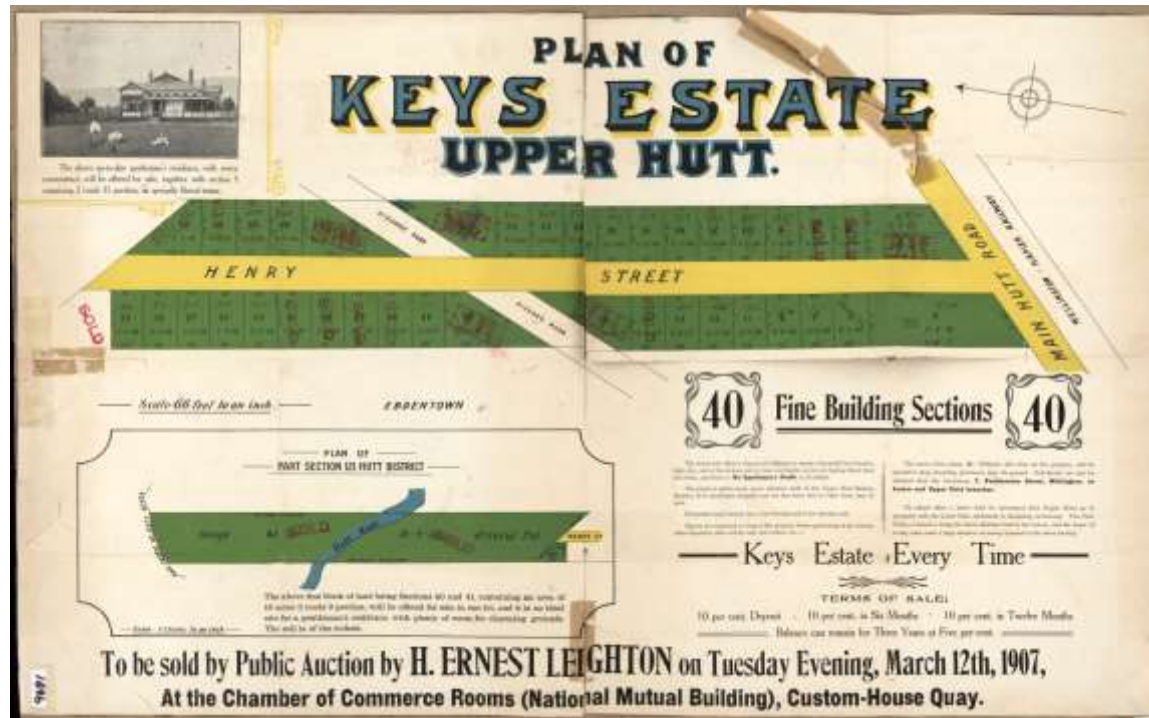


## KEYS ESTATE (EBDENTOWN) UPPER HUTT – 1907

Section 121



(Source Hutt City Council Archives reference 255\_Arch\_72830)

### Transcription from Keys Estate Upper Hutt advertising poster

#### Plan of Keys Estate Upper Hutt

In the corner of the plan is a picture of a house which reads, "The above up to date gentleman's residence, with every convenience, will be offered for sale, together with section 3 containing 2 roods, 335 perches on specially liberal terms.

Plan of Part Section 121 Hutt District – The above fine block of land being Sections 40 and 41 containing as area of 18 acres 2 roods 9 perches, will be offered for sale in one lot, and it is an ideal site for a gentleman's residence, with plenty of room for charming grounds. The soil is of the richest.

40 Fine Building Sections – The above sale offered a chance of a lifetime to secure a beautiful level section, high, dry, and of the richest soil, at your figure, as you are buying direct from the owner, and there is No Syndicate's Profit to be added.

The Estate is within some seven minutes' walk of the Upper Hutt Railway Station, it is charmingly situated, and one that must rise in value from year to year.

Remember every section has a fine frontage and is for an absolute sale.

Buyers are requested to inspect this property before purchasing in the district. After inspection there will be only one verdict, viz:- The owner of the estate, Mr Williams, who lives on the property, will be pleased to show intending purchase over the ground. Full details can also be obtained from the Auctioneer, 7 Featherston Street, Wellington or Lower and Upper Hutt branches.

No suburb offers a better field for investment than Upper Hutt, as, in sympathy with the Lower Hutt, settlement is increasing enormously. The Hutt Valley is famed as being the finest suburban land in the Colony, and the buyer of to-day must make a large turnover on money invested in the above locality.

Keys Estate – Terms of Sale – 10 per cent deposit – 10 per cent in six months – 10 per cent in Twelve Months – Balance can remain for Three Years at Five per cent.

To be sold by Public Auction by H Ernest Leighton on Tuesday Evening 12<sup>th</sup> March 1907 at the corner of Commerce Rooms (National Mutual Building), Custom House Quay.

### **Residents and Buildings recorded on the Keys Estate subdivision plan**

Mr H Williams was the owner of Keys Estate and the residence situated on part section 121 lot 3

Richard Henry Williams (commonly known as Henry the son of Sarah & Samuel Sherg/Shugg Williams) ) born 1878 New Zealand died 21 October 1920 Wellington New Zealand age 42 married Jessie surname unknown born about 1862 died 31 December 1950 age 89 Wellington New Zealand. Their issue were Gladys Maud Williams born 02 June 1898 New Zealand (married November 1921 St Pauls Wellington Leslie J Williamson). The Upper Hutt School records Henry Williams father/guardian of Harold J (Jack) Williams born 22 October 1902, Ernest J (Jack) Williams born 02 December 1904 & Albert H Williams born 26 April 1909,  
Wellington – Napier Railway

### **Keys Estate Street names and their origins**

#### Main Hutt Road

Main Hutt Road no longer exists. This section of Main Hutt Road is now known as Main Street Upper Hutt. The road was originally known as New Zealand Company Road, then Company Road, part known as Old Military road, followed by Main Hutt Road, Main Road, Main Road North and/or Main Road South and finally Fergusson Drive.

#### Henry Street

Henry Street was perhaps named after Francis John (Frank) Henry of the UH Rugby Football Club. Wises NZ Post Office Directory volume 2 1955 & 1959 & 1961-1962 recorded Henry Street -

#### Disused Road

The disused road was originally part of the road named the New Zealand Company Road, then Company Road followed by Old Military Road.

### **Keys Estate subdivision part section 121 - lots 1 to 41**

Lot 1 = Main Hutt Road frontage

Lots 2 to 3 = Main Hutt Road & Henry Street corners

Lots 4 to 40 = Henry Street both sides

Lot 41 = End of Henry Street passing over the other side of the Hutt River

<i>Lot</i>	<i>DP</i>	<i>Section</i>	<i>Address</i>	<i>Resident and/or owner of property</i>
1		121	Main Hutt Road	
2		121	Main Hutt Road & Henry Street corner (North)	Stamped Sold
3		121	Main Hutt Road & Henry Street corner (South)	Faintly stamped Sold – H Williams residence on plan
4		121	Henry Street (North)	Stamped Sold
5		121	Henry Street (South)	
6		121	Henry Street (North)	Stamped Sold
7		121	Henry Street (South)	
8		121	Henry Street (North)	Stamped Sold
9		121	Henry Street (South)	
10		121	Henry Street (North)	Stamped Sold
11		121	Henry Street (South)	
12		121	Henry Street (North)	Stamped Sold
13		121	Henry Street (South)	
14		121	Henry Street (North)	
15		121	Henry Street (South)	
16		121	Henry Street (North)	
17		121	Henry Street (South)	Stamped Sold
18		121	Henry Street (North)	
19		121	Henry Street (South) next to Disused Road	Stamped Sold
20		121	Henry Street (North)	
21		121	Henry Street (North)	
22		121	Henry Street (North)	
23		121	Henry Street (North) next to Disused Road	Stamped Sold
24		121	Henry Street (South) next to Disused Road	Stamped Sold
25		121	Henry Street (South)	
26		121	Henry Street (South)	Stamped Sold
27		121	Henry Street (South)	Stamped Sold
28		121	Henry Street (South)	Stamped Sold
29		121	Henry Street (North) next to Disused Road	Stamped Sold
30		121	Henry Street (North)	Stamped Sold
31		121	Henry Street (South)	Stamped Sold
32		121	Henry Street (North)	Stamped Sold

33		121	Henry Street (South)	
34		121	Henry Street (North)	Stamped Sold
35		121	Henry Street (South)	
36		121	Henry Street (North)	Stamped Sold
37		121	Henry Street (South)	
38		121	Henry Street (South)	
39		121	Henry Street (South)	
40		121	Henry Street (South)	
41		121	End of Henry Street passing over the Hutt River	

### Keys Estate Newspaper Articles

Evening Post newspaper 23 February 1907

The Famous Key's Estate Upper Hutt – Important Auction Sale of about 50 Level Building Sections – Each having a Frontage of 66 Feet to a Chain wide Street – Also a block of about 9 acres rich land adjoining and Mr William's Substantially built Residence containing 6 rooms, hot and cold water , bath, outhouse, and every convenience, only recently erected by himself and standing on about 1 acre of land, an ideal home – Absolutely the pick of Upper Hutt – Seven minutes-walk from Railway Station and frontage the Main road – H Ernest Leighton has received instructions from Mr H Williams to sell by auction in Wellington, on an early date – The above Grand Property which is now subdivided – Full Particulars later Inspection invited.

*(Reference Papers past website Evening Post newspaper 23 February 1907 page 8)*

Evening Post newspaper 04, 05, 06, 07, 08, 09, 11, 12 March 1907

The Famous Key's Estate Upper Hutt – Important Auction Sale Tuesday 12 March 1907 at 7.30 pm at the Chamber of Commerce, Customhouse Quay, Wellington. H Ernest Leighton has been favoured with instructions from the owner H Williams Esq., to offer for sale by auction as above 44 Level Building sections. Being the Subdivision of the famous Keys Estate, and situated within 7 minute walk of the Upper Hutt Railway Station. The Property is charmingly situated, and the sections are high, dry, and of the richest soil, most of them having 66ft frontage to Henry Street. They are for absolute sale, and being sold on the owner's account, there is no syndicate's profit to be added. No suburb offers a better field for in sympathy with the Lower Hutt, settlement is increasing enormously. Buyers should inspect this property without delay. The Hutt Valley is far-famed as being the finest suburban land in the colony, and the buyer of to-day must make a large turnover on money invested in the above locality. Section No 3 containing 2 roods, 35 perches and having a frontage of 130 feet 3 inches to the Main Hutt Road, will be offered on liberal terms, together with the charming and highly finished residence erected thereon, containing 6 rooms, besides bathroom, pantry, hot and cold water, and every possible convenience. Attention is called to Sections 40 and 41, which will be sold in one block, and contain an area of 16 acres 2 roods 0 perches, and are a fine site for a gentleman's residence or a small model farm. Liberal Terms of Sale – viz., 10 per cent deposit – 10 per cent in six months – 10 per cent in 12 months – Balance can remain for 3 years at 5 per cent – The owners Mr Williams who resided on the estate, will be pleased to show intending purchases over the sections. Plans and full particulars can be obtained from him, or from the Auctioneer, 7 Featherston Street, Wellington or Lower and Upper Hutt branches.

*(Reference Papers past website Evening Post newspaper 04 March 1907 page 10)*