

The Spur Summer

The property of S. Hurst Seager, Esq.



This most valuable Property will be Sold by Auction on

SATURDAY, MARCH 14, 1914

At 12 o'clock Noon

At the Rooms of Messrs. CRADDOCK,
McCROSTIE CO., Corner of Cashel
and Manchester Streets . Christchurch.

The property is placed in the hands of
Messrs. CRADDOCK, McCROSTIE CO., Cashel St., and
Mr. CHARLES CLARK, Hereford St., Joint Auctioneers,

from whom any further particulars may be obtained.



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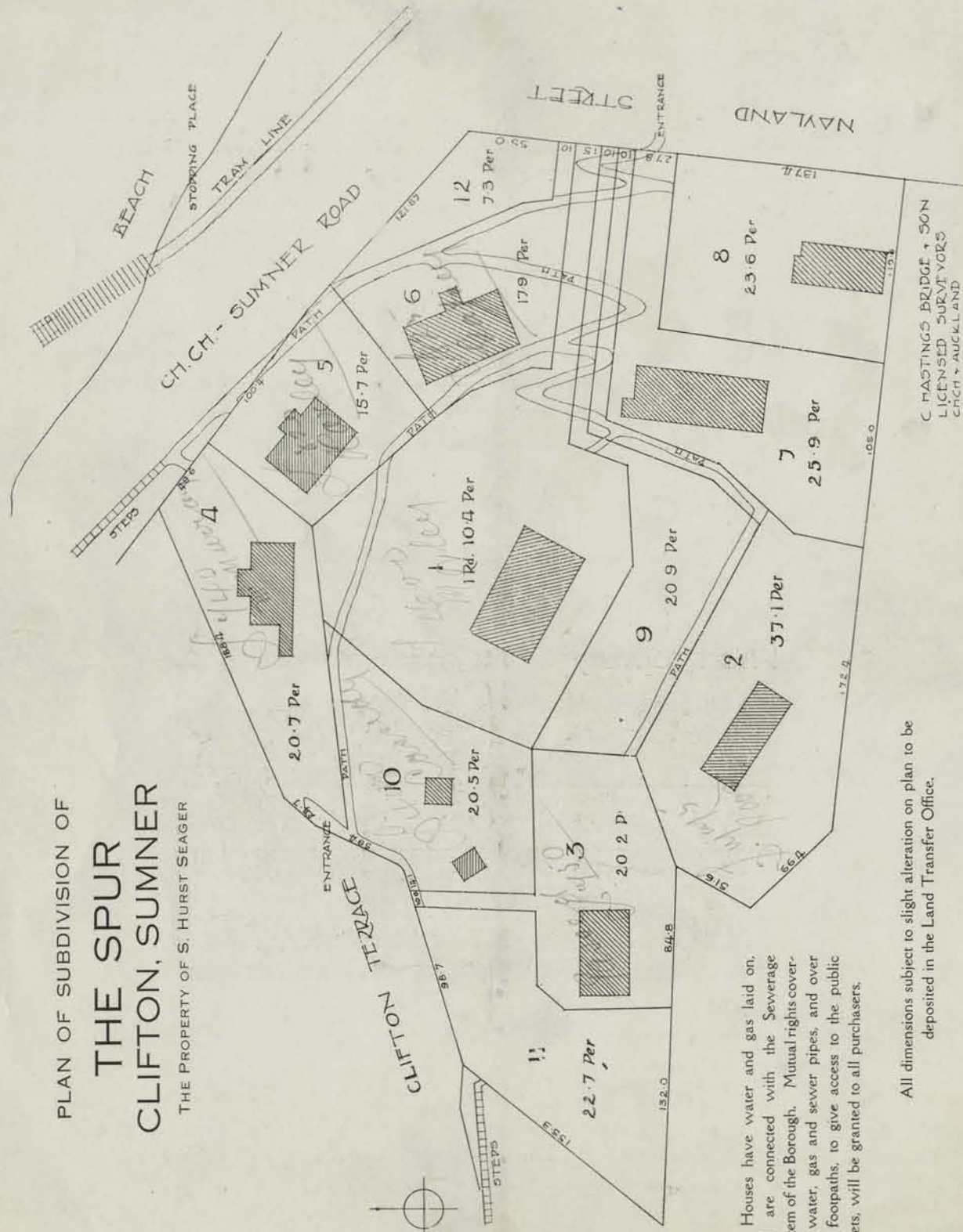
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15 December 1980

THE SPUR SUMNER

The Property of S. Hurst Seager, Esq.

PLAN OF SUBDIVISION OF
THE SPUR
 CLIFTON, SUMNER
 THE PROPERTY OF S. HURST SEAGER

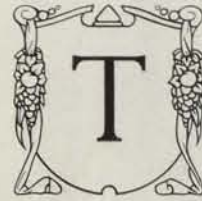


All Houses have water and gas laid on, and are connected with the Sewerage System of the Borough. Mutual rights covering water, gas and sewer pipes, and over the footpaths, to give access to the public streets, will be granted to all purchasers.

All dimensions subject to slight alteration on plan to be deposited in the Land Transfer Office.



The Spur, Sumner



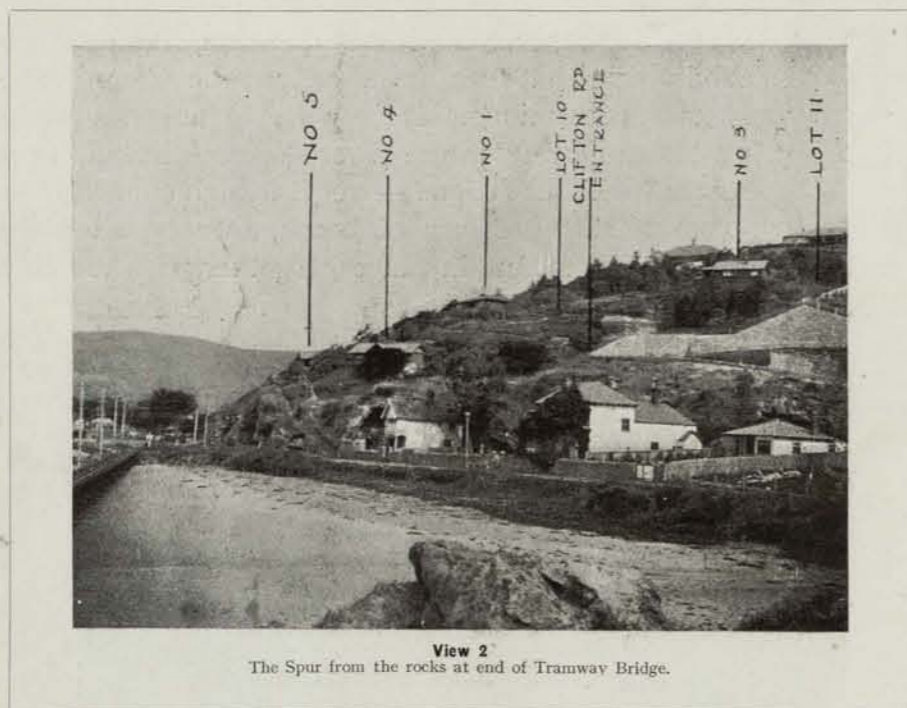
THIS seaside property is, without question, the finest marine subdivision that has been or can be offered for sale. It is quite unique. It is close to a beautiful sandy beach, and, being on the lower slopes of the hill, it can be reached without fatigue — yet it is high enough to enjoy one of the most beautiful panoramas of beach, estuary, sand dunes, hills, and distant snow-clad mountain ranges, together with the Sumner



View 1
 The Spur from the Pier, showing on the right the Clifton Road and the Tramway Bridge, and showing the position of the Cottages.

Promenade and Cave Rock in the foreground. No such combination of natural beauties can be found elsewhere. The excellent tram service connecting Sumner with Christchurch in 37 minutes, has a stopping place at the foot of the Spur. This Spur was the first selection of hill property

for residential purposes. It was chosen by Mr. S. Hurst Seager as being an ideal spot for carrying out his ideas of a garden suburb. The whole of the property was laid out as a garden, and the site for the cottages selected so that no cottage should overlook or interfere in any way with its neighbours. On eight of the sites, cottages have been built from the plans of Mr. Seager, and under his superintendence, leaving three sites with the same advantages as the rest, on which cottages may be built. These will also be designed by him in the same character, so that the



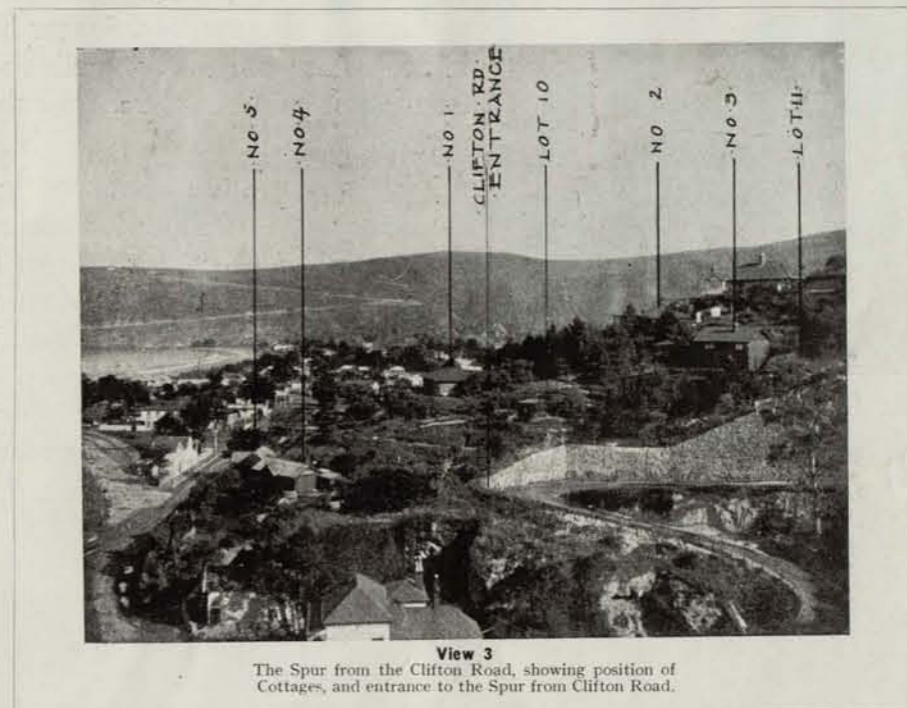
View 2
The Spur from the rocks at end of Tramway Bridge.

harmony of the whole will be undisturbed. Each cottage has an uninterrupted view, is surrounded with well-grown trees, shrubs and flowers, and is reached by well-formed asphalt paths. These will remain as at present, and mutual easements will be given. There is an entrance to all the cottages both from the old Christchurch Road close to the stopping place of trams, and from the Clifton Road. Each site has its legal frontage as shown by the plan.

A good high pressure water supply and gas are laid on to all the cottages, and the drainage is connected with the main sewage system.

Summer, as is well known, has an ideal winter climate, but it is not so generally known that the temperature on the hill is several degrees

warmer in winter and cooler in summer than that on the flat. The climate is, therefore, ideal throughout the whole year. The soil is excellent, and the Spur is noted for its blaze of spring and early summer flowers. All the cottages have been continuously let since their erection at good rentals. The property as a whole is therefore a first-class investment, while it offers to purchasers an opportunity of securing sites which must increase in value, for there are no others to compete with them in the advantages which they individually possess.



View 3
The Spur from the Clifton Road, showing position of Cottages, and entrance to the Spur from Clifton Road.

In order that the beauty of the whole shall not be in any way destroyed, no dividing fences will be permitted other than 4-wire fences, with light iron standards. The outer boundary of the property is fenced and enclosed by gates at the entrances on both roads.

The cost of maintaining the joint asphalt paths and banks averages about £10 per annum. This would therefore be about £1 per annum per section. All the cottages are numbered, and their positions shown in views Nos. 1, 2, and 3. They have all been painted every third or fourth year since the date of their erection. They were painted recently and are in first-class order. Plans of all the cottages are given. A time for sale has been chosen, when the greater number of tenancies

are nearly expiring. These will not be renewed, so that purchasers in the instances mentioned, may, if they wish, take immediate possession. Should they not wish to do so, all the cottages can be most readily let at good rentals. Thus, those wishing to purchase any of the

cottages so that they may be sure of occupation for certain periods of the year, could readily let to a good class of tenant for the remainder. In the past they have been let to permanent tenants, Mr. Seager having to refuse the many applications from those wishing to rent for short periods.

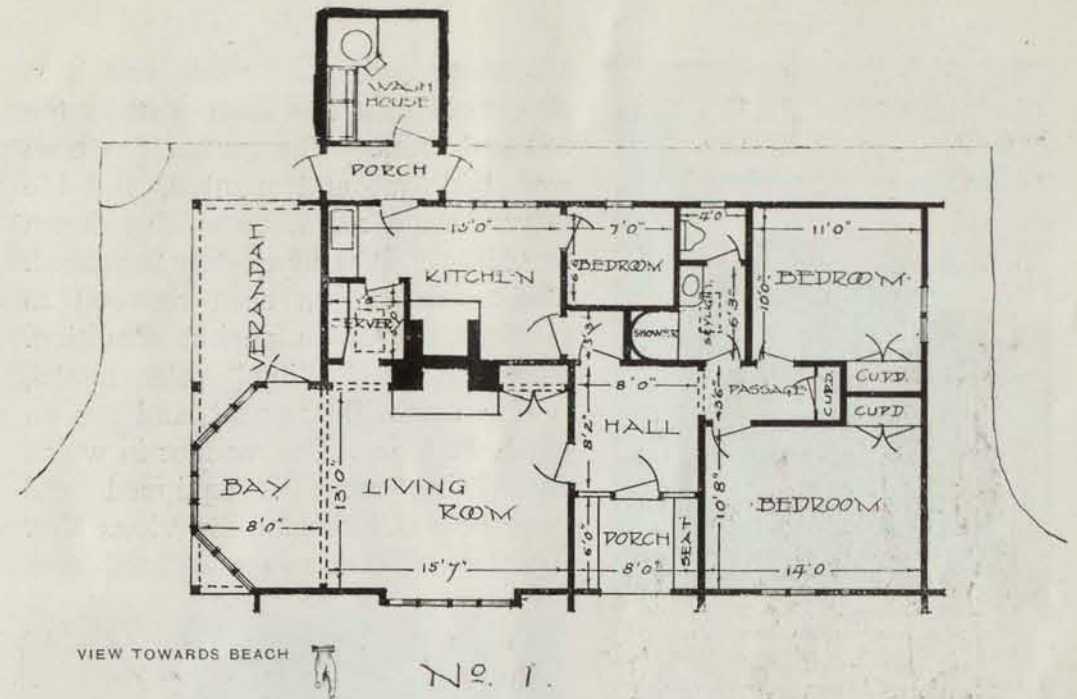
It is suggested that the purchasers should combine for securing the control of those portions of the Spur over which there are common rights, and to arrange for planting and beautifying the land lying outside the boundaries of the property.

A very competent man for tarring, cutting grass, and planting and weeding is available in Summer, and the proportionate share of the cost of general upkeep would be very slight to each purchaser.



View 4

Entrance to the Spur from Tramway Stopping Place.



No. 1 Cottage. This cottage is an extremely well built and artistic home. It was erected by Mr. Hurst Seager as a residence for himself in 1902, and was occupied by him for about eight years. It occupies a central position on the property, as seen in views 5 and 6; it has a most beautiful view to



View 5
View from garden of Cottage No. 1, looking towards New Brighton Beach.



View 6
View from garden of Cottage No. 1, looking towards the Cave Rock.



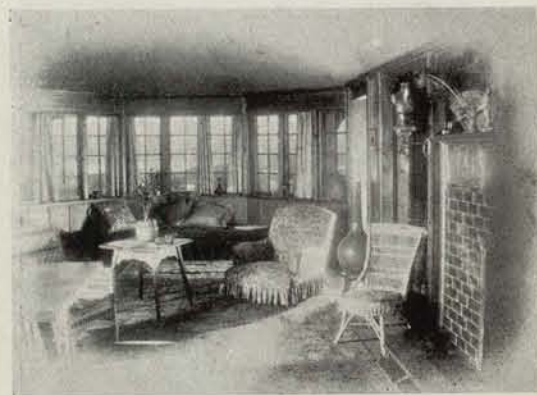
View 7
Red Stone Terrace wall of Cottage No. 1.

a "Nautilus" grate, green tiles, and a valuable copper frieze designed and wrought by the late C. Kidson. It is proposed to offer the whole exactly as it stands. It is insured for £870. This cottage was not built to let, but is a permanent home, and no expense has been spared to make it and its surround-

the east, north and west, and it is protected from the south-west by the hill and trees. The garden has been well laid out and planted, and the terrace has a red stone wall as shown in view 7. It is completely furnished. The furniture has been renewed as required, and is in perfect condition. The piano, a "Bijou" prize model, is a first-class instrument, and has an excellent tone. The manner in which the sitting room is equipped and furnished is indicated by views Nos. 8 and 9. The fireplace is fitted with



View 8
Interior of Sitting Room of Cottage No. 1, showing fireplace.

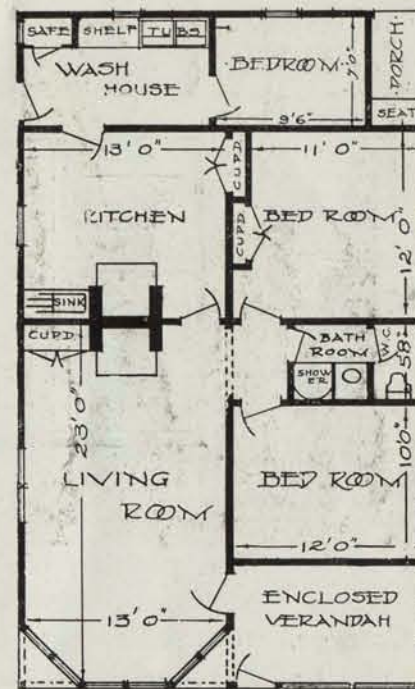


View 9
Interior of Sitting Room of Cottage No. 1, showing Eastern view towards Sumner.

ings ideal. Station holders and others wishing for a seaside home for their families while visiting Christchurch, could wish for nothing better. Every condition for health, comfort and happiness is fulfilled. The area of land attached to the cottage is 1 rood 10.4 perches, but lot 9 will not be sold till the purchaser of this cottage has an opportunity of acquiring it.

**No. 2
Cottage.**

This cottage stands on the highest part of the property, and is a thoroughly convenient home. The verandah, as shown in View 10, is fitted with sliding sashes. The panorama from this is equal to that from Cottage No. 1, and it has, in addition, a more extensive view of the whole of Sumner, and the fine bluff forming the termination of Richmond Hill. It is unfurnished, but has linoleums and curtains. The kitchen is fitted with a range. It is let for a term expiring early in April, 1914. Insurance, £400 Area of site, 37.1 perches.

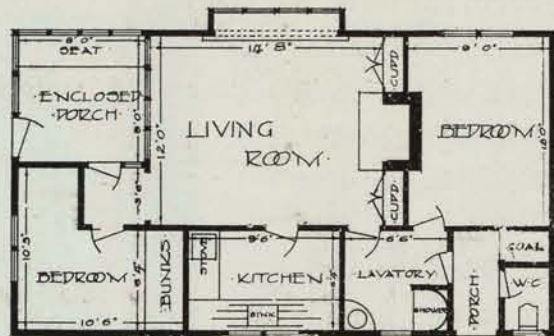


No. 2.

VIEW OVERLOOKING SUMNER.



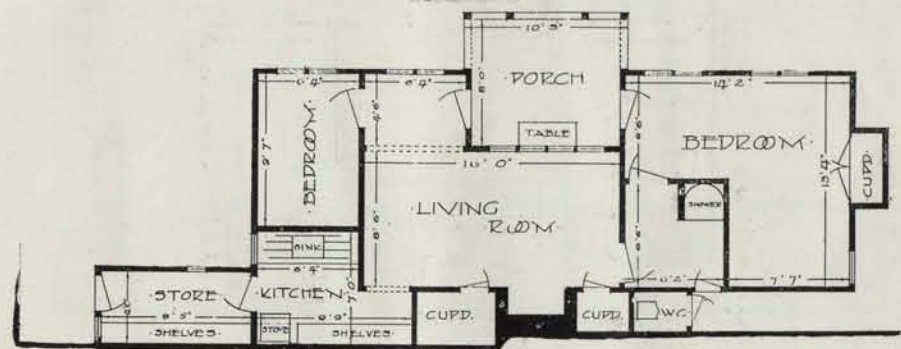
No. 3—VIEW TOWARDS BEACH.



No. 8—
VIEW
TOWARDS
CAVE
ROCK

Nos 3 + 8

VIEW TOWARDS BEACH.



No 4

**No. 3
Cottage.**

The position of No. 3 Cottage is shown in the general views, and in view II. The plan is the same as No. 8, but reversed so that the porch faces towards the fine curved beach of Pegasus Bay. It has two large basement rooms extending the whole length of the house. These are unlined and unfloored. In the larger one there is a fireplace, and they could easily be converted into good living or bedrooms, thus making it a six-roomed house. It is simply furnished, and arranged like the rest with every convenience tending to a minimum of household work. In this and in the other cottages there is a gas point for gas ring or griller, and a kerosene stove and oven. These are perfectly satisfactory, being excellent cookers, and have the advantage of being much more economical than gas stoves. They can, of course, be replaced by gas stoves if the purchaser prefers them. The hot water boiler in this and the remaining cottages is in the Sitting room fireplace.



View 11
Entrance to Lot 11 from Clifton Road, showing
Cottage No. 3.

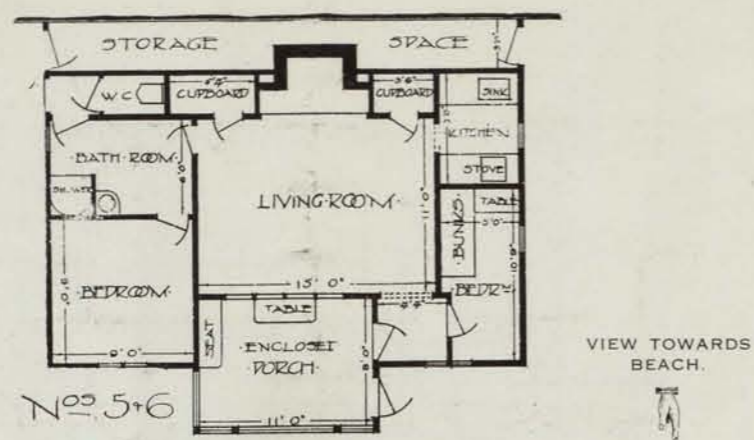
It is proposed to sell the cottage and furniture, including linoleums and curtains as they stand. The cottage has lately been repainted, and is in first-class order. Immediate possession could be given. Insurance, £400. Area of site, 20.2 perches.

**No. 4
Cottage.**

Cottage No. 4 is situated, as can be seen by the plan, on the western side of the Spur, with an entrance direct from the Clifton Road, as well as one from the Christchurch Road. It has a very extended view, and has the advantage of being the most sheltered. It has a well protected valley garden of rich soil. It has been in the occupation of one tenant for the last six years. He is an enthusiastic gardener, and has made his garden one of the beauty spots on the Spur, as can be seen by View 12. The cottage is unfurnished, but has linoleums and curtains. Kerosene stove and hot water boiler in Sitting room. The lease has just expired, and immediate possession can be given. Insurance, £350. Area of site, 20.7 perches.



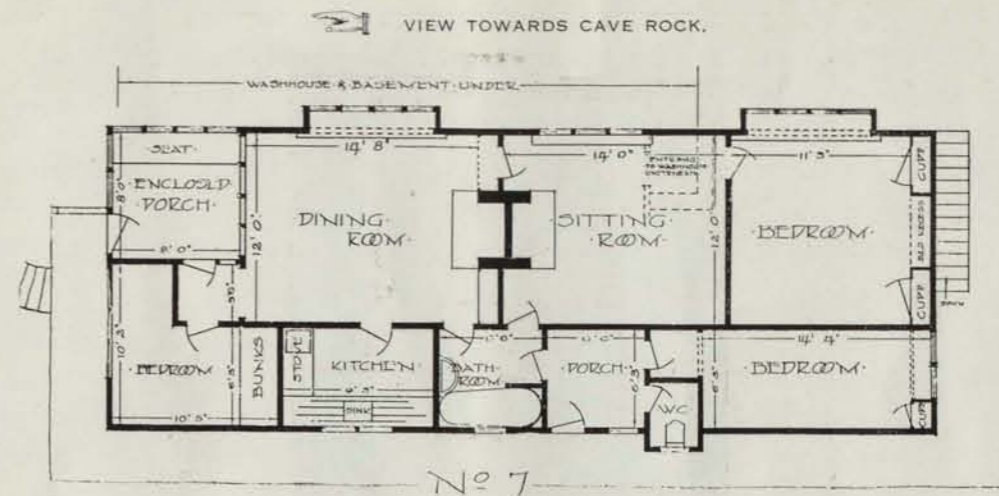
View 12
Garden of Cottage No. 4, from the Clifton Road
entrance to the Spur.



No. 5 Cottage. This is the central cottage of the three lower ones, and has the same extended view as Cottage No. 1. It is furnished, and has the same arrangements as in No. 4. The porch is enclosed with sliding sashes. It has been permanently let since its erection; the lease has just expired, and immediate possession can be given. It is an ideal week-end cottage. Insurance, £350. Area of site, 15.7 perches.



No. 6 Cottage. This cottage, as will be seen by the plan, is similar to No. 5, but it has a larger site. Both cottages 5 and 6 are well protected by the hill from the S.W. No. 13 shows a view of this cottage, but the porch has since been enclosed. It is let to a permanent tenant, whose lease expires on November 1st, 1914, with a proviso for further extension should the purchaser wish it. Insurance, £300. Area of site, 17.9 perches. If with lot 12, 25.2 perches.



No. 7 Cottage. This cottage stands on the eastern side of the Spur on a large and well-kept garden. It is a convenient six-roomed house with a large stone basement. The approach to it is shown in View No. 14. It is unfurnished, and let for a term expiring on the 25th of March, 1916. It is insured for £500. Area of site, 25.9 perches.





View 15
Cottage No. 8, from the main path looking towards Richmond Hill.

No. 8 Cottage. As shown in view 15 this cottage is on the eastern side of the Spur, with a fine view over the Cave Rock. It has a stone basement under the enclosed porch, and stands in a large well-planted garden of first-class soil. It is occupied by a tenant of several years' standing, who holds it now on a monthly tenancy. It is unfurnished. Insurance, £300. Area of site, 23.6 perches.

Lot 9. This Lot has an area of 20.9 perches, and is approached by the main path which continues up to No. 2 cottage. It is planted with native trees, has excellent soil, and is suitable for the erection of a similar cottage to No. 1 or No. 2. The cottage would be placed more to the west than No. 2, so that the view from the porch of No. 2 would not be obstructed. This section will not be sold till the purchaser of Cottage No. 1 has an opportunity of securing it.

Lot 10. This is one of the best sites on the Spur. It has an asphalted terrace with a small cubby and tool house. It is very suitable for a five or six-roomed house. The main asphalted path leads directly to it past the garden of No. 1 cottage. The area is 20.5 perches. The cubby is insured for £25.

This is a beautifully protected valley on the western side of the Spur, having a well-formed entrance from the Clifton Road, as seen by view No. 11, and can also be approached from the main path. It has excellent soil, and is formed into terraces planted with fruit trees. The view from the site is similar to that from No. 3 cottage. The site is suitable for a four or five-roomed cottage of similar type to those at present built. Area of site, 22.7 perches.

In order that purchasers may be assured that the whole scheme will be completed in accord with the original intention, it will be a condition of purchase of these sites that the purchasers' wishes in respect to building and laying out will be designed by Mr. Hurst Seager, and carried out under his superintendence.

Lot 12. This lot is the Cave and space at the road level with the land outside the fence at side of main path. The cave is enclosed by a stone wall, and contains a bicycle house. Steps lead from the cave to the main path. There is room here for a motor house. Area of site, 7.3 perches.

TERMS:

10 %	..	..	..	Deposit
5 %	..	..	..	6 months
5 %	..	..	..	12 months
5 %	..	..	..	18 months
Balance	in 5 years from date of sale

Interest 5 % per annum, payable half-yearly from date of sale.

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