being legally apportioned or require the same to be apportioned or any indemnity against any outgoing or part thereof which ought to be borne by other property. In the event of the Vendor requiring a legal apportionment of any outgoing the Purchasers hereby agree to join with the Vendor in obtaining such apportionment and to bear their proportion of the costs thereof.

7. THE property is sold subject also to the tenancy agreements affecting the same mentioned in the Second Schedule hereto and to all allowances to and claims for compensation and for payment of tenant right and other rights of the tenants whether arising by virtue of the tenancy agreements the custom of the County or by statute or otherwise. Counterparts or copies of such of the tenancy agreements as are in writing having been produced to

the Purchasers Solicitors the Purchasers are to be deemed to have full notice of and to take subject to the terms of all existing tenancies notwithstanding any partial or incomplete statement of such terms in this Agreement or any inaccuracy in such statement and of the state of the property as to repairs party walls and all other matters. In every case in which the Vendor has not a Counterpart of the tenancy agreement or there is no written agreement the Purchasers are to be satisfied with such evidence of the terms of the tenancy as the Vendor may be able to adduce. The Purchasers are to be satisfied with the arrangements specified in the Second Schedule hereto for the apportionment of the rent payable by any tenant whose tenancy includes also other property not comprised in the present sale.

8. THE Vendor will at the request and at the cost of the Purchasers give notice to quit and do all such other acts and things as the Purchasers may require to enable the Purchasers to obtain vacant possession of the property agreed to be sold provided that he shall not be required to assess or agree the amount of compensation to be paid to any tenant or tenants and the Purchasers will pay and indemnify the Vendor against all such compensation as may be or become payable to the tenants on quitting either under their tenancy agreements the custom of the County by statute or otherwise.

9. THE expenses attending the stamping of any unstamped or insufficiently stamped instrument executed before the seventeenth May One thousand eight hundred and eighty eight or the registration in Middlesex of any

non-registered document capable of registration is to be borne by the Purchasers and no objection is to be made on account of any document not being registered in Middlesex.

10. THE Purchasers are to admit the identity of the property purchased by them with that or part of that (without such part being distinguished) comprised in the muniments offered as the title thereto upon such evidence as may be afforded by a comparison of the descriptions in the First Schedule and plan hereto and the muniments and a Statutory Declaration to be made if required at the Purchasers expense that the property has been enjoyed in accordance with the title shown for the last twelve years or upwards.

11. THE property is believed to be and is to be taken as correctly described and any incorrect statement error or omission found in this Agreement or in the plan or Schedules hereto is not to annul the sale or entitle the Purchasers to be discharged from the purchase nor are the Vendor or the Purchasers to claim or be allowed any compensation in respect thereof.

12. THE Purchasers are upon the completion of the purchase or when the Vendor sells the adjoining land whichever shall first happen forthwith at their own expense to move and re-erect their existing fence and for ever after maintain such fence to the satisfaction of the Vendor or his Surveyor along the boundaries of the property agreed to be sold wherever such fence shall be necessary to separate the property from other property of the Vendor adjacent thereto

and will also transplant the existing line of trees inside the new fence any transplanting that may be necessary for this purpose being done at the most suitable season immediately following the moving and re-erection of the fencing as aforesaid and the Conveyance to the Purchasers is to contain a covenant on the part of the Purchasers and their assigns to the above effect.

13. THE Vendor for himself and any person claiming through or under the late Leopold de Rothschild consents to the repeal of Section 15 (For protection of Leopold de Rothschild) of the Metropolitan District Railway Act 1903 down to and including the words "but in lieu thereof"

14. IT is contemplated by the Purchasers that application to the Ministry of Transport and/or to Parliament may be made on behalf of the Metropolitan District Railway Company for power to acquire and use the land comprised in the present sale for an overhauling Depot or other purpose of that Company and such application if made shall not be opposed by the Vendor or any person claiming under him or claiming through or under the late Leopold de Rothschild.

15. THE Conveyance to the Purchasers or to their nominees is to be prepared by them and at their expense and the engrossment is to be delivered at the office of the Solicitors of the Vendor not less than fourteen days before the day fixed for completion for execution by the Vendor and other necessary parties (if any) and the draft of such Conveyance for approval on behalf of the Vendor and other necessary parties (if any) is to be left at the same office not less than seven days before delivery

of the engrossment. The Vendor is selling as the Executor of Leopold de Rothschild deceased and shall be required to give only the statutory covenant implied by reason of his being expressed to convey as personal representative and no other covenant for title shall be required from the Vendor. The Conveyance is to be framed so as to give effect to any reservation covenant privilege or right subject to which the sale is made as herein provided and in case of difference as to the mode of effecting any such reservation covenant privilege or right the same is to be settled by one of the Conveyancing Counsel of the Court. Any bare outstanding legal estate or interest which the Purchasers may require to be got in shall be got in by them and at their expense. If the Purchasers so elect the Conveyance shall be made direct to the Metropolitan District Railway Company and in either case the Conveyance shall be expressed to include all mines and minerals (if any) under the said land agreed to be purchased and the purchase price shall in the Conveyance be expressed to include satisfaction and compensation for all damage or injury by severance or injurious affection and for all accommodation works and rights of pre-emption but this shall not be construed to include compensation for any damage caused by the erection of boundary fences.

16. THE Vendor is to be entitled to a duplicate of the Conveyance which shall be prepared and stamped at the expense of the Vendor but shall be executed by the Purchasers free of expense to the

Vendor. The Purchasers are at the request of the Vendor and free of expense to produce the original Conveyance for the purpose of enabling the Vendor to have the duplicate properly stamped.

17. IN these presents where the context so admits or requires the expression "the Vendor" shall include his Executors administrators and assigns and all persons claiming or to claim under the said Leopold de Rothschild deceased whom the Vendor has power to bind by these presents and the expression "the Purchasers" shall include their assigns.

18. ANY document of title in the Vendor's possession which relates not only to the property hereby agreed to be sold but also to other property of the Vendor will be retained by him and he will give to the Purchasers an acknowledgment of their right to its production and to delivery of copies.

AS WITNESS the hand of the Vendor and the Common Seal of the Purchasers.

THE FIRST SCHEDULE

ALL THAT piece of land forming part of the Gunnersbury Estate situate in the Parish of Brentford in the County of Middlesex coloured pink ~~and green~~ on the plan annexed hereto bounded on the North ^{East} East and South ^{East} West by other property of the ^{M. D. & Co.} Purchasers and on the West by other property of the Vendor which said piece of land contains in the whole 13.144 acres or thereabouts.

THE SECOND SCHEDULE

Tenancies affecting the land comprised in the
present sale.

Name of Tenant

Nature of Tenancy

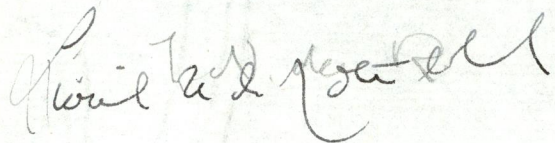
R. Jefferys

Yearly Midsummer Tenancy subject
to 3 months notice but land may be
taken for building purposes &c
after 14 days notice.
Apportioned Rent £11-11-6.

J. T. Taylor Ltd

Yearly Michaelmas Tenancy subject
to 6 months notice but land may
be taken for building purposes &c.,
after 14 days notice.
Apportioned Rent £43-8-9.

WITNESS to the signature
of the said Lionel Nathan
de Rothschild



Name of witness

J. R. F. Tansler

Address

Newcourt

Description

St Leonards Lane.

Agent

5036

do not enter

1064435

Dated 16th June

1924



LIONEL NATHAN de ROTHSCHILD Esq.

- and -

UNION SURPLUS LANDS COMPANY LIMITED

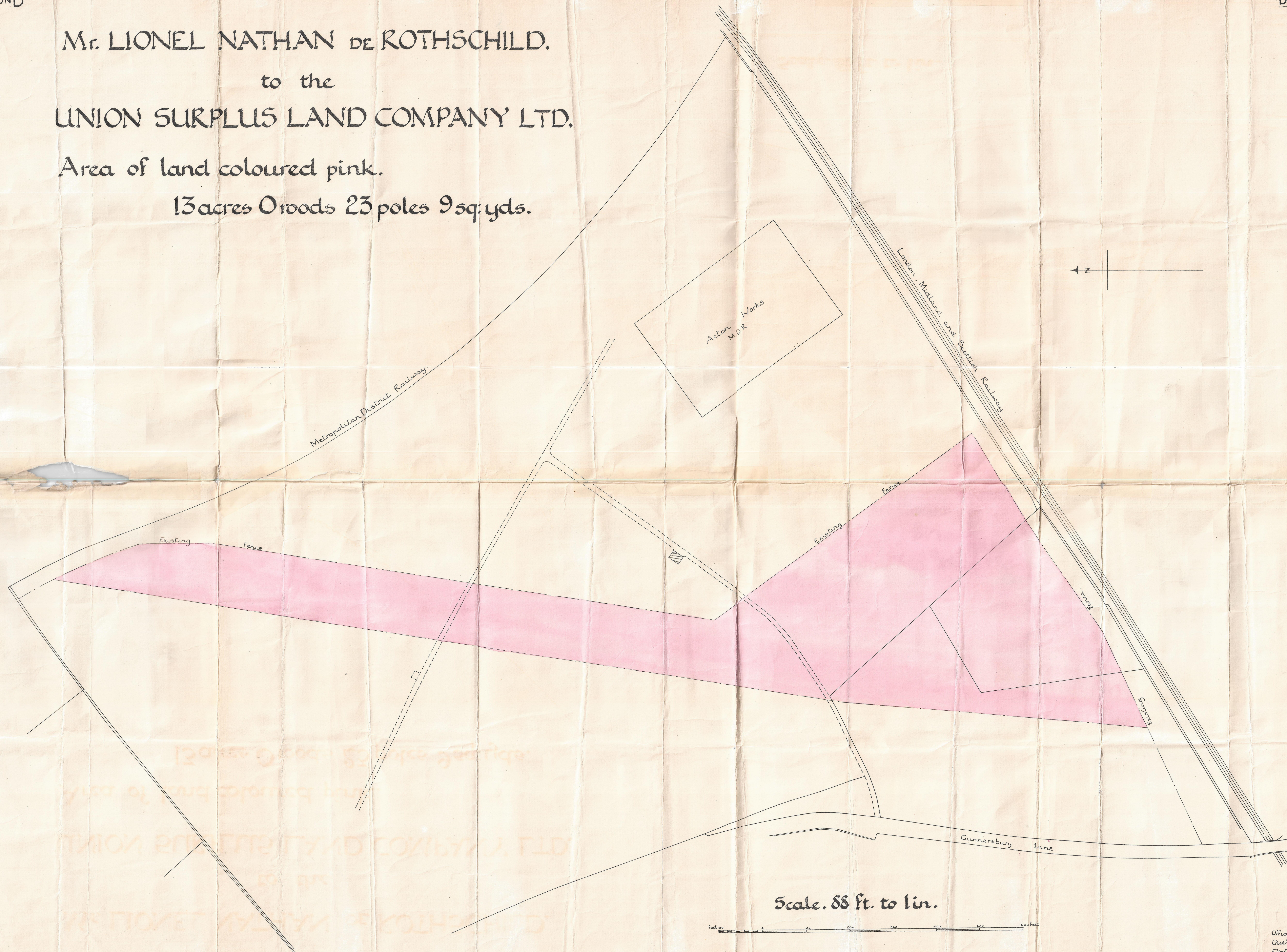
A G R E E M E N T

for sale of land forming part
of the Gunnersbury Estate in
the Parish of Brentford in the
County of Middlesex, containing
13.144 acres or thereabouts.

~~15 USE~~
15

Mr. LIONEL NATHAN DE ROTHSCHILD.
to the
UNION SURPLUS LAND COMPANY LTD.

Area of land coloured pink.
13 acres 0 roods 23 poles 9 sq. yds.



Prepared by -
Traced by - I.H.M.
Checked by -
Date 30.5.24

Office of the Civil Engineer.
Chief Engineer's Dept.
Electric Railway House.
Westminster, S.W.1.