

APPENDIX 3.

Conditions of Letting Document for Well House (14 Bletchley) in 1909

*copy*

Brickhill Estate.

Cottage No. 14

At Bletchley

SIR EVERARD P. D. DUNCOMBE, Bart.,

AND

Eliza Ann Jones

Cottage Agreement.

From 24 MAR 1909

Rent £3.12.0

Printed at the "Yorkshire Herald" Office, Cony Street, York.

*copy*

Cottage No. 14  
at Bletchley

**CONDITIONS OF LETTING  
COTTAGE AND GARDEN**

in the Parish of Bletchley in the County of Bucks., belonging to  
SIR EVERARD P. D. PAUNCEFORT DUNCOMBE, Bart.

- The tenancy to be a yearly tenancy, commencing on the twenty fourth day of March 1909, and to be determinable at any time on not less than one calendar month's previous notice in writing being given by either party to the other.
- The rent to be at the rate of £ 3.12.0 per annum, and to be paid monthly in advance by equal monthly payments on the 24th of each month; the first payment however to be made on the signing of this Agreement and to be the sum of 6/- and rent to the end of the tenancy to become due on the day on which notice to quit is served.
- [N.B. — This first payment to include a proportion of any current rate paid or payable by the Landlord] An additional rent to be paid equal to the sum total of (a) the rates (if any) which the Landlord shall be or become liable for in respect of the premises either by agreement with the Local Authority or otherwise, and (b) any commission or abatement which shall have been allowed to the Landlord as owner by the Local Authority in respect of the payment by the Landlord of the rates.
- The Tenant to pay and discharge all rates payable by the occupier of the said cottage and premises, and all water rents payable in respect thereof, during the tenancy.
- The Tenant
  - to keep and leave all the glass of the windows, and all the inside of the cottage and outbuildings with the fixtures, in good repair, order and condition, and the whole of the premises and garden in a clean and neat state; once every year not later than the first day of August or when required by the Landlord or his agent, to thoroughly cleanse and whitewash the interior of the cottages and outbuildings.
  - To have the chimneys properly swept whenever necessary.
  - To properly cleanse and attend to the earth closet or privy and ashpit, and in particular to clean out the ashpit or other receptacle once a week, and whenever required by the Landlord or his agent; also to flush out and keep in working order the drains and drain traps.
  - Not to permit any heap of dung or any objectionable substance to be or remain on the premises, and generally to keep the premises in a thoroughly sanitary condition. Not to do anything which may be a nuisance damage or annoyance to the owners or occupiers of any property in the neighbourhood.
  - Not to erect any shed, pigsty, or other building whatsoever, nor alter any of the buildings or fences, without the consent in writing of the Landlord or his agent.
  - Not to convert the cottage into a shop or beer-shop, or use it for any purpose other than that of a private dwelling, without the Landlord's consent in writing.
  - Not to assign or sublet or take in any lodger, or suffer any persons other than himself, his wife, and his own unmarried children to reside on the premises, without the consent in writing of the Landlord or his agent.
  - To permit the Landlord and his agents, servants and workmen to inspect the state of the cottage and premises, and to repair and alter the same at all reasonable times.
  - To properly cultivate, crop, and manure the garden.
- The Tenant on paying his rent and fulfilling all the above stipulations to have peaceable enjoyment during his tenancy without interruption by the Landlord.
- If at the end of the tenancy the tenant shall have paid to the Landlord, by way of additional rent, the amount of any rates for any period then still current, the Landlord to repay to the Tenant a proper proportion of such amount in respect of the unexpired part of such current period, but not including any part of any commission or abatement allowed to the Landlord by the Local Authority.

I, Eliza Ann Jones hereby agree to take the above cottage, garden, and premises at the rent, and on the conditions hereinbefore stated.

As witness my hand this fifteenth day of March 1909

Witness to the Signature }  
of E. A. Jones } Signature Eliza Ann Jones

Signature of Witness Giles Brotham tr

Occupation Bailiff mark

Address 40 Bletchley  
Bucks