

Private.

D. Alexander

15/39

By order of the Trustees of the late Rev. David Lewis, M.A., R.D.

“Llanquian” or “Hollybush”

Farm,

GLAMORGANSHIRE.

Solicitor:

W. E. LEWIS, Esq.,
BRIDGEND.

Auctioneers:

Messrs. STEPHENSON & ALEXANDER, F.A.I.,
5, High Street,
CARDIFF.

GLAMORGANSHIRE.

Parish of Llanblethian.

Close to the Market Town of Cowbridge, and adjoining the well-known Stalling Down
and the old Cowbridge Race Course.

Particulars, Plans and Conditions of Sale

OF THE

Valuable Freehold Farm



KNOWN AS

'Llanquian' or 'Hollybush,'

Situate a mile distant from the Town of Cowbridge, and containing a total area of

275_{A.} : 2_{R.} : 7_{P.}

(OR THEREABOUTS),

and which will be offered by order of the Trustees of the late Rev. DAVID LEWIS, M.A., R.D., of Briton Ferry,
for SALE BY AUCTION, at

THE MART, 5, HIGH STREET, CARDIFF,

On SATURDAY, the 8th day of JUNE, 1912,

At 3 o'clock in the Afternoon, by

MESSRS. STEPHENSON & ALEXANDER, F.A.I.

Particulars, Plans and Conditions of Sale may be obtained upon application to W. E. LEWIS, Esq.,
Solicitor, Bridgend; or from the AUCTIONEERS, at their Offices, 5, High Street, Cardiff.

General Remarks.

Sold by order of the Trustees of the Rev. D. Lewis

"LLANQUIAN" or—as it is more commonly called—"HOLLYBUSH," is an attractive Mixed Farm situate on high ground ^{near} overlooking the town of Cowbridge, and adjoining the well-known landmark known as the "Stalling Down," and the old Cowbridge Race Course; and over which the Owners of the property now offered for sale have valuable grazing rights, which will be included in the sale.

The towns of Cowbridge, Llantwit Major, and Llantrisant, where frequent Markets, Fairs and Stock Sales take place, are all within easy distance of the property, which is in the centre of the Stock-rearing district of the County.

The Pasture is of excellent quality, the buildings ample and well placed, and the Farmhouse, upon which a considerable sum of money has recently been spent on improvements, is an exceedingly convenient, up-to-date and airy homestead. Water is plentiful, building stone of very superior quality is quarried, and in all the recent stone additions to the house and buildings this stone has been exclusively used. There are also many valuable Building Sites on the Estate.

The Frontage to the Turnpike Road from Cardiff to Cowbridge and westward extends for a distance of 1,237 yards (or thereabouts), and forms a very valuable asset to the property. The historic associations are also worthy of notice. The ruins of Llanquian Castle almost adjoin the present Farmhouse, where a noted battle was fought between the English and Welsh in the fifteenth century.

The Timber and Underwood will have to be taken to by the Purchaser, in addition to the amount of his purchase money, at a valuation to be made by the Auctioneers, the amount of which will be stated at the time of sale.

All Rent, Rates, Taxes and other Outgoings will be apportioned by the Auctioneers.

The Plan, which is taken from the Ordnance Survey with the consent and approval of H.M. Stationery Office, and the area which has been arrived at with every care, are believed to be correct, but are in no way guaranteed, and the Purchaser shall not be entitled to any reduction in his Purchase Money on account of any error in such Plan or Area.

The Property is also sold subject to the Purchaser taking over the Vendor's liability (if any) for any claim the Tenant may have for Tenant Right, or under custom, or otherwise.

62
Mr. Herbert Lewis £5400

Particulars.



THE VALUABLE AND DESIRABLE

FREEMOLD FARM

KNOWN AS

“LLANQUIAN” or “HOLLYBUSH”

in the Parish of Llanblethian in the County of Glamorgan with important frontages to the Cowbridge and Cardiff Turnpike Road and within a mile of the Market Town and Railway Station of Cowbridge. In the occupation of Mr. James Llewellyn upon an annual 2nd February tenancy at a rental of £230 per annum, Tenant paying Land Tax. The holding comprises a total area of

*£250 actual rent
tenant has been
allowed £20 per
annum for Manure*

275a. 2r. 7p.

(OR THEREABOUTS)

Of Pasture, Arable and Woodland.

*When tenant took
possession there was a considerable
quantity of arable land
this has been
reduced by
buying in new grass*

The spacious **Farm House** is well built of stone, with slate roof, and contains:—Porch, Entrance Hall, Large Dining Room, Parlour, Two Sitting Rooms, Kitchen, Large Pantry, and Six Good Bedrooms. The excellent **Dairy**, with concrete floor and complete in every detail, is built on the North wall.

*75
consequently
farm much more valuable
than before was*

The ample **Farm Buildings** at Llanquian comprise:—Two Ranges of Buildings, built of stone, with corrugated iron roof, containing Implement Shed, Small Stable, Wagon Shed, Large Cart Shed, Poultry House, Four-roomed Cottage and Garden; also Stock Yard, Large Kitchen Garden, and a Large Iron Rain-water Tank.

*have the
benefit of
this improvement.*

Surrounding the Farm House are: Cowhouse to tie 14, two Calf Sheds, Two Stables (one with five stalls and one with two), Trap House, Cow Shed to tie two and two further Calf Sheds, Large Barn with Loft and Men's Sleeping Room over, Granary over Stable divided into three rooms, Coal House, two Fowl Houses, three Pigs' Cots, Stock Yard with Pool, well-stocked Orchard and Kitchen Garden.

X. The Engine House, Meal House, Root House and Water Tank are the property of the Tenant.

*under notice to quit
2 February
1913*

In addition to the foregoing there is an excellent Stone Building for young stock with ties for 10 and Calf Shed in Field No. 388; large Open Shed with slate roof and large Stock Yard with Pool in the corner of field No. 391.

The owners of Pant-Wilkin pay an easement of 2/6 a year for a Right of way over Field No. 323.

*R. £5000
Tenant £550*

SCHEDULE.

No. ON PLAN.	CULTIVATION.	AREA.			REMARKS.
		A.	R.	P.	
313	Pasture	10	0	33	
312	Pasture and Woodland	2	3	0	
311	Pasture	5	2	13	
308	"	13	3	22	
314	"	10	0	5	
323	"	4	0	24	
326	"	9	0	8	
327	Accommodation Roadway	0	3	32	
331	Pasture	11	1	21	
332	Pasture and Woodland	0	1	1	
333	Pasture	1	2	6	
376	House, Buildings, and Orchard	0	2	24	
377	Garden	1	0	14	
378	Pasture	3	3	6	
379	Garden	0	0	28	
383	Farm Buildings and Pasture... ..	0	3	29	
382	Woodland	1	3	0	
384	Pasture and Woodland	4	2	7	
385	Woodland	5	1	28	
386	Pasture	0	0	23	
380	"	4	3	5	
381	"	2	2	29	
405	"	6	2	2	
404	"	10	3	26	
403	"	11	1	12	
390	Arable	11	2	2	
402	"	5	0	28	
401	"	4	2	23	
391	Pasture	7	3	9	
392	Yard and Shedding	0	0	16	
400	Arable	10	2	26	
399	"	7	2	12	
396	Pasture	19	2	19	
393	"	9	3	12	
389	"	9	3	12	
388	"	5	3	19	
387	Woodland	0	1	7	
325	"	7	0	1	
317	Pasture "	13	0	33	
316	Woodland	4	3	17	
318	Accommodation Roadway	0	0	33	
395	Woodland	10	2	20	
397	Pasture and Woodland	1	3	0	
875	Arable	1	2	6	
394	"	18	3	34	
		275	2	7	

OUTGOINGS.

The Tithe Rent Charge is paid by the Landlord. This for the year 1911 amounted to £18 10s. 3d.

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ESTATE

Llanquian-fâch

323

VACHELL ESTATE

314

THE V

Pant-Wilkin

316

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327

318

331

332

326

Site of
Battle

317

333

325

Llanquian Wood

394

Llanquian Castle
(Remains of)

385

387

384

388

389

Llanquian

Llwyn-celyn

379

383

382

378

386

381

393

360

403

390

391