Stuartville, Lower Hutt

Assumed to be named after Archibald Paisley Stuart (1827-1897)
owner of the land being sold

Evening Post 25 Nov 1876 Land sale 05 Dec 1876 at 2pm

Stuartville - comprising 33 valuable building allotments of magnificent land, varying from ¾ of an acre upwards, adjoining the property of Peter Laing, Esq. Lot 24 contains about 4 acres, fenced, with garden, comfortable dwelling-house, orchard, and outhouses. The whole of the sections have a frontage to a road half a chain wide, and the approach is from the road leading to the villa residence of Peter Laing, Esq. These beautiful building sites, only a few minutes was from the Hutt Bridge, afford an excellent opportunity for parties desiring a villa residence in the fertile and rapidly improving Lower Hutt. The sections will all be distinctly marked out on the ground, and a party will be in attendance there on the Saturday before the sale to give any required particulars.

Evening Post 02 Dec 1876

Mr J. H. Wallace will, on Tuesday next, the 5th instant, hold an extensive and important land sale, as advertised, at his sale-room, Hunter-street, comprising valuable properties in Carterton, Palmerston, Upper and Lower Hutt, Pahautanui, Fitzherbert, Rangitikei, and town properties. This sale is also the winding up of Mullins' estate, comprising, among other properties, Stuartville, a delightfully situated suburban retreat, adjoining Mr Peter Laing's villa residence, surveyed and judiciously laid out in allotments by Mr Campion, the whole being carefully delineated on a large map, to be seen at Mr Wallace's office. The sale is one of the most important that has for some time been placed before the public. Our readers will find full details in our advertising columns.

Evening Post 05 Dec 1876

Mr J. H. Wallace held an extensive land sale this afternoon, the properties offered up to the time of our going to press comprising 33 sections in the township of Stuartville, Lower Hutt, sold by the trustees in the estate of A. Mullins and Son. These found ready purchasers at from £20 to £47 10s per section, varying in size from ¼ to 2 acres. One section of 2 acres, with a four-roomed house thereon, brought £195.

Evening Post 06 Dec 1876

The following were the sales effected yesterday at Mr J. H. Wallace's land auction:- Stuartville

Lot 1	A. P. Stuart	£25	Lot 14	R. J. Duncan	£22
Lot 2	E. W. Mills	£21	Lot 15	G. H. Vennell	£19
Lot 3	A. P. Stuart	£22	Lot 16	R. J. Duncan	£24
Lot 4	E. W. Mills	£21	Lot 17	A. P. Stuart	£25
Lot 5	J. Martin	£21	Lot 18	James Knight	£50
Lot 6	E. W. Mills	£21	Lot 19	James Knight	£55
Lot 7	J. Martin	£21	Lot 20	James Knight	£55
Lot 8	John Campbell	£20	Lot 23	James O'Shea	£47 10s
Lot 9	J. Martin	£19	Lot 24	James O'Shea	£195
Lot 10	G. H. Vennell	£20		with cottage and orchard	
Lot 11	J. Martin	£19	Lot 25	James O'Shea	£32 10s
Lot 12	G. H. Vennell	£20	Lot 26	R. J. Duncan	£30
Lot 13	G. H. Vennell	£19			

The sections which were passed can be treated for privately at the office of the auctioneer.

Evening Post 25 Sep 1877 Land sale without reserve
Mr J. H. Wallace is instructed by the Trustee in the estate of A. Mullins and Son, to sell by public auction at his sale-room Hunter-street, on Tuesday 09 October at 2 o'clock pm, to close up the estate

Lot III On account of former purchaser, Lots 5,7,9,11 Stuartville
Lot IV On account of former purchaser, Lots 23,24,25 Stuartville
Lot V The remaining unsold sections in Stuartville viz Lots 1,3,17,21,22,27,28,29,30,31

Evening Post 09 Oct 1877
Mr J. H. Wallace sold by auction this afternoon, the book debts in Mullins' estate for £26, four debentures Wellington and Hutt Building Society for £50 each, and fourteen sections in Stuartville at £23 to £63 each. The sale was proceeding when we went to press.

Evening Post 26 Nov 1877
Mr R. J. Duncan has great pleasure in announcing that he will sell by auction on 11 December at the Panama-street salerooms three sections at Stuartville, Lower Hutt Nos 14, 16 and 26.

Lower Hutt Local Board Minute Book 07 May 1878
Proposed Wilford, Seconded Smith – that the petition presented to this Board by Mr Knight be referred to the Chairman and councillors at their next meeting for the purpose of getting the opinion of that body relative to taking over the road leading from the main road to Stuartville – carried

Evening Post 25 Jun 1878
We are informed that Mr Watty is disposing of Knightsbridge and Stuartville sections very fast, and we would recommend intending purchasers to be in time.

Lower Hutt Local Board Minute Book 08 May 1879
Proposed Smith, Seconded Valentine – that a sum not exceeding £10 be expended upon the road to Stuartville and that the sum of £10 be granted to open up road from Hutt River to Hutt Western road – carried

Lower Hutt Local Board Minute Book 02 June 1879
Proposed Wilford, Seconded Smith – that the account sent in by V. Ransom, C. Haynes be paid viz £10 4s for metalling road to Stuartville

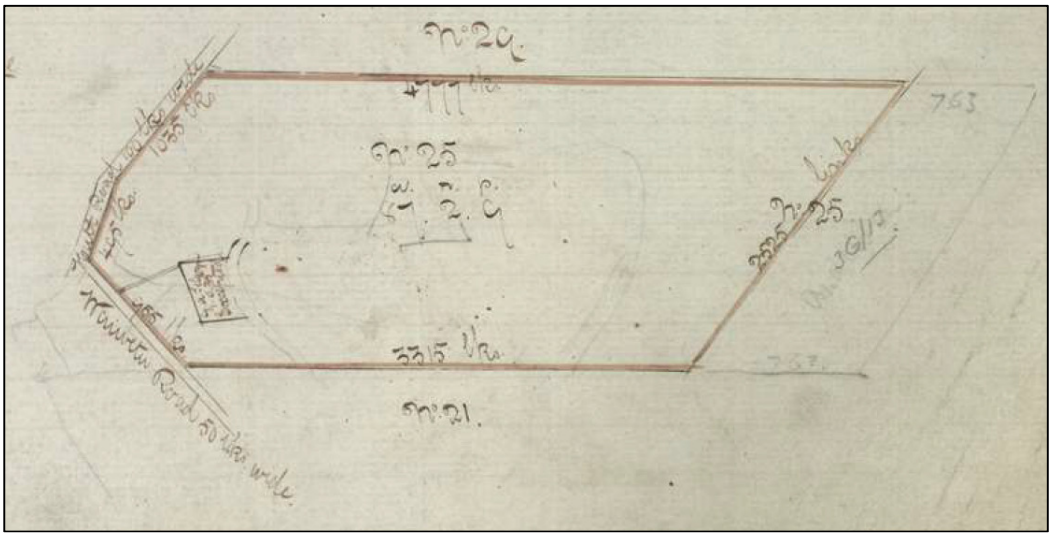
Lower Hutt Local Board Minute Book 03 Jan 1881
Proposed Cleland, Seconded Devereux – that £5 be allowed to Mr James Knight to be expended in repairing the Stuartville road

Lower Hutt Local Board Minute Book 05 June 1882
Proposed Knight, Seconded Devereux – that the following accounts be passed for payment – metalling roads £147 7s 6d; E. Tannahill £1; D. Galvin £1 10s; J. Hall salary £4; J. Hall 4 acts 4s 6d; rate notices &c £1 2s 6d; Stuartville road £4 – total £159 4s 6d – carried

Lower Hutt Ratebooks – where Stuartville is mentioned

1880-1881 Sec 25 Patrick and John Farrelly	
1882-1883 Sec 25 William Freeman	farmland
1882-1883 Sec 25 Samuel Sanson	house and shop

Stuartville Land Documents recorded in the Deeds Indexes held at Archives NZ



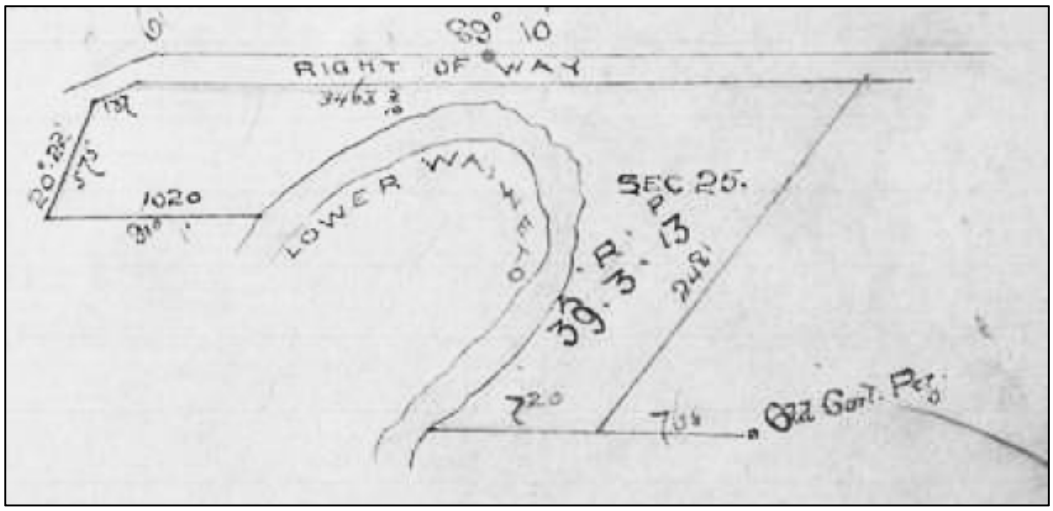
Deeds Index Volume 6 Folio 451
Archives NZ Reference AFIH 22394 W5691/48

Date	Type of instrument	No.	Deeds Volume	Deeds Index
10 Aug 1853	Crown Grant to Edward Daniell	6825	1G folio 327	Vol 3 folio 32
19 Jun 1866	Copy Will Edward Daniell	8581	1W folio 243	Vol 6 folio 520
10 Jun 1873	Agreement Martin with Mullins	22833	37D folio 318	Vol 24 folio 504
28 Dec 1875	Conveyance Martin to Stuart as Trustee	23093	36D folio 420	Vol 24 folio 504
30 Jun 1864	Conveyance Daniell to Potts	36458	62D folio 336	Vol 32 folio 587

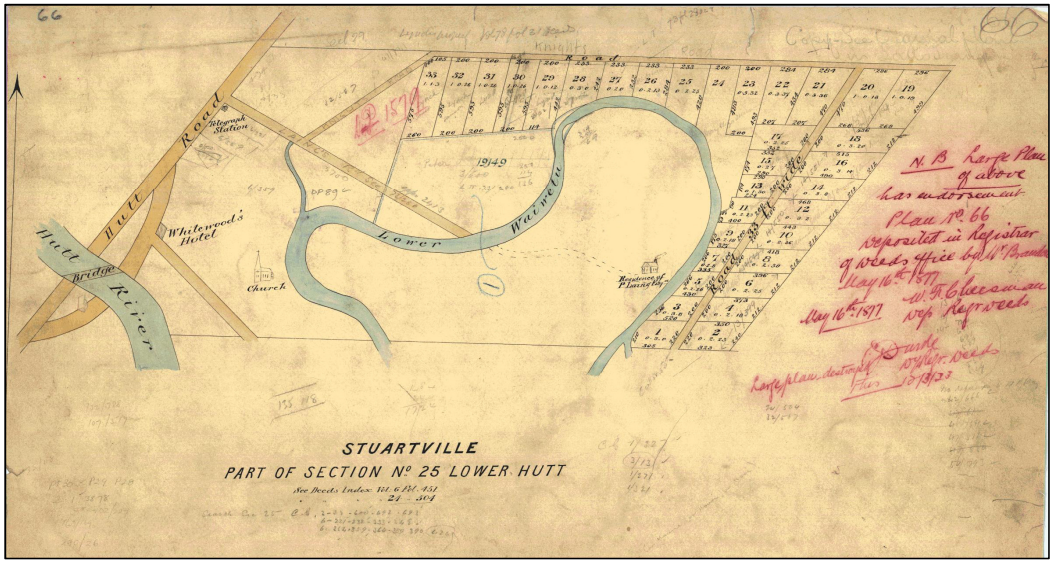
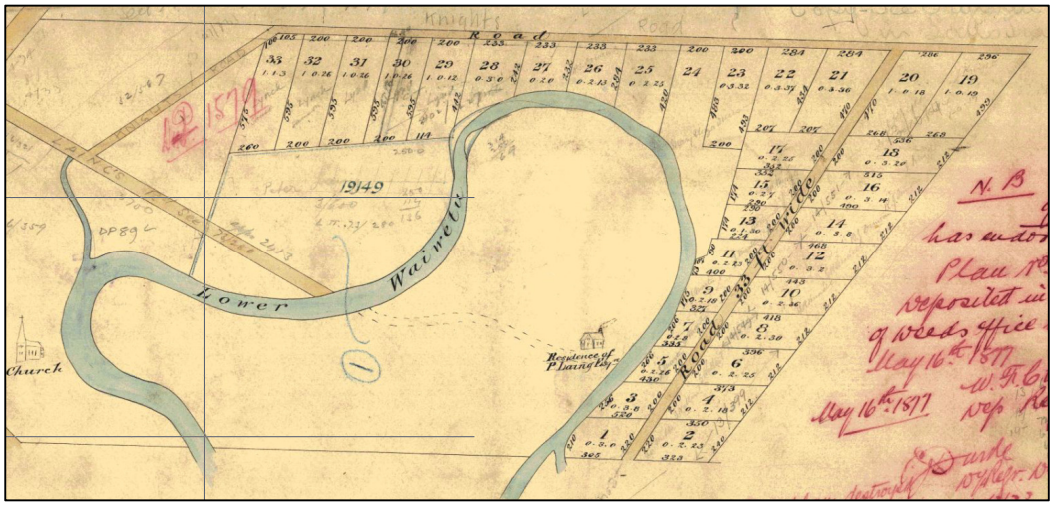
Continuing with Deeds Index Volume 6 folio 520

Date	Type of instrument	No.	Deeds Volume	Deeds Index
23 Jan 1867	Copy Settlement Daniell with Deane	9696	17D folio 249	
22 Apr 1867	Copy Appointment Deane & wife to Daniell	9697	17D folio 258	
11 Jun 1867	Copy Conveyance & Appointment Deane & another to Deane	9698	17D folio 260	
07 Jun 1873	Conveyance Brandon & another to Deane & another	24597	39D folio 768	
19 Aug 1875	Settlement Daniell to Imlay & another	24598	39D folio 773	
19 Jun 1876	Mortgage Robertson to Bannatyne	24660	40D folio 355	
07 Apr 1876	Lease Imlay & others to Robertson	24661	40D folio 359	
27 Jun 1881	Partition Imlay & another to Deane as trustee	40827	67D folio 349	
17 Apr 1883	Transfer of Mortgage Bannatyne & another to Deane as trustee	45373	78D folio 150	
30 May 1883	Conveyance Brown to Baker & another	45374	78D folio 154	
31 Oct 1884	Conveyance Deane & another to Lynch	48689	83D folio 14	Vol 34 folio 555
11 Apr 1885	Assignment of Lease Robertson to A. R. Baker	49011	83D folio 66	
01 May 1885	Assignment Baker to Robertson	49243	76D folio 845	
15 May 1885	Mortgage Robertson to Orr	49244	76D folio 846	
24 Sep 1886	Assignment Robertson to Orr	52358	87D folio 428	
11 Feb 1873	Probate R. A. Daniell	52768	3W folio 667	
04 Jun 1888	Deed of Covenant J. Imlay & A. P. Deane	56463	95D folio 692	
25 Oct 1888	Declaration	56465	95D folio 694	
22 Jul 1889	Assignment Orr to Tole	57798	98D folio 507	
04 Feb 1893	Conveyance Deane to Pole	64254	108D folio 772	Vol 6 folio 602

Continuing with Deeds Index Volume 24 folio 504
Archives NZ Reference AFIH 22394 W5691/75



Date	Type of instrument	No.	Deeds Volume	Deeds Index
19 Jun 1875	Appointment & Conveyance Young & another to A. P. Stuart	23179	36D folio 492	
17 Apr 1875	Assignment Mullins & another to Young & another	23180	36D folio 495	
16 May 1877	Conveyance Stuart to Knight	27085	42D folio 666	Vol 15 folio 684
27 Feb 1866	Conveyance Daniell to Martin	27419	46D folio 225	
28 Jun 1877	Conveyance Stuart to Lanson	27708	47D folio 61	Vol 13 folio 724
21 Nov 1877	Conveyance Stuart to O'Shea	28789	48D folio 754	Vol 14 folio 724
11 Dec 1877	Conveyance Stuart to Mills	28973	47D folio 511	Vol 14 folio 655
08 Mar 1878	Conveyance Stuart to Farrelly	30180	47D folio 830	Vol 14 folio 691
18 May 1878	Conveyance Stuart & another to O'Shea	30484	50D folio 793	Vol 14 folio 589
17 Jun 1878	Conveyance Stuart & another to Cavanagh	30952	50D folio 793	Vol 14 folio 551
17 Jun 1878	Conveyance Stuart & another to Cavanagh	30953	50D folio 793	Vol 14 folio 550
17 Jun 1878	Conveyance Stuart & another to Cavanagh	30954	50D folio 793	Vol 14 folio 549
30 Oct 1890	Conveyance Freeman to Miller	60125	102D folio 788	
30 Oct 1890	Mortgage Miller to Equitable Building & Investment Company Wellington	60126	102D folio 789	
09 Aug 1892	Release	63097	107D folio 518	
16 Aug 1892	Conveyance R. Miller to J. Lynch	63098	107D folio 519	



Deposited Plan No.66 - 16 May 1877