

15/62

COUNTY OF GLAMORGAN.

Parishes of Pendoylan, Peterston-super-Ely, Bonvilston, Llancarfan,
Penmark, Llanblethian and Llanwonno.

**Plans,
Particulars & Conditions of Sale**

OF

“CAER-WIGAU UCHAF” FARM, PENDOYLAN

“GREAT HOUSE” RESIDENCE and LAND

“WHITEWELL” and “LIEGE CASTLE” FARMS

“FIELD COTTAGE” and LAND

“PENYRHEOL COTTAGE” and LAND

Accommodation Pasture and Arable Land,
BONVILSTON;

Accommodation Pasture Land, “The Talbots,”
LLANCARFAN;

Cottage and Garden,
PENMARK;

**“TY’N-Y-WAUN” Farm and Accommodation Pasture and
Arable Land,
NEWTON, Nr. COWBRIDGE;**

Minerals underlying “Llysnant” Farm, Llanwonno, Pontypridd.

ALL FREEHOLD

653 ACRES

WHICH

Messrs. Stephenson & Alexander (F.A.I.)

ARE INSTRUCTED TO OFFER FOR

**SALE BY AUCTION at The Mart, 5, High Street, Cardiff,
on TUESDAY, the 21st day of JUNE, 1932,**

AT 3 O’CLOCK IN THE AFTERNOON.

Solicitors :

Messrs. L. G. WILLIAMS & PRICHARD,
32, Charles Street,
CARDIFF.

Auctioneers :

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

Mineral Agents :

Messrs. FORSTER BROWN & REES,
Guildhall Chambers,
CARDIFF.

Summary.

LOT No.	DESCRIPTION.	AREA.		
		A.	R.	P.
1	.. "Caer-wigau Uchaf" Farm, Pendoylan	79	1	26
2	.. Accommodation Pasture Land, Pendoylan	7	0	20
3	.. Accommodation Pasture Land, Bonvilston	3	3	28
4	.. "Great House," Residence and Land, Bonvilston	18	3	9
5	.. "Liege Castle" Farm, near Bonvilston	55	1	16
6	.. "Whitewell" Farm, near Bonvilston	39	3	36
7	.. Accommodation Pasture Land, near Bonvilston	21	0	29
8	.. "Field Cottage," Small Holding, Bonvilston	34	0	11
9	.. "Penyrheol," Small Holding, Bonvilston	4	2	25
10	.. Accommodation, Pasture and Arable Land, Bonvilston	32	3	13
11	.. Ground Rent, "Carmel Chapel," Bonvilston	—		
12	.. Accommodation, Pasture Land, Bonvilston	6	1	18
13	.. Accommodation, Pasture Land, Bonvilston	3	3	20
14	.. Accommodation, Pasture Land, "The Talbots," near Llancarfan	24	1	21
15	.. Cottage and Garden, Penmark	0	0	15
16	.. "Ty'n-y-waun" Farm, Newton, near Cowbridge	71	2	38
17	.. Accommodation, Pasture and Arable Land, Newton, near Cowbridge	19	1	20
18	.. Accommodation, Pasture Land, Newton, near Cowbridge	36	0	38
19	.. Accommodation, Pasture Land, Newton, near Cowbridge	23	3	22
20	.. Minerals underlying "Llysant" Farm, Llanwonno	169	3	21
		A. 653 0 26		

Remarks.

THE Properties now offered for Sale are situate within easy reach of the City of Cardiff and the major portion lies fronting upon or near to the main Cardiff-Cowbridge Road.

The Farms and Small-holdings are all of convenient size and are suitable for development for Poultry Farms or Market Gardening as well as for mixed farming.

Much of the Accommodation Land has long road frontages and is suitable for development.

The Standing Timber on Lots 16 and 18 ("Ty'n-y-waun" Farm and Accommodation Land, Newton) is not included in the sale of those Lots, but has been valued by the Auctioneers at the sums of £40 and £42 respectively. The respective Purchaser of each Lot may purchase the Timber at these prices, but the option to do so must be exercised at the fall of the hammer. In the event of the Purchasers not exercising such option, the Timber in question is reserved to the Vendor with all necessary free and proper powers of felling, converting and carrying away the same by the shortest available routes, on or before the 1st April, 1935.

In all other cases the Standing Timber is included in the Sale of the respective Lots.

The Plans annexed to these Particulars and the areas given are taken from the 25-inch Ordnance Survey Maps, Glam. XXVIII 1, 5, XL 15, 16, XLII 10, 14, XLV 3 and 4, XLVI 2, 5, 6, 7, 10, 14, and L 2, 1919/20 Edition. They are published with the consent and approval of H.M. Stationery Office and the Minister of Agriculture and Fisheries, and, although believed to be correct, are in no way guaranteed.

The particulars of the cultivation of the various fields as given in the Schedules have been arrived at with every care, but this will not affect the Tenants' rights, under their Agreements or otherwise, to alter such cultivation.

All Fixtures, usually denominated Landlord's Fixtures, belonging to the Vendors, except as otherwise stated in the Particulars, will be included in the Sale without additional charge, but the Vendors shall not be required to show what fixtures are Landlord's Fixtures, or belong to the Tenants.

Where Oil Engines, Shafting, Belts, etc., for driving Chaff Cutters, Mills, etc., are installed in the Farm Buildings, they are the property of the Tenants and are therefore excluded from the sale.

The Tithe Rent Charges given at the foot of the Particulars of each Lot are the Annual Values, not the Apportioned Commuted Amounts, and in every case are paid by the Landlord.

Particulars

Lot ONE

(Coloured PINK on Plan No. 1).

The Freehold Farm

KNOWN AS

“CAER-WIGAU UCHAF” FARM,

situate in the Parishes of Pendoylan and Peterston-super-Ely, now in the occupation of Mr. DAVID JENKINS, with Lot 2, upon an Annual 2nd February Tenancy, at an Apportioned Rental of £71 os. od. per annum, and containing

79a. 1r. 26p.

(OR THEREABOUTS)

as set out in the following

SCHEDULE.

No. ON O.S. MAP.	DESCRIPTION.	AREA.	No. ON O.S. MAP.	DESCRIPTION.	AREA.
		ACRES.			ACRES.
PARISH OF	PENDOYLAN.			<i>Brought forward</i>	29.686
767	Arable	2.766			
761	Do.	5.307	757	Pasture	4.939
762	Do.	2.407	641	House, Buildings, etc. ..	1.310
760	Do.	2.853	579	Arable	1.566
759	Wood .. .. .	.767	578	Pasture	3.101
754	Do. .. .. .	.471	638	Do.	1.986
754a	Do. .. .. .	.566	637	Do.	4.661
756a	Do. .. .. .	.309	764	Do.	3.358
756	Do. .. .. .	.620	425	Do.	6.808
757a	Do.	1.067	427	Do.	1.975
755	Pasture	2.192	428	Do.	4.434
758	Arable	5.235	435	Do.	1.504
639	Pasture	2.869			
640	Do.	1.593	PARISH OF	PETERSTON-SUPER-ELY	
640a	Orchard .. .. .	.664	295	Pasture	6.990
			582	Do.	4.025
			583	Do.	3.072
	<i>Carried forward</i> ..	29.686		TOTAL .. A.	79.415

THE FARM-HOUSE (Stone and Pantile)

contains : Hall, Parlour, Living Room, Back Kitchen, Dairy and four Bedrooms.

THE FARM BUILDINGS

comprise : Implement Shed, Loose Box, Stable for three with Loft over, Calves' Cot (stone and pantile), Barn, Slaughterhouse, Cowhouse to tie four, Cowhouse to tie six, Calves' Pen (all stone and slate), Pigs' Cots (stone and corrugated iron).

Tithe Rent Charge, £6 19s. od.

This Lot is sold subject to the terms of a Deed of Mutual Arrangement dated 8th July, 1909, which provides for the construction of a Ram Reservoir and Line of Pipes, and the taking of a supply of water from this Lot (see Special Condition No. 8).

Lot TWO

(Coloured YELLOW on Plan No. 1.)

The Freehold Pasture Field

situate in the Village of Pendoylan, fronting the main road and opposite the Church and School, now in the occupation of Mr. DAVID JENKINS with Lot 1, upon an Annual 2nd February Tenancy at an Apportioned Rental of £9 os. od. per annum, numbered 451 and 452 on the Ordnance Survey, and containing

7a. 0r. 20p. (OR THEREABOUTS)

Tithe Rent Charge, 16s. od.

Lot THREE

(Coloured PINK on Plan No. 2.)

The Freehold Pasture Field

situate in the Parish of Bonvilston, fronting the main Cardiff-Cowbridge Road, now in the occupation of Mr. EDWARD GRIFFITHS with Pt. Lot 4, Lots 6, 7, Pt. Lots 8, 9, and 10, upon an Annual 2nd February Tenancy at an Apportioned Rental of £6 18s. 2d. per Annum, numbered 69 on the Ordnance Survey, and containing

3a. 3r. 28p. (OR THEREABOUTS)

Tithe Rent Charge, 8s. 8d.

There is a Public Well and Pump on this Lot.

Lot FOUR

(Coloured YELLOW on Plan No. 2.)

The Freehold Residence

situate at Bonvilston and known as

“GREAT HOUSE”

Together with the

PASTURE LAND

adjoining, now let upon tenancies and subject to rentals, and containing

18a. 3r. 9p. (OR THEREABOUTS)

as set out in the following

SCHEDULE.

No. ON O.S. MAP.	DESCRIPTION.	AREA	TENANT AND TENANCY.	RENTAL OR APPORTIONED RENTAL.
		ACRES.		£ s. d.
Pt. 81	Residence, etc. .. .. .	.850	Mr. E. JULIAN PODE, Lease 21 years from 1st September, 1918, but determinable by either party at end of any complete third year by six months' notice	80 0 0
118	Pasture	7.127 ————— 7.977		
180	Pasture	10.218	Mr. EDWARD GRIFFITHS with Lots 3, 6, 7, and Pt. Lots 8, 9, and 10. Annual 2nd February Tenancy	13 14 0 (Apportioned)
212	Pasture and Wood .. .. .	.613 ————— 10.831		
	TOTAL	A. 18.808	TOTAL ..	£93 14 0

THE RESIDENCE contains :

GROUND FLOOR : Hall ; three Reception Rooms ; Kitchen ; Back Kitchen ; Offices.

FIRST FLOOR : Four Bedrooms and Bathroom.

SECOND FLOOR : Three Good Attic Bedrooms and Boxroom.

Cellarage in basement.

OUTSIDE : Larder ; Boilerhouse ; Coalhouse and W.C. ; Woodhouse ; Two-Stall Stable and Loose Boxes ; Garage for three Cars ; Greenhouse and Forcing House in Grounds ; Tennis Lawn ; Cowshed (brick and pantile) in Enclosure 118.

The Electric Light Fittings and Plant, and the Hot Water Plant in the boilerhouse are the property of the Tenant.

Tithe Rent Charge, £1 15s. 6d.

This Lot is sold subject to and with the benefit of the terms of a Deed of Mutual Arrangement dated 8th July, 1909, which provides for a supply of water from Lot 1 ("Caer-wigau Uchaf" Farm) to Bonvilston Cottage and this Lot (see Special Condition 8).

Also sold subject to and with the benefit of an Agreement dated 10th June, 1905, whereby a Right of Way over that portion of the roadway (Pt. of Enclosure 118) hatched Red on the Plan was granted at a rental of 1/- per annum.

This Lot is affected by the Road Widening proposals of the Glamorgan County Council (see Special Condition No. 10).

Lot FIVE

(Coloured PINK on Plan No. 2.)

The Freehold Farm

KNOWN AS

"LIEGE CASTLE"

situate on the Parish of Llancarfan, now in the occupation of Mr. MILES TAYLOR with Pt. Lots 8 and 10, upon an Annual 2nd February Tenancy at an apportioned Rental of £74 os. od. per annum, and containing

55a. 1r. 16p. (OR THEREABOUTS).

as set out in the following

SCHEDULE.

No. ON O.S. MAP.	DESCRIPTION.	AREA.	No. ON O.S. MAP.	DESCRIPTION.	AREA.
		ACRES.			ACRES.
102	Pasture	1.758		<i>Brought forward</i> ..	18.180
97	Do.	1.459			
96	Orchard .. .. .	.360	145	Arable	2.757
95	House, Buildings, etc. ..	.490	144	Pasture	3.065
94	Pasture	3.458	143	Arable	2.597
112	Buildings, etc. .. .. .	.531	142	Do.	4.380
114	Pasture .. .. .	.200	141	Do.	3.642
111	Do. .. .. .	.277	131	Do.	2.961
110	Do.	2.438	130	Pasture	3.796
104	Arable	1.621	107	Do.	6.152
147	Pasture	2.409	106	Do.	3.268
146	Arable	3.179	105	Do.	4.550
	<i>Carried forward</i> ..	18.180		TOTAL .. A.	55.348

THE FARM-HOUSE

(Stone and Slate)

contains : Hall, Sitting Room, Living Room, Kitchen, Dairy, Slope with copper, and Five Bedrooms.

THE FARM BUILDINGS

comprise : Open Shed and Cowshed to tie eight (stone and slate), Trap Shed (stone and corrugated iron), Cowshed to tie seven, Store House Calves' Cot (stone and pantile), Two Pigs' Cots (stone and slate).

Tithe Rent Charge, £6 13s. 7d.

Lot SIX

(Coloured GREEN on Plan No. 2.)

The Freehold Farm

KNOWN AS

“ WHITEWELL FARM ”

situate in the Parish of Llancarfan, now in the occupation of Mr. EDWARD GRIFFITHS with Lot 3, Pt. Lot 4, Lot 7, Pt. Lots 8, 9, and 10, upon an Annual 2nd February Tenancy at an Apportioned Rental of £35 4s. od. per annum, and containing

39a. 3r. 36p. (OR THEREABOUTS)

as set out in the following

SCHEDULE.

No. ON O.S. MAP.	DESCRIPTION.	AREA.	No. ON O.S. MAP.	DESCRIPTION.	AREA.
		ACRES.			ACRES.
119	Pasture	2.464		<i>Brought forward</i>	22.556
120	House, Buildings, etc. ..	.943			
121	Pasture .. .. .	.752	126	Pasture	4.696
122	Do.	4.500	127	Do.	2.765
134	Do.	5.472	128	Arable	1.798
125	Arable	2.982	108	Pasture	4.008
123	Pasture	3.026	109	Do. .. .. .	.527
124	Do.	2.417	116	Do.	3.628
	<i>Carried forward</i>	22.556		TOTAL .. A.	39.978

THE COTTAGE

(Stone and Slate)

contains : Living Room, Back Kitchen, and Two Bedrooms.

THE FARM BUILDINGS

comprise : Barn and Engine House with loft over, Cart House Stable for three, Open Cattle Shed and Calves' House with granary over. All stone and pantile.

The Corrugated Iron Sheeting forming the Cart Shed at the end of the Barn is the property of the Tenant and is therefore excluded from the Sale.

Tithe Rent Charge, £4 6s. 8d.

There is a Public Well and Pump situate on this Lot.

Lot SEVEN

(Coloured YELLOW on Plan No. 2.)

The Freehold Accommodation Pasture Land

KNOWN AS

“ CAE GWINNON ”

situate in the Parish of Bonvilston, opposite “ Whitewell,” and adjoining Greendown Farm, now in the occupation of Mr. EDWARD GRIFFITHS with Lot 3, Pt. Lot 4, Lot 6, Pt. Lots 8, 9, and 10, upon an Annual 2nd February Tenancy, at an Apportioned Rental of £20 os. od. per annum, numbered 266, 267, 291, 291a, 289, 292, and 295 on the Ordnance Survey, and containing

21a. 0r. 29p.

(OR THEREABOUTS).

Tithe Rent Charge, £1 5s. 9d.

Lot EIGHT

(Coloured PINK on Plan No. 2.)

The Freehold Cottage Land and Buildings

KNOWN AS

“FIELD COTTAGE”

situate in the centre of Bonvilston, now let upon Tenancies and subject to rentals, and containing

34a. 0r. 11p.

(OR THEREABOUTS)

as set out in the following

SCHEDULE.

No. ON O.S. MAP.	DESCRIPTION.	AREA	TENANT AND TENANCY.	RENTAL OR APPORTIONED RENTAL.
		ACRES.		£ s. d.
Pt. 90	Cottage, Buildings, etc. ..	.200	} Mr. IFOR W. DAVIES. Annual 2nd February Tenancy	} 28 0 0
115	Pasture	1.662		
187	Do. .. .. .	.990	
186	Do.	2.813		
205	Do.	2.060		
207	Do.	1.144		
203	Do.	1.514		
201	Do.	3.678		
		14.061		
204	Do.	2.001			} Mr. MILES TAYLOR. Annual 2nd February Tenancy with Lot 5, and Pt. Lot 10.	} 16 10 0 (AppORTIONED)
189	Do.	2.538		
200	Do.	5.292		
		9.831		
196	Do.	7.134	} Mr. EDWARD GRIFFITHS. An- nual 2nd February Tenancy with Lot 3, Pt. Lot 4, Lots 6 and 7, and Pt. Lots 9 and 10.	} 8 0 0 (AppORTIONED)
197	Pasture and Wood	1.020		
		8.154		
199	Coed-y-Lan	2.022	} “In Hand”	} Nil
	TOTAL .. A.	34.068	TOTAL	£52 10 0

THE HOUSE

(Stone and Slate)

contains : Parlour, Kitchen, Back-kitchen, Dairy, Two Bedrooms, and Two Attics.

THE BUILDINGS

comprise : Cowhouse to tie four, and Pigs' Cots (stone, slate and wood).

Tithe Rent Charge : £2 19s. 6d.

Lot NINE

(Coloured GREEN on Plan No. 2.)

The Freehold Dwelling House, Garden Buildings and Pasture Lands

KNOWN AS

“PEN-YR-HEOL COTTAGE”

situate at Bonvilston, fronting the main Cardiff-Cowbridge Road and the Llancarfan Road, now as to House and Garden, in the occupation of Mr. L. G. WILLIAMS upon a Yearly Tenancy at a rental of £8 os. od. per annum; as to the Pasture Land and Buildings, in the occupation of Mr. EDWARD GRIFFITHS with Lot 3, Pt. Lot 4, Lots 6, 7, Pt. Lots 8 and 10, upon an Annual 2nd February Tenancy at an Apportioned Rental of £7 19s. 6d. per annum, numbered 97a and 112 on the Ordnance Survey, and containing

4a. 2r. 25p.

(OR THEREABOUTS).

THE HOUSE
(Stone and Slate)

contains: Hall, Sitting Room, Dining Room, Kitchen, Back Kitchen, Pantry, and Five Bedrooms.

Outside Coal House and W.C.

THE BUILDINGS
(Stone and Slate)

comprise: Coach-House, Store Room and Two-Stall Stable with loft over.

Tithe Rent Charge, 18s. 5d.

This Lot is affected by the Road Widening proposals of the Glamorgan County Council (see Special Condition No. 11).

Lot TEN

(Coloured YELLOW on the Plan No. 2.)

The Freehold Accommodation Pasture and Arable Land

situate in the Parishes of Bonvilston and Llancarfan, and having a considerable frontage to the main Cardiff-Cowbridge Road, now let upon Tenancies and subject to rentals, and containing

32a. 3r. 13p.

(OR THEREABOUTS)

as set out in the following

SCHEDULE.

NO. ON O.S. MAP.	DESCRIPTION.	AREA.	TENANT AND TENANCY.	APPORTIONED RENTAL.
		ACRES.		£ s. d.
PARISH OF 110	BONVILSTON. Pasture	1.423	} Mr. EDWARD GRIFFITHS with Lot 3, Pt. Lot 4, Lots 6 and 7 and Pt. Lots 8 and 9. Annual 2nd February Ten- ancy.	} 16 0 0
111	Arable	6.923		
PARISH OF 64	LLANCARFAN. Pasture .. .. .	.818	} Mr. MILES TAYLOR with Lot 5 and Pt. Lot 8. Annual 2nd February Tenancy.	} 34 0 0
65	Do.	6.401		
		————— 15.565		
80	Arable	4.948	} Mr. MILES TAYLOR with Lot 5 and Pt. Lot 8. Annual 2nd February Tenancy.	} 34 0 0
81	Pasture	1.268		
82	Rickyard .. .. .	.208		
84	Arable	6.852		
PARISH OF 192	BONVILSTON. Pasture	2.519	} Mr. MILES TAYLOR with Lot 5 and Pt. Lot 8. Annual 2nd February Tenancy.	} 34 0 0
193	Do.	1.474		
		————— 17.269		
	TOTAL	A. 32.834	TOTAL	£50 0 0

Tithe Rent Charge, £5 15s. 9d.

This Lot is affected by the Road Widening proposals of the Glamorgan County Council (see Special Condition No. 11).

Lot ELEVEN

(Coloured GREEN on Plan No. 2.)

The Freehold Ground Rent of

5s. od. per annum,

secured upon the Land and Premises known as

“CARMEL INDEPENDENT CHAPEL”

near Bonvilston, leased for a term of 999 years from 1st May, 1834.

Lot TWELVE

(Coloured PINK on Plan No. 2.)

The Freehold Pasture Land

situate in the Parish of Bonvilston, now in the occupation of Mr. JAMES JAMES upon an Annual 2nd February Tenancy at a Rental of £10 os. od. per annum, numbered 228 on the Ordnance Survey and containing

6a. 1r. 18p.

(OR THEREABOUTS).

Tithe Rent Charge, 6s. 5d.

Lot THIRTEEN

(Coloured YELLOW on Plan No. 2.)

The Freehold Pasture Land

situate in the Parish of Bonvilston, now in the occupation of Mr. JOHN THOMAS upon an Annual 2nd February Tenancy at a Rental of £6 os. od. per annum, numbered 141 on the Ordnance Survey, and containing

3a. 3r. 20p.

(OR THEREABOUTS).

Tithe Rent Charge, 4s. 11d.

Lot FOURTEEN

(Coloured PINK on Plan No. 3.)

**The Freehold Accommodation Pasture
Land**

KNOWN AS

“ THE TALBOTS ”

situate in the Parish of Llancarfan, fronting the road leading from Walterston to Llancarfan and adjoining “ Middle Hill,” now in the occupation of Mr. A. G. COLLINS upon an Annual 2nd February Tenancy at a Rental of £32 10s. od. per annum, numbered 412, 413 414, 429, 430, 431 on the Ordnance Survey, and containing

24a. 1r. 21p.

(OR THEREABOUTS).

Tithe Rent Charge, £3 8s. 3d.

Lot FIFTEEN

(Coloured YELLOW on Plan No. 4.)

The Freehold Cottage and Garden

situate at Penmark and known as

“ THE OLD POLICE STATION ”

now in the occupation of Mr. THOMAS ROBERTS upon a Monthly Tenancy (Calendar) at a Rental of £12 os. od. per annum, numbered Pt. 163 on the Ordnance Survey, and containing

15 Perches

(OR THEREABOUTS).

THE COTTAGE
(Stone and Slate)

contains : Parlour, Kitchen, Back Kitchen, Pantry, and Three Bedrooms. Outside : W.C.

Lot SIXTEEN

(Coloured PINK on Plan No. 5.)

The Freehold Farm

KNOWN AS

“TY’N-Y-WAUN” FARM

Now subject to Tenancies and Rentals, and containing

71a. 2r. 38p.

(OR THEREABOUTS)

as set out in the following

SCHEDULE.

No. ON O.S. MAP.	DESCRIPTION.	AREA.	TENANT AND TENANCY.	RENTAL
		ACRES.		£ s. d.
PARISH OF	LLANBLETHIAN.			
110a	Coppice333	} Mrs. A. THOMAS and Mr. WILFRED THOMAS. Annual 2nd February Tenancy.	} 82 0 0
110	Do. .. .. .	.753	
115	Pasture	3.317		
118	Pasture and Old Kennels, etc...	11.491		
120	Pasture	4.190		
122	Buildings, etc. .. .. .	.669	
142	Arable	6.273		
141	Pasture	4.095		
143	Arable	4.197		
144	Do.	5.331		
146	Do.	6.627		
156	Pasture	5.413		
157	Do.	5.013		
158	Do.	6.160		
109	Pasture	3.812		
111	Do.	3.882		
		71.556		
Pt. 124	House, etc.180	} Mrs. A. THOMAS. Weekly Tenancy, 5/- per week.	} 13 0 0
	TOTAL ..	A. 71.736			TOTAL ..	£95 0 0

THE HOUSE

(Stone and Slate)

contains : Sitting Room, Living Room, Back Kitchen, Three Bedrooms and Box Room, Outside W.C.

THE BUILDINGS

comprise : Old Cottage (stone and thatch) ; Two Open Sheds, Barn, and Cowhouse to tie eight (all stone and pantile).

On Enclosure 118 there are the old Kennels, which could at very little expense be reconditioned and made into very useful additional buildings.

Tithe Rent Charge, £8 16s. od.

The Standing Timber on this Lot has been valued at the sum of £40 os. od. (see Special Condition No. 18).

Lot SEVENTEEN

(Coloured YELLOW on Plan No. 5.)

The Freehold Accommodation Pasture and Arable Land

situate in the Parish of Llanbethian adjoining Lot 16 and Newton House and Newton Farm, now in the occupation of Mr. THOS. E. REES upon an Annual 2nd February Tenancy at a Rental of £24 os. od. per annum, numbered 128, Pt. 140 (Arable), 161, 162, 431 (Pasture) on the Ordnance Survey, and containing

19a. 1r. 20p.

(OR THEREABOUTS).

Tithe Rent Charge, £3 12s. 9d.

This Lot is sold subject to, but with the benefit of a Lease for a term of 21 years from the 1st January, 1926, at an Apportioned Rental of £1 os. od. per annum to the South Wales Electrical Power Distribution Co., in respect of Electrical Transmission, lines passing over Enclosures 161 and 162, part of this Lot.

The Mines and Minerals underlying this Lot are reserved, having been excluded when this Lot was purchased by the Vendors predecessors in title.

Lot EIGHTEEN

(Coloured BLUE on Plan No. 5.)

The Freehold Accommodation Pasture Land and Coppice

Situate on Newton Moors, now in the occupation of Mrs. A. THOMAS and Mr. WILFRED THOMAS, upon an Annual 2nd February Tenancy, at a Rental of £35 os. od. per annum, numbered 147 and 154 (Pasture) and 148 and 150 (Coppice) on the Ordnance Survey of the Parish of Llanblethian, and 361 (Pasture) on the Ordnance Survey of the Parish of Penlline, and containing

36a. 0r. 38p.

(OR THEREABOUTS).

Tithe Rent Charge, 15s. 5d.

The Standing Timber on this Lot has been valued at the sum of £42 os. od. (see Special Condition No. 18).

Lot NINETEEN

(Coloured GREEN on Plan No. 5.)

The Freehold Accommodation Pasture Land

Situate on Newton Moors, now in the occupation of Mrs. A. THOMAS, upon an Annual 2nd February Tenancy at a Rental of £25 os. od. per annum, numbered 151, 152, and 153 on the Ordnance Survey of the Parish of Llanblethian, and containing

23a. 3r. 22p.

(OR THEREABOUTS).

Tithe Rent Charge, 2s. 1d.

Lot TWENTY

(Coloured YELLOW on Plan No. 6.)

The Freehold Minerals

underlying the Farm and Lands Known as

“LLYSNANT”

situate in the Parish of Llanwonno, in the County of Glamorgan, and having an area of

169a. 3r. 21p.

(OR THEREABOUTS).

The minerals are at present let to the GREAT WESTERN COLLIERY COMPANY, LTD. (now controlled by the Powell Duffryn Steam Coal Company Limited) on the following leading terms :—

Date of Lease. 14th August, 1888.

Demise. All Coal, Ironstone, and Fireclay (excepting Building Stone).

Term. 60 years from 1st October, 1883.

Dead Rent. £250 per annum.

Royalties per ton of 2,520 lbs. Large Coal, 8d.; Small Coal, 4d.; Ironstone, 8d.; Fireclay, 4d.

Wayleave. 1d. per ton of 2,520 lbs.

Consumption Allowance. Not to exceed 5 per cent.

Average Clause. Three years.

Surrender. By 12 months' notice.

Lessors' Coal. 52 tons per annum.

By Licence dated the 19th May, 1926, consent was granted to sub-let the Hafod Seam under the Western portion of Llysnant to the Lewis Merthyr Company, now the Powell Duffryn Steam Coal Co., Ltd.

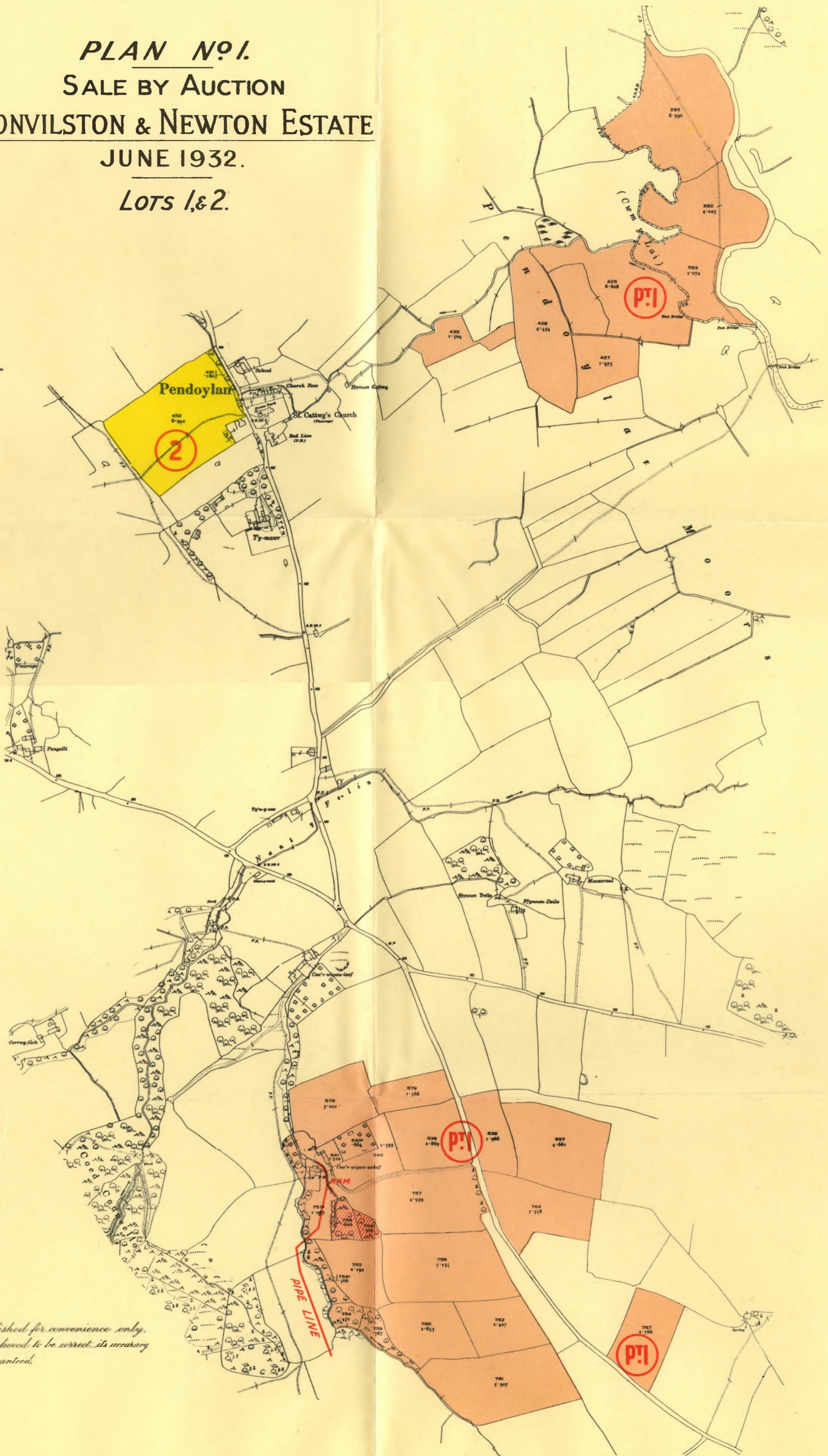
The Seams of Coal underlying the property comprise all the well known seams in the Rhondda Valley, and in descending order, are as follows :

Fforest Fach Seam.	Six Feet Seam.
No. 2 Rhondda Seam.	Red Coal Seam.
No. 3 Rhondda Seam.	Nine Feet Seam.
Hafod Seam.	Lower Four Feet Seam.
Abergorchi Pentre and Gorllwyn Seams.	Five Feet Seam.
Two Feet Nine Seam.	Lower Five Feet Seam.
Four Feet Seam.	

The Hafod Seam on the West Side of the Tymawr Fault is sub-let as previously stated and has been worked to the extent of about ten acres.

The Four Feet Seam may be regarded as being exhausted, but the remaining seams are practically intact.

PLAN N^o 1.
SALE BY AUCTION
BONVILSTON & NEWTON ESTATE
JUNE 1932.
LOTS 1 & 2.



This Plan is published for convenience only, and although believed to be correct, its accuracy is in no way guaranteed.

Scale - 416.66 Feet to one Inch.

Western Mail & Echo Ltd. Cardiff.

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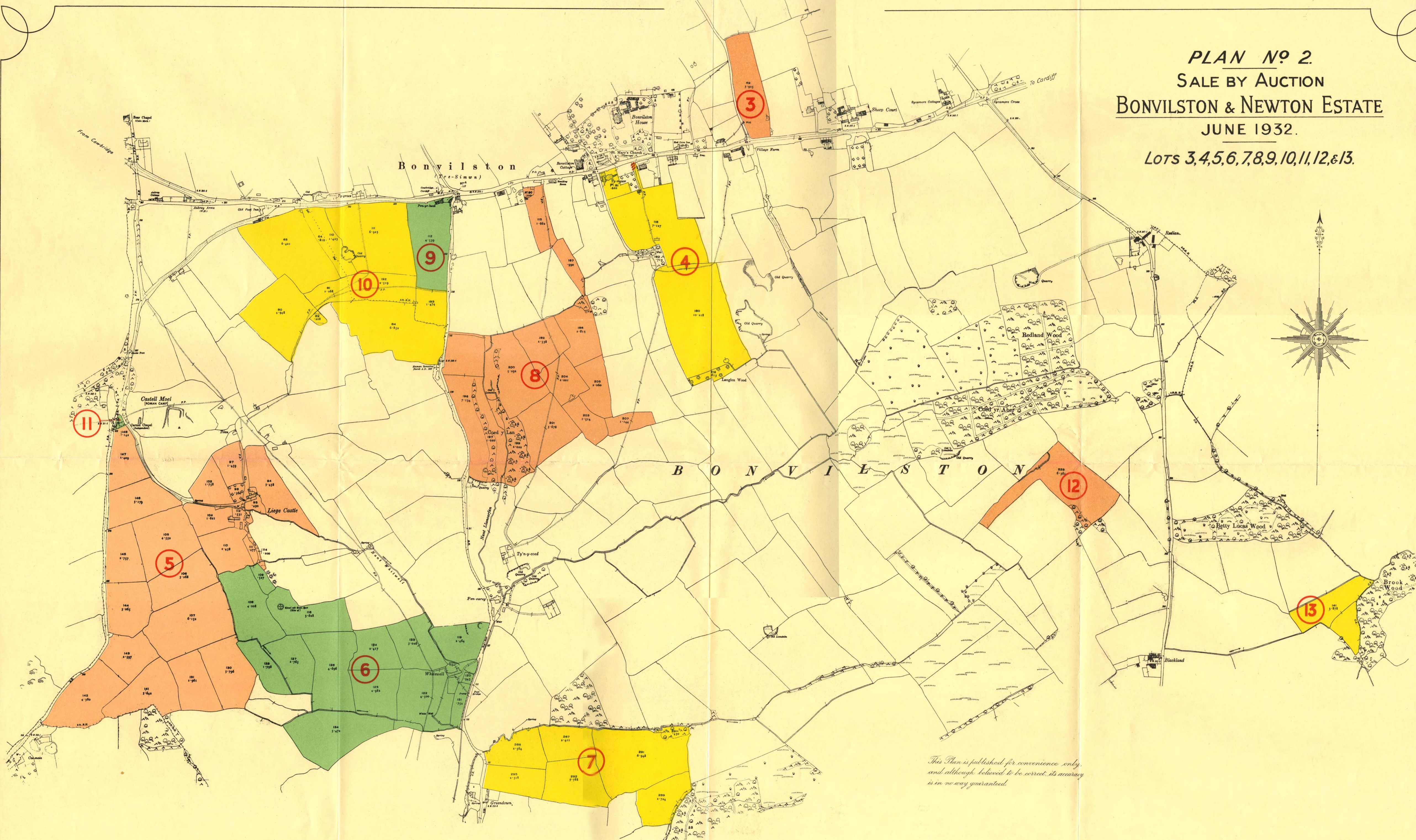
STEPHENSON & ALEXANDER, F.A.I.

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CARDIFF.

PLAN No 2.
SALE BY AUCTION
BONVILSTON & NEWTON ESTATE
JUNE 1932.

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13.



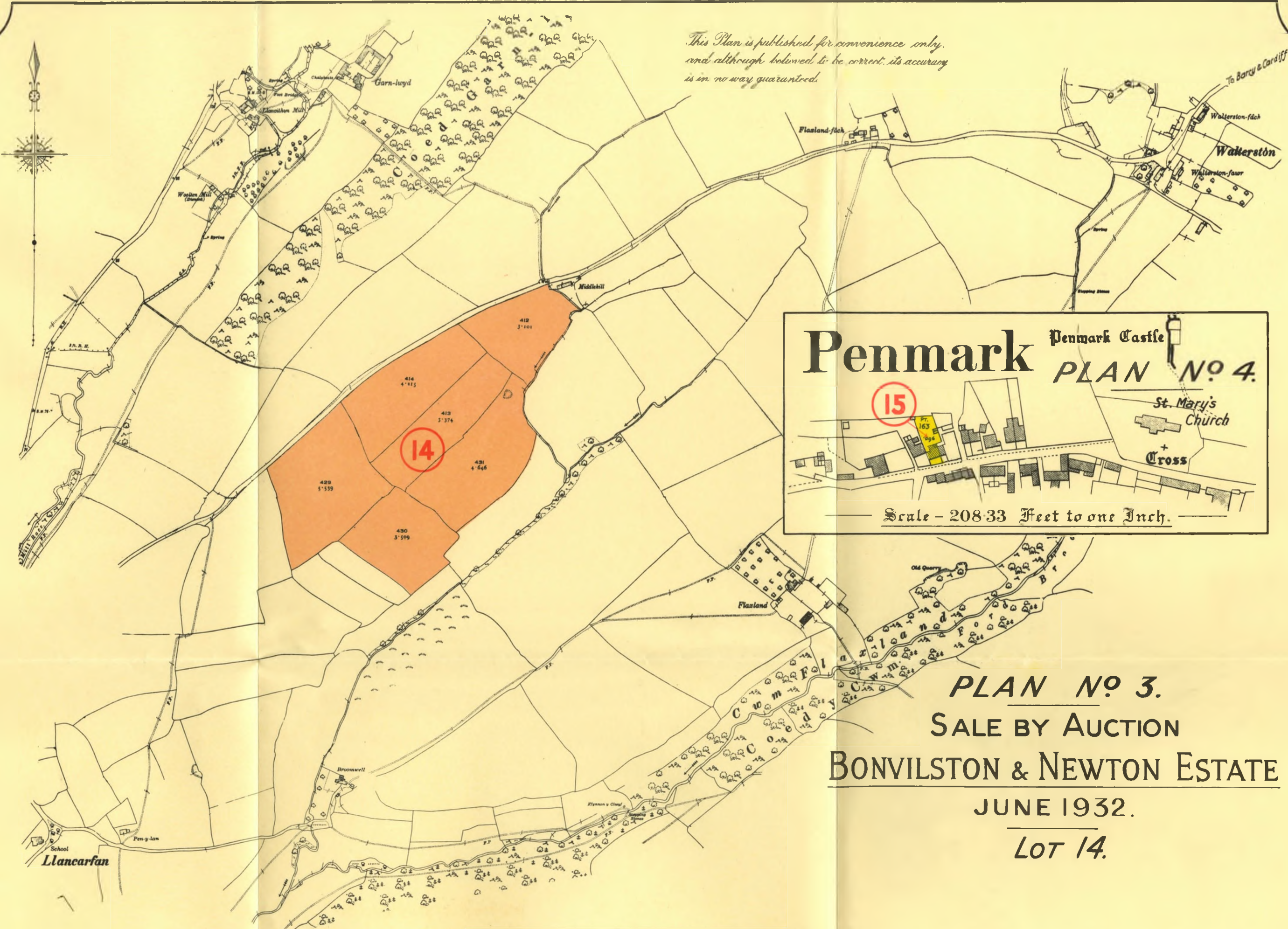
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Scale - 416.66 Feet to one Inch.
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Penmark Denmark Castle
PLAN No 4.

(15)

St. Mary's Church
 Cross

Scale - 208.33 Feet to one Inch.

PLAN No 3.
SALE BY AUCTION
BONVILSTON & NEWTON ESTATE
JUNE 1932.
Lot 14.

Scale - 416.66 Feet to one Inch.

Western Mail & Echo Ltd. Cardiff

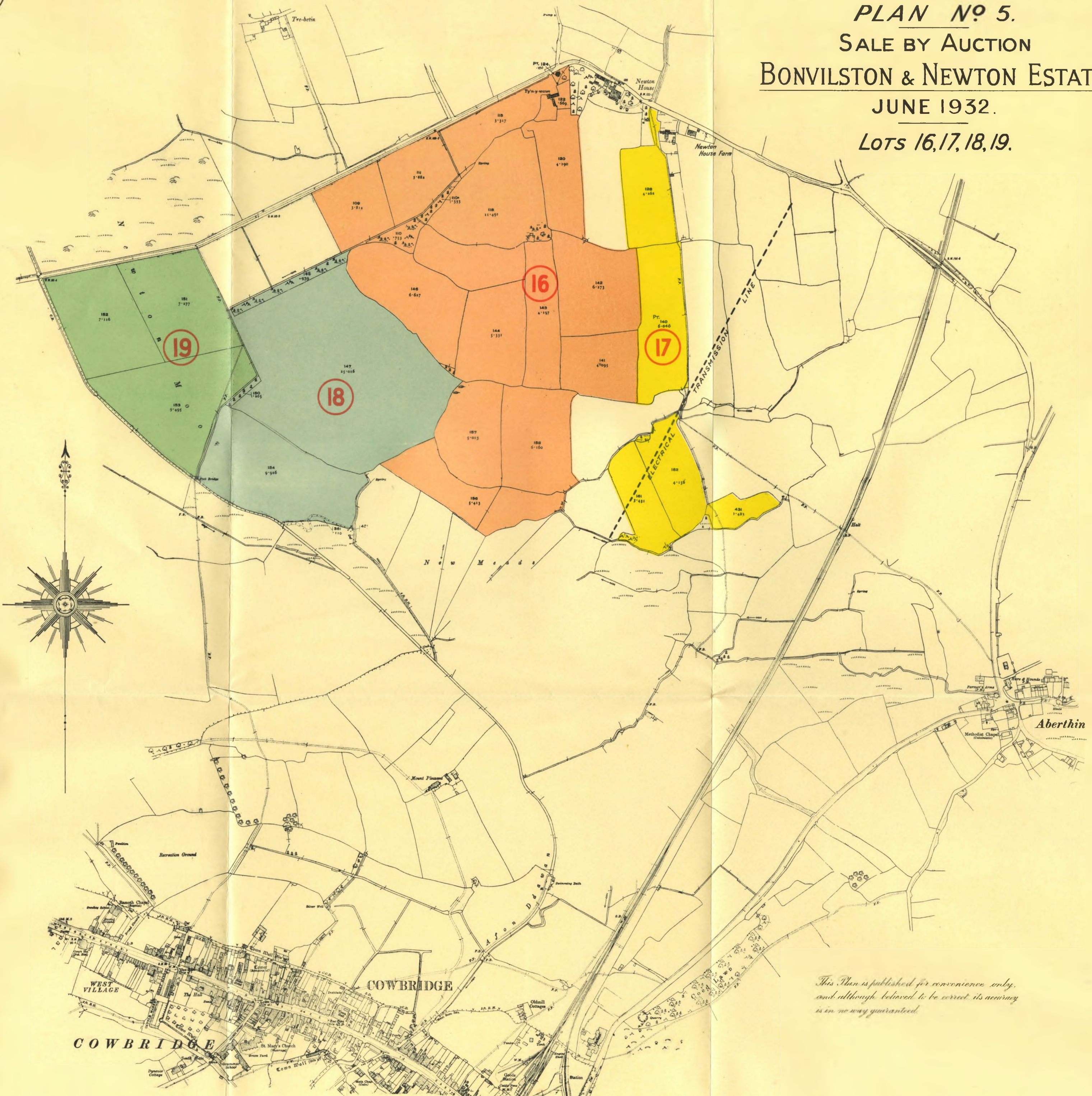
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PLAN No 5.
SALE BY AUCTION
BONVILSTON & NEWTON ESTATE
JUNE 1932.
LOTS 16, 17, 18, 19.



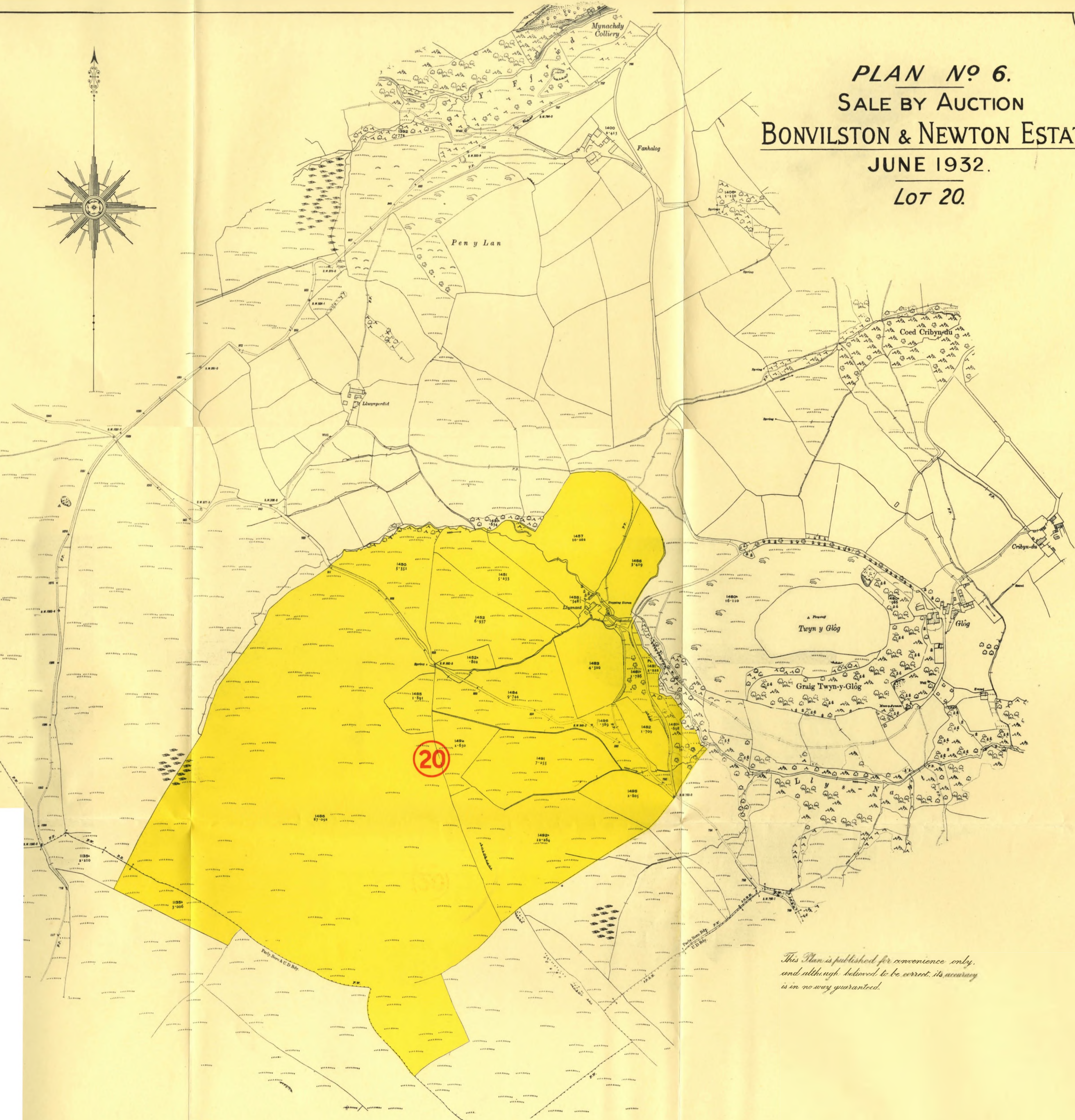
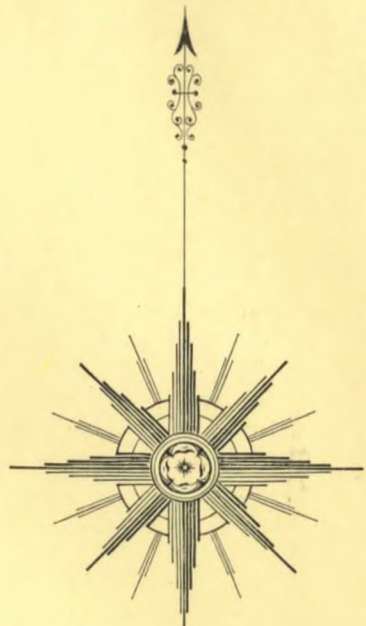
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PLAN No 6.
SALE BY AUCTION
BONVILSTON & NEWTON ESTATE
JUNE 1932.
LOT 20.



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