

FREEHOLD BUILDING ESTATE

AT

Richings Park

Situated about 5 miles from WINDSOR, 14 miles from LONDON and 2½ miles from WEST DRAYTON. The Property adjoins the Site of the NEW G.W.R. STATION AT IVER, now under construction, from whence Paddington will be reached in about 25 minutes by a splendid service of fast trains.



Richings Park.

From

Lipscombs History of Buckinghamshire.

Richings Park in the parish of Iver, was purchased of the Family of Britton by Sir Peter Apsley, Knt., and descended to his grand-daughter, Frances, daughter of Sir Allen Apsley, Knt., by Frances, daughter and heir of John Petrie, Esqre., of Bovey, Devon, and by whom it was carried in marriage to Sir Benjamin Bathurst, Knt., LL.D., Treasurer of the Household to the Princess Anne of Denmark, and Governor of the East India Company

Sir Benjamin Bathurst died in 1704 when Richings descended to his Son Allen, created 1711, Lord Bathurst, of Battlesden Park, Co. Bedford. He married Catherine, daughter and heir of Sir Peter Apsley, eldest Son and heir of Sir Allen and brother of Sir Benjamin who had issue; but alienated this Estate some time before his death for a *valuable Consideration* to Algernon, Earl of Hertford, Eldest Son and heir of Charles Duke of Somerset, by his first wife, Lady Elizabeth Percy, relict of Henry Earl of Ogle (only Son and heir to Henry Duke of Newcastle) and sole daughter and heir of Joceline, 11th Earl of Northumberland (of the House of Percy); which Algernon, on the decease of his mother in 1722, was called up by writ to the House of Peers by the Title of Lord Percy, being the representative of the ancient Barons of Percy, Lucy, Poynings, Fitz-payne, Bryan and Latimer, his maternal ancestors.

In December 1748, succeeding his Father, he became the 7th Duke of Somerset. He married Frances, eldest of the two daughters and co-heiresses of Henry Thynne, Esqre, Son of Thomas Viscount Weymouth, she being a Lady of the Bed-chamber to Queen Caroline, and eminently distinguished by her virtue and talents. By her he had issue: George Seymour, Lord Beauchamp born 11th September, 1725, who died on his travels abroad in 1744: and Elizabeth, who married 6th July, 1740 to Sir Hugh Smithson, Bart., of Stanwick, Co. York.

Algernon Earl of Hertford was made Custos Rotulorum of Sussex in 1705: 1706 Lord Lieut. of that County: a Colonel in 1709: and by George I. appointed Colonel of the 2nd Troop of Horse Guards, Governor of Tynemouth Castle and Clifford Fort, Gentleman of the Bedchamber of Prince George, and Lord Lieut. of Essex: In 1737 Governor of Minorca: 1740 Colonel of the Kings Own Horse Guards. He resigned in March 1741, but was re-appointed to the command and made Governor of Guernsey: and 1747 General of Horse. By letters Patent 1749 he was created Baron Warkwarth of

Warkwarth Castle, and Earl of the County of Northumberland with remainder to the heirs male of his body: and in default of such issue, to Sir Hugh Smithson, Bart., and the heirs male of his body by the Lady Elizabeth his Wife, daughter of the aforesaid Duke of Somerset: and on Oct. 3rd (the same day) by letters patent, Baron of Cockermouth and Earl of Egremont, in the County of Cumberland: and remainder to heirs male of his body: and in default to his nephew Sir Charles Wyndham, Bart., and further default to Percy Wyndham O'Brien, of Shergrove, Essex.

Algernon, Duke of Somerset, Earl of Northumberland, Egremont and Hertford, Viscount Beauchamp of Hache, Baron Percy, Lucy, Poynings, Fitz-payne, Brian, Latimer, Warkwarth, Seymour, Cockermouth and Seymour of Trowbridge died at **Richings** (which he had before named Percy Lodge) 7th Feby., 1750: whereupon the Titles of Earl of Hertford, Viscount Beauchamp, and Baron Seymour of Trowbridge, became extinct. The Titles of Duke of Somerset and Baron Seymour devolved on Sir Edward Seymour, Bart., those of Earls of Egremont and Baron Cockermouth descended to Sir Charles Wyndham, Bart.; Earldom of Northumberland and Barony of Warkwarth to Sir Hugh Smithson, Bart.; and the Baronies of Percy, Poynings, Fitz-payne, Brian and Latimer of Lady Elizabeth wife of the said Sir Hugh, who by an Act of Parliament took the name and Arms of Percy.

Frances, Duchess Dowager of Somerset held **Richings Park** in Dower during her widowhood, resided chiefly at Percy Lodge (**Richings Park**) and gave celebrity to the spot by the elegance of her pen: which, in an interesting volume of letters (many of them addressed to the Countess of Pomfret from **Richings Park** in 1741) she describes several particulars relative to the domain: and noted that on the very spot where her Greenhouse stood, was the ancient Chapel of St. Leonard: and also "that an old bench in the Garden exhibited many remains of the wit of her predecessor's Visitors: Addison, Pope, Prior, Congreve and Gay," the distinguished associates of Lord Bathurst: This amiable Duchess died at **Riching Park** 7th July, 1754, when the Estate came to her daughter, Elizabeth Countess of Northumberland: whose husband was in 1757 installed K.G. and by letters Patent 1766 created Duke of Northumberland and Earl Percy, to him and heirs male of his body.

In 1776 the Duke of Northumberland conveyed Percy Lodge (**Richings Park**) with the Estate belonging to it to Sir John Coghill who married the Countess Dowager of Charleville: She survived Sir John and sold **Richings Park** in 1786 to the Right Hon. John Sullivan, one of His Majesty's most honourable Privy Council, a Commissioner of the affairs of India, and M.P. for Old Sarum. Soon after that Gentleman became Proprietor of this Place, the Old House, which had undergone complete repair by one of the Brothers Adam, was unfortunately burned. He then built the present handsome edifice, which stands out as a perfect model of Adam's Architecture.



River Thames and Windsor Castle (4 miles from Richings Estate).

The Estate stands upon Gravel Soil and commands views of Windsor Castle, and is the centre of one of the most beautiful parts of Buckinghamshire. Stoke Poges, Burnham Beeches, and Farnham Royal are all within easy reach of the Estate. The surrounding country is well timbered, and the attractions of the river are within easy reach, in fact, it can be fairly claimed that the Estate embraces all the natural features and local conditions essential for the

IDEAL COUNTRY HOME OF LONDON BUSINESS MEN.

To summarise these conditions, the following may be mentioned:—

- (1) FAVOURABLE LOCATION providing comfortable, rapid and inexpensive transit to and from London; the 3rd Class Season Ticket rate will be about £4 1s. 4d. per quarter, or £1 10s. 4d. per month.
The Rates are 4s. 10d. in the £, half-yearly, and new houses in the district are assessed by the authorities on a reasonable basis.
- (2) ALTITUDE AND SUBSOIL.—The Estate stands about 100 to 120 feet above Sea Level upon a dry, porous sub-soil of pure sand and gravel, providing ideal garden conditions, dry and healthful atmosphere and perfect foundations for houses.

- (3) ARTISTIC ESTATE DEVELOPMENT in the lay-out of the roads and the grouping of houses in a definite and comprehensive scheme, preservation of the local land features and the utilization of the avenues of trees for the estate roadways, as example given below.
- (4) ATTRACTIVE HOUSES substantially erected and conveniently planned by experts to economise domestic work and provide best possible accommodation on strictly economical lines.
- (5) GARDENS of ample dimensions (about 200 feet in depth), in which houses will be well set back from the roads and isolated from main trunk roads to avoid noise and dust.
- (6) PUBLIC SERVICES.—Main Drainage is provided throughout the Estate. Company's water will be laid on from the mains. Electric Light and Power Services will also be available to all parts of the Estate. Sites for Shops and Public Buildings are reserved.



An Avenue on the Estate.

- (7) THE BUILDING RESTRICTIONS placed upon the Land have been framed in the interests of all parties, and are limited to the essentials necessary to preserve the amenities of the Estate. The main consideration is to build Good Detached Houses in Large Gardens, and the Estate Architect, Mr. George E. Clare, M.S.A., will be pleased to prepare designs to meet purchasers' requirements.
- (8) SPORT AND RECREATION.—Ample Open Spaces have been allocated for the provision of Cricket Grounds, Tennis Courts, etc., while in addition, each Building Plot is sufficient for Private Tennis Courts. Golf at Stoke Poges, Datchet, Windsor.
- (9) THE HOUSES.—A large number of houses are already completed on the Estate by Builders of high reputation in building work, both residential and commercial; this ensures sound construction and the best workmanship, whether a large or small residence is required. The prices are moderate and include Architect's fees, cost of building, etc., ready for occupation. A few illustrations and plans of houses suitable for the Estate are given in this booklet, but special designs will be prepared to meet the requirements of purchasers.



The Home Farm.

(10) There will be on the Estate

ABINGDON SCHOOL.

Principal: MR. O. G. FURNIVALL

(Formerly Senior Assistant Master of Lewes Grammar School),
and there are also Schools at Slough, Windsor, Yiewsley, Iver,
Ealing and Langley.

(11) DEFERRED PAYMENT.—To those who do not wish to purchase
on the cash basis, easy terms for deferred payments have been
arranged, and details, together with further particulars of the Estate,
will be supplied on application to the Agents,

Please apply to

RICHINGS ESTATES LIMITED,
IVER, BUCKS.



The Riverside, Datchet.

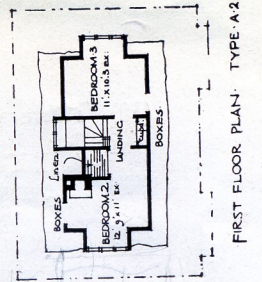
All designs are the Architect's copyright under 1911 Act.

NOTE.—Alterations can be made to the following plans to suit individual requirements, or special plans will be drawn up and submitted for approval.

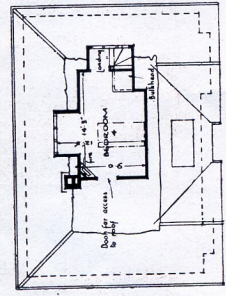
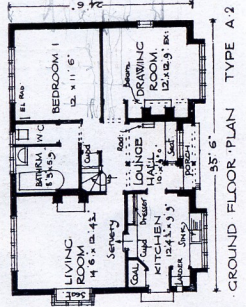


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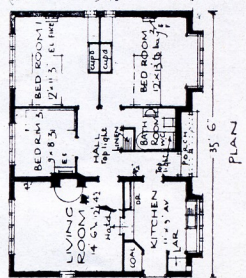
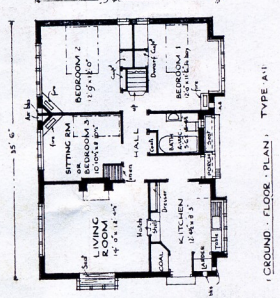
THE "A" SERIES DESIGN.



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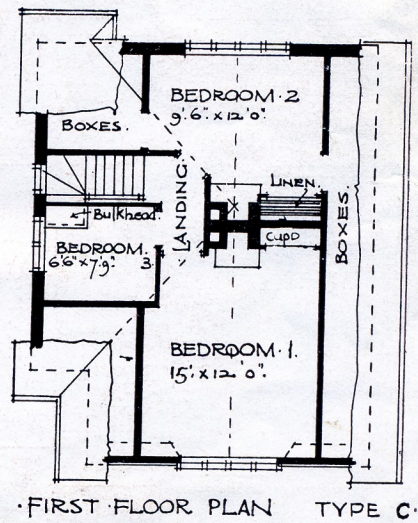
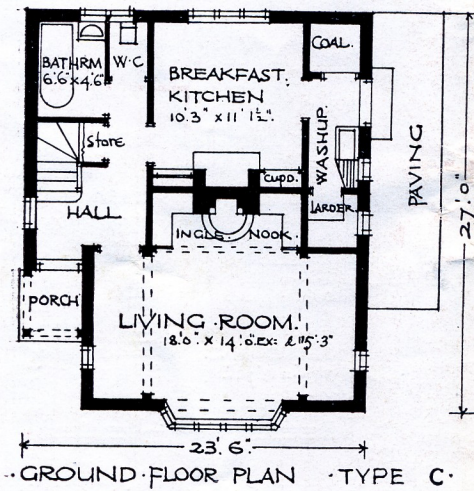
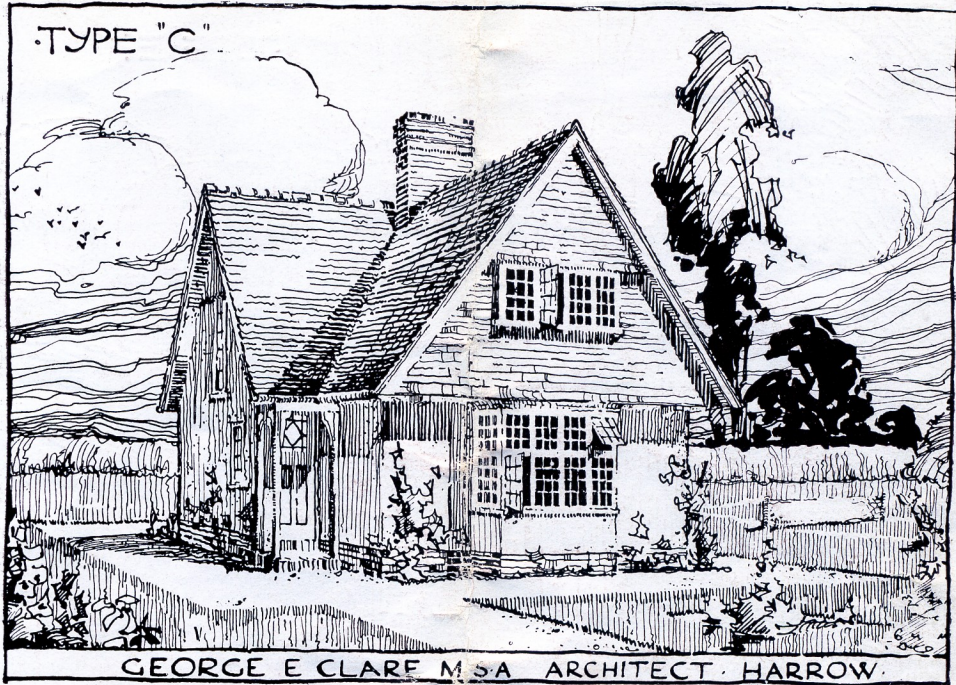


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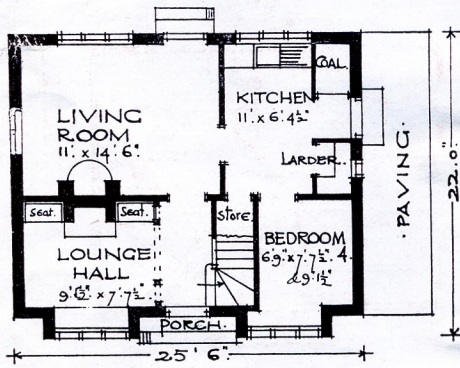
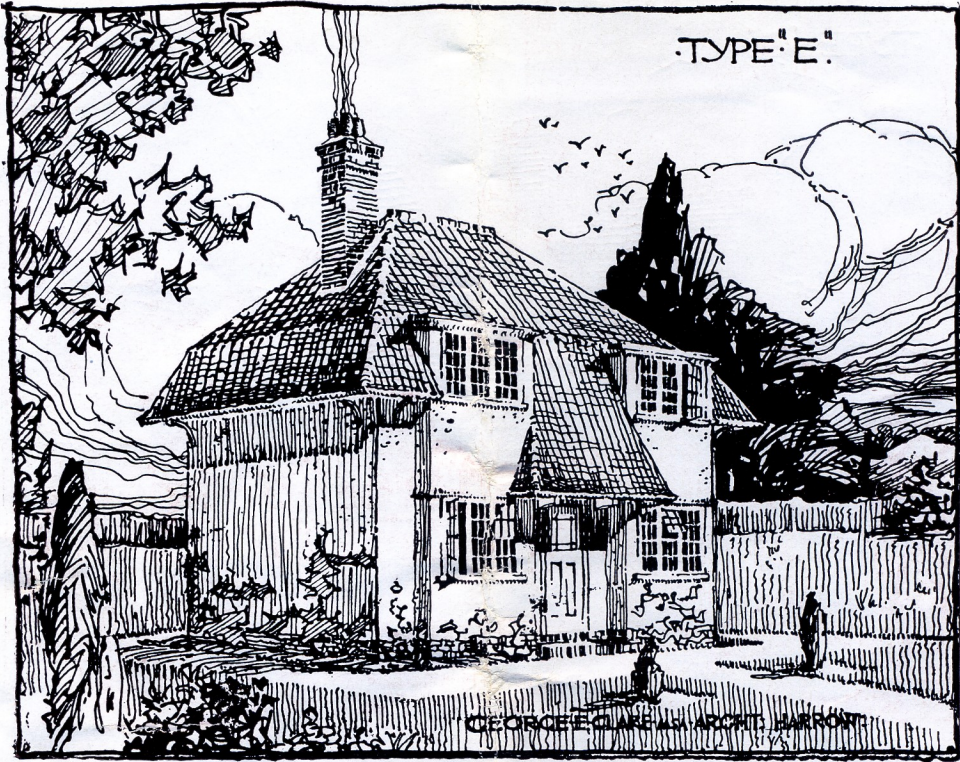


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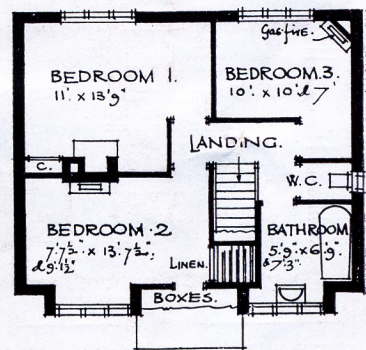
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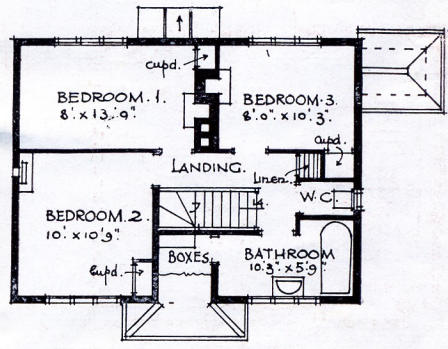
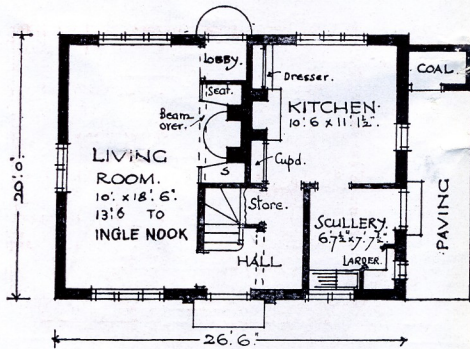
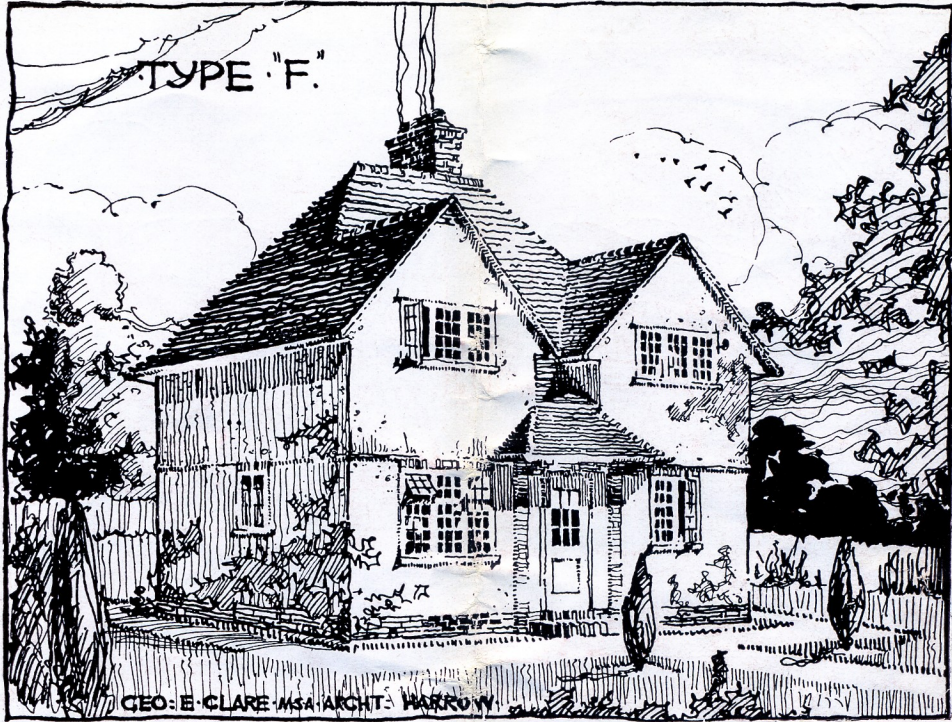
FOR INTERIOR VIEW OF LIVING ROOM—See page 19.

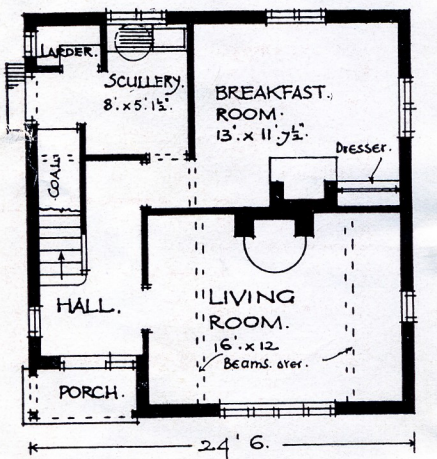
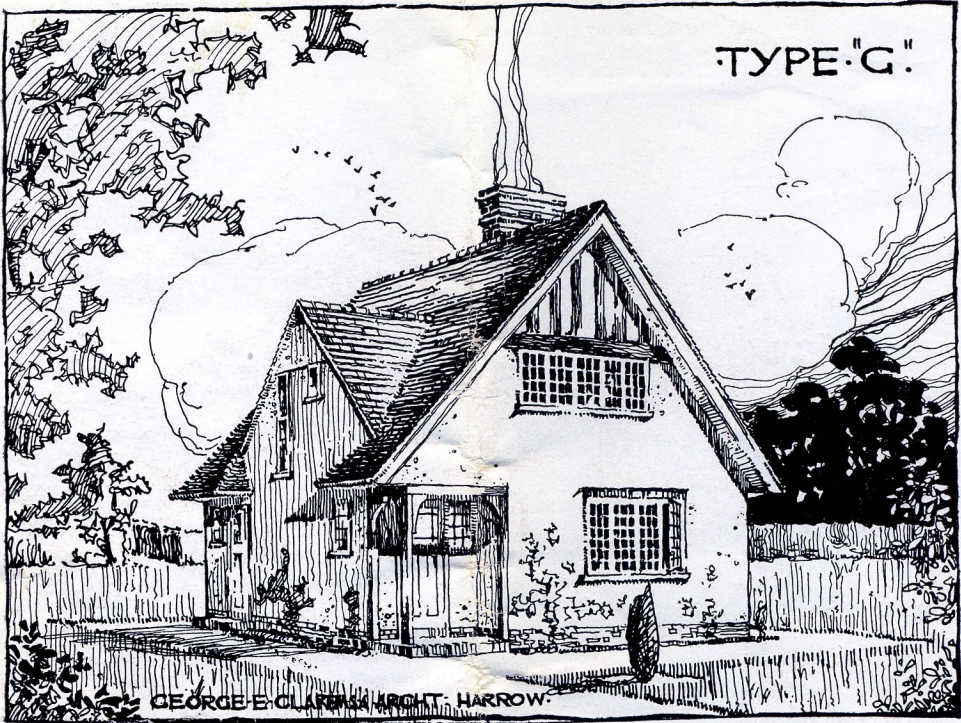


GROUND FLOOR PLAN TYPE E

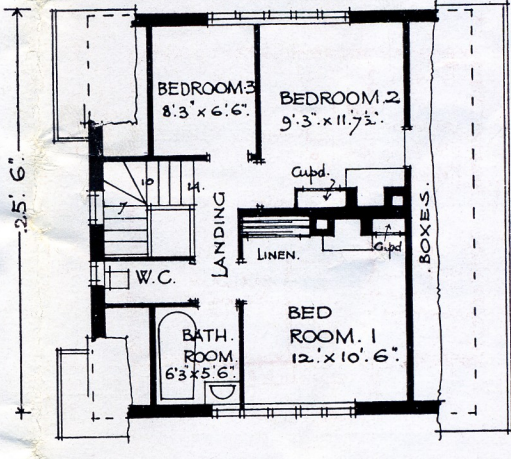


FIRST FLOOR PLAN TYPE E

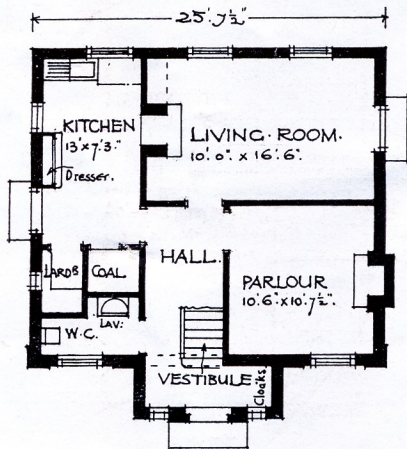
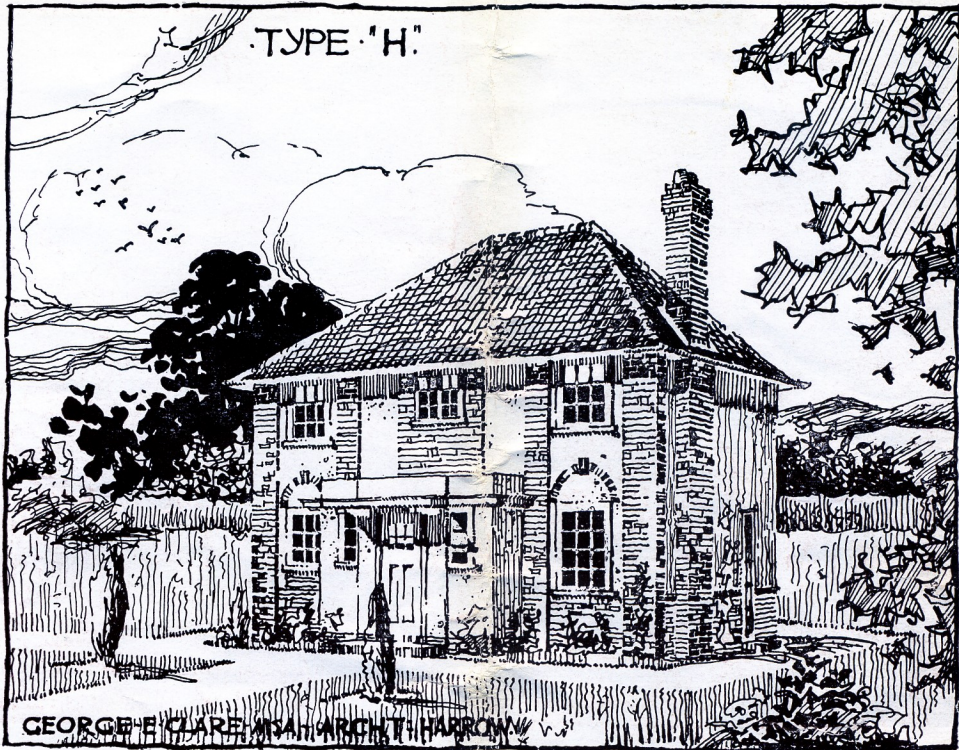




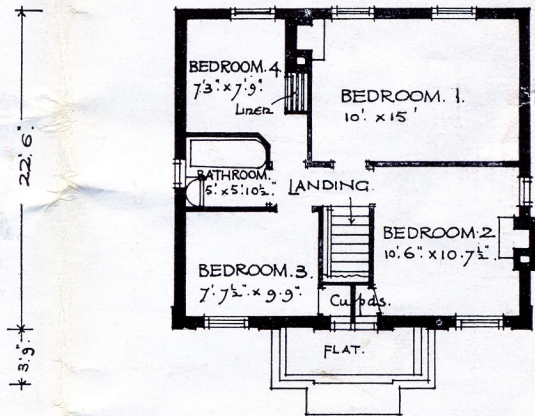
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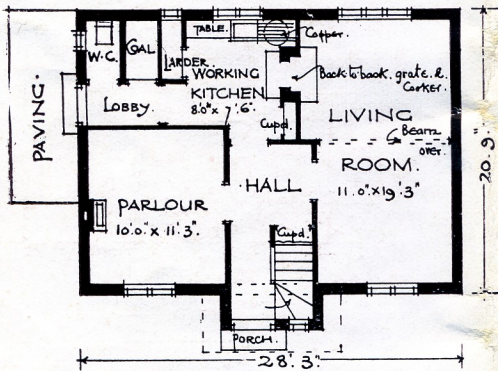
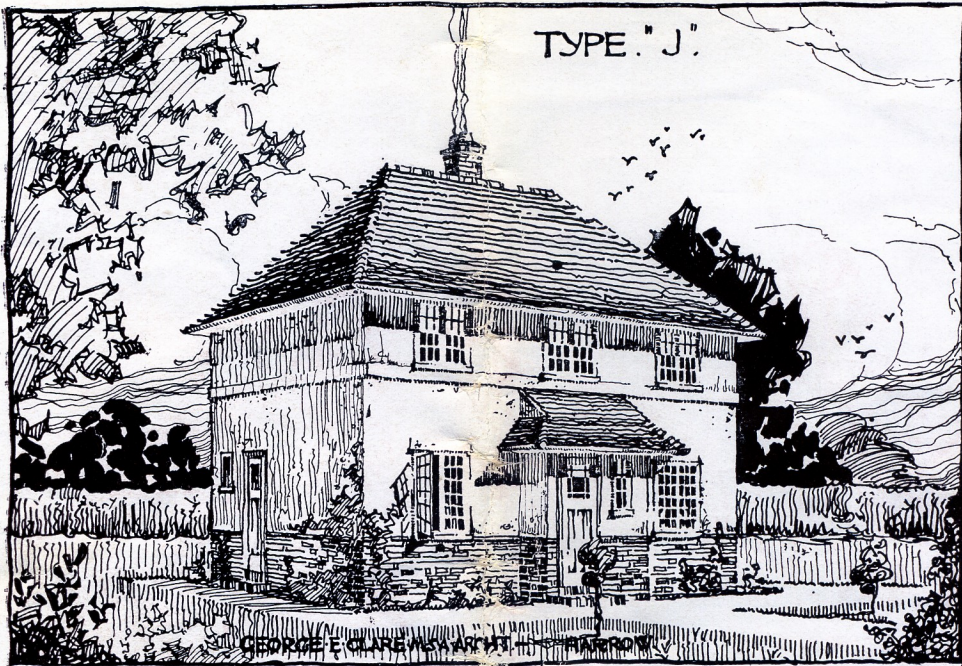
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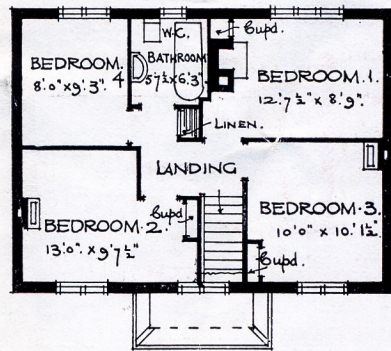
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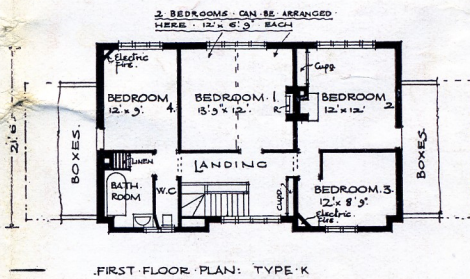
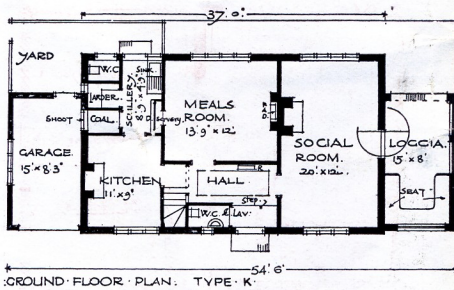
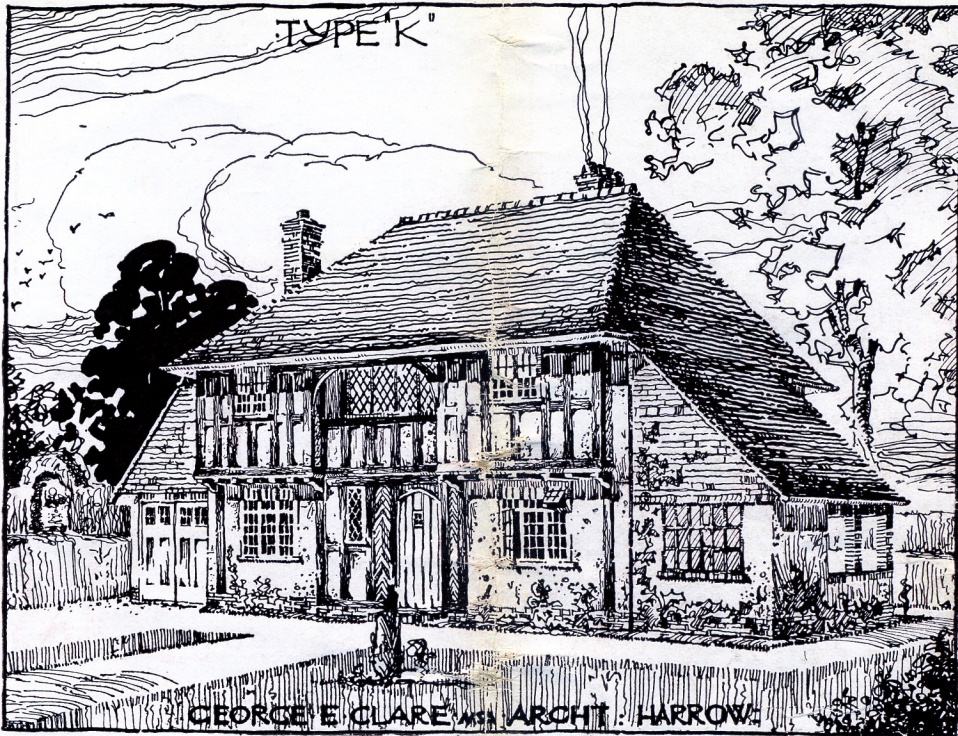
FIRST-FLOOR PLAN TYPE "H"

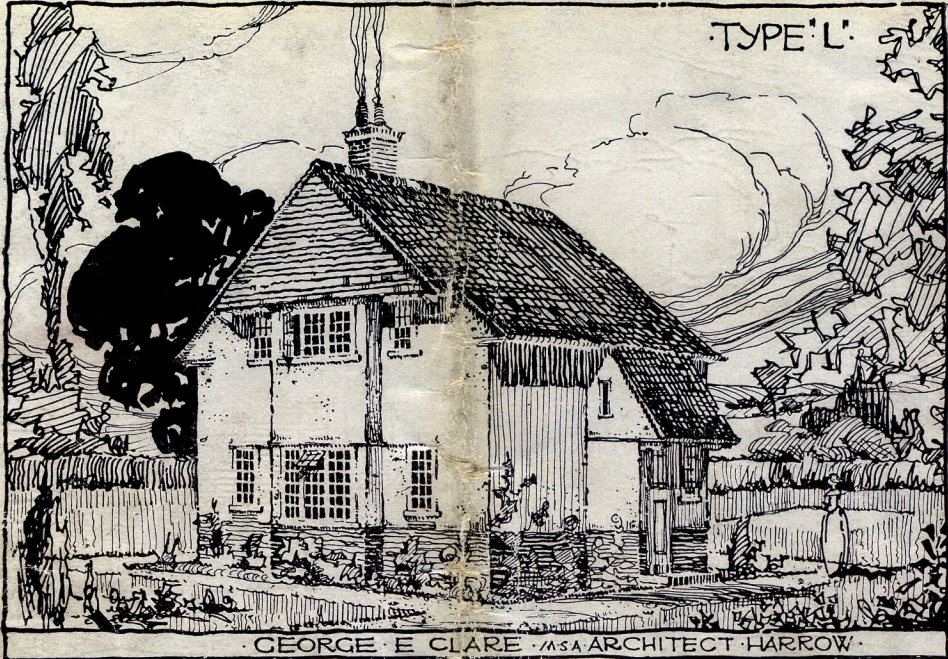


GROUND FLOOR PLAN TYPE J.

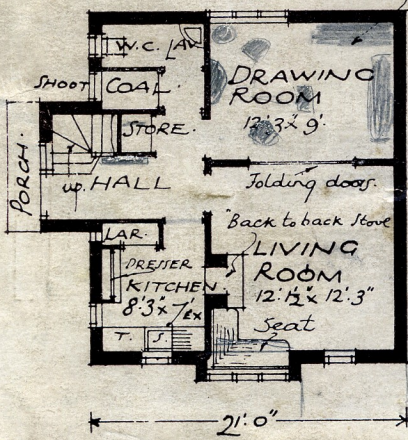


FIRST FLOOR PLAN TYPE J.

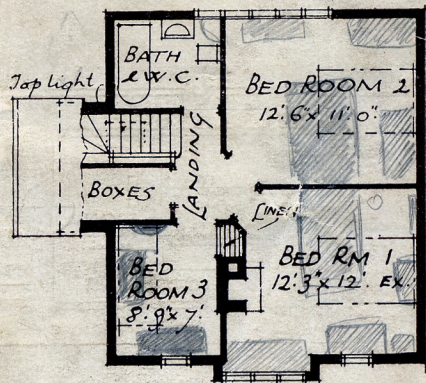




Two Rooms can be
converted into one
SOCIAL ROOM 21'6" x 12'3"



GROUND FLOOR



FIRST FLOOR