

16/7

Plan D

lot 4

Llantrilyd estate

arranged for
illustrations and

WIMBORNE 25/10/77

2903/5

SOUTH WALES

Near Cardiff

See p. 79
for easement
for water supply
pipe to old
mill

THE RADCLIFFE ESTATE

7,208 acres

FOR SALE

by

AUCTION

at THE WHITEHALL ROOM, PARK HOTEL, CARDIFF

on TUESDAY, 24th OCTOBER, 1961

Land Agent:

CHARLES LENTHALL, ESQ., F.A.L.P.A.

Radcliffe Estate Office

1 St. Andrews Place

Cardiff

Solicitors:

Messrs. MARTINEAU & REID

8 Princes Street

London, E.C.2

Auctioneers:

Messrs. ALFRED SAVILL & SONS, Chartered Surveyors, 51a Lincoln's Inn Fields, London, W.C.2

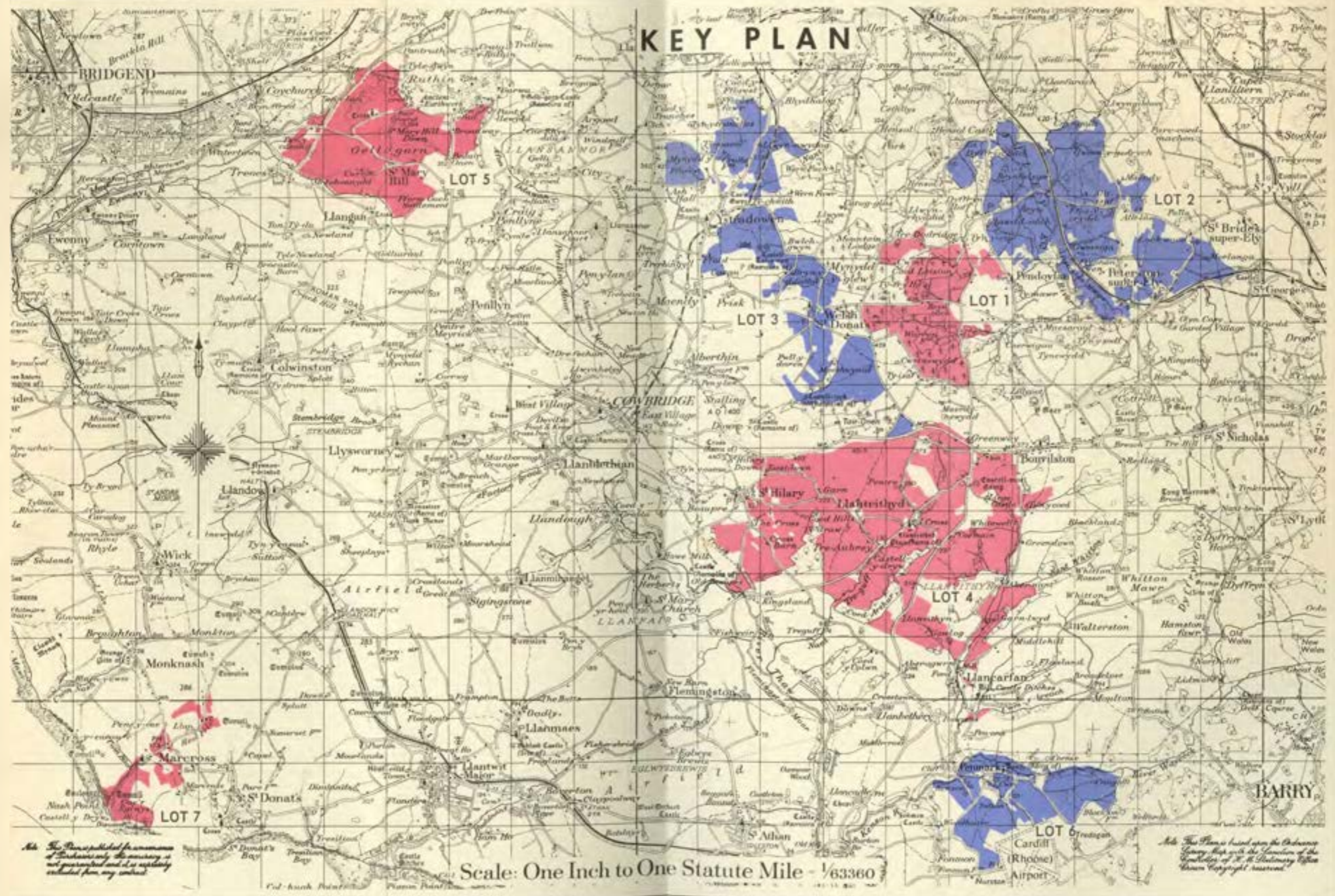
and at Chelmsford, Chipping Norton, Woking, Wimborne

Associated with

Messrs. COOKE & ARKWRIGHT

Mold, Bangor, Bridgend, Cardiff and Hereford

KEY PLAN



All the boundaries shown on this map are based on the Ordnance Survey maps and are not guaranteed and it is entirely excluded from any contract.

Scale: One Inch to One Statute Mile - 1/63360

All the boundaries shown on this map are based on the Ordnance Survey maps and are not guaranteed and it is entirely excluded from any contract.

VALE OF GLAMORGAN

Particulars, Plans and Conditions of Sale of the

Valuable Freehold Agricultural Properties

BEING PART OF

THE
RADCLIFFE ESTATE

7208.365 acres

including some 752 acres with early possession

FOR SALE AS A WHOLE OR IN SEVEN SEPARATE SELF-CONTAINED UNITS

including:—

The country residence known as TY-FRY HOUSE, Pendoylan
FIVE FARMS with Early Vacant Possession and 43 FARMS LET
Sundry HOUSES, COTTAGES, and well-secured FREEHOLD GROUND RENTS, WOODLANDS
RUTHIN LIMESTONE QUARRIES and other MINERAL RIGHTS
ACCOMMODATION and GRAZING LAND, SPORTING RIGHTS
Freehold BUILDING LAND
THE HORSE SHOE INN, CARAVAN SITE and CAR PARK at MARCROSS, Etc.

which

Messrs. ALFRED SAVILL & SONS

Chartered Surveyors

Will Offer for Sale by Auction as a whole or in 7 Lots (unless previously sold by private treaty)

at THE WHITEHALL ROOM, PARK HOTEL, CARDIFF

on TUESDAY, 24th OCTOBER, 1961

at 2.30 p.m. precisely

Auctioneers:

Messrs. ALFRED SAVILL & SONS

Chartered Surveyors

51a Lincoln's Inn Fields

London, W.C.2

(Telephone: HOLborn 8741)

Solicitors:

Messrs. MARTINEAU & REID

8 Princes Street

London, E.C.2

(Telephone: MONarch 3611)

General Remarks

The disposal of this Estate provides a unique opportunity to purchase a fine residential agricultural estate within easy reach of Cardiff and West Wales. The income from the agricultural properties is supplemented by income from minerals and other types of property, and the present moderate farm rents provide an opportunity of increasing the income almost immediately.

The greater part of the self-contained property surrounding the country residence known as Ty-Fry House, Pendoylan, is offered with vacant possession, including two farms comprising some 206 acres. In addition nearby Bryn Farm, Pendoylan, comprising some 154 acres is offered with vacant possession.

Although offered first as a whole the property will, if not so sold be offered in Seven Lots as described in these Particulars.

Sporting rights over the properties include shooting rights in hand, and variously let, as shown in these Particulars under the respective Lots. There is fishing in the River Ely, and on two lakes as described under Lot 1. The area is covered by the Pentyrch and Glamorgan Hunts.

Summary of Lots in Order of Sale

Note:—Lots 1 to 7 will first be offered as a whole and if not sold will subsequently be offered individually as lotted.

Lot Number	Plan	Description	Acreage	Income from Lands Let
GLAMORGANSHIRE				
LOT 1	A	THE TY-FRY ESTATE, PENDOYLAN including:— TY-FRY HOUSE, TWO LODGE HOUSES, TY-FRY FARM (140 acres), WARREN FARM (61 acres) WOODLANDS (85 acres), GRAZING LAND (10 acres) well managed SHOOTING and FISHING with early possession and ONE FARM, GRAZING LAND, TWO COTTAGES, FORESTRY LAND (247 acres), and further FISHING RIGHTS as at present let	638·287	853 0 8
LOT 2	B	LANDS AT PETERSTON AND PENDOYLAN A Valuable Agricultural Investment including:— BRYN FARM (154 acres) and DUFFRYN MAWR FARM (56 acres) with early possession and ELEVEN FARMS, TWO HOUSES, ONE COTTAGE, ACCOMMODATION LAND, FISHING and SHOOTING RIGHTS, etc., as at present let	1,366·395	3,479 3 1
LOT 3	C	LANDS AT YSTRADOWEN AND WELSH ST. DONATS A Valuable Agricultural Investment including:— EIGHT FARMS, GRAZING LAND, ONE COTTAGE, ONE GROUND RENT, ONE ACRE OF BUILDING LAND, SPORTING RIGHTS, etc., as at present let	1,063·577	1,957 2 1
LOT 4	D	THE LLANTRITHYD ESTATE A Valuable Agricultural Investment including:— PENTRE FARM (173 acres) THE ESTATE YARD and other lands in hand principally woodland (22 acres) with early possession and FIFTEEN FARMS, ACCOMMODATION LAND, TEN HOUSES AND COTTAGES, THREE GROUND RENTS, MINERAL AND SPORTING RIGHTS, etc., as at present let	2,388·606	6,697 18 4
LOT 5	E	THE ST. MARY HILL ESTATE A Valuable Agricultural and Mineral Investment including:— 21 acres WOODLAND in hand and The Limestone Workings known as RUTHIN QUARRIES, SIX FARMS, 180 acres LAND for Smallholdings, further MINERAL RIGHTS, SPORTING RIGHTS, etc., as at present let	955·327	4,291 14 5 <small>(including average gross royalties from limestone workings)</small>
LOT 6	F	LANDS AT PENMARK Valuable Agricultural Lands including:— 25 acres of WOODLAND in hand and TWO LARGE FARMS let, FOUR GROUND RENTS, small SITE in the village of FONMON, SPORTING RIGHTS, etc., as at present let ...	582·321	1,130 19 7
LOT 7	G	LANDS AT MARCROSS Valuable Coastal Properties including:— A SMALL CARAVAN PARK, THE HORSE SHOE INN (Free House), VILLAGE FARM (213 acres) with NASH POINT HEADLAND and CAR PARK as at present let... ..	213·852	987 1 10
TOTAL—LOTS 1-7			7,208·365	£19,397 0 0

LOT 1

LARGELY WITH VACANT POSSESSION

THE VALUABLE

Self-Contained Sporting and Residential Estate

KNOWN AS

TY-FRY ESTATE

in the parish of Pendoylan

and including

The Country Residence known as TY-FRY HOUSE, TWO LODGE HOUSES, TY-FRY FARM (140 acres) with generous farm and estate buildings and two cottages, WARREN FARM (61 acres), GRAZING LAND (10 acres), WOODLANDS (85 acres) with one old cottage, well managed SHOOTING and FISHING. All in hand or let on a short-term basis
WITH NEAR VACANT POSSESSION

and

WARREN MILL FARM, GRAZING LAND, TWO COTTAGES, FORESTRY LAND (247 acres), and further FISHING RIGHTS, etc.

AS AT PRESENT LET

in all

ABOUT **638·287** ACRES

with income from lands let currently amounting to

PER **£853 0s. 8d.** ANNUM

All as set out in the following particulars, subject to the General Remarks and General and Special Conditions of Sale, and to the Wayleaves, Easements, Rights of Way, etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 1

Item No. on Plan A	Colour	Property	Tenant	Acreage	Rent per annum
					£ s. d.
1	Pink	Ty-Fry Farm	In hand	140·224	—
2	Green	Ty-Fry House	Part in hand	4·790	—
		Part let furnished	Mr. D. H. Robinson		273 0 0
3	Blue	Coed Leyshon Wood, etc.	In hand	85·670	—
4	Yellow	Tyn-y-Coed Cottage	In hand	0·437	—
5	Yellow	Warren Farm	In hand	60·912	—
6	Green	Ty-Fry Lodge—let furnished to	Miss A. W. Hellier	0·554	182 0 0
7	Green	Plwcca Lodge—let furnished to	Mr. S. H. Gibbon	0·223	130 0 0
8	Blue	Grazing Land—Efail Dew— let until 2nd February, 1962, to	Mr. L. Lewis	10·616	23 13 4
9	Green	Grazing Land—Cold Harbour	Mr. B. E. Bullock	47·984	29 3 0
10	Yellow	Tre-Dodridge Cottages	{ Mr. W. Hatherall Mr. J. W. Leader }	0·269	42 0 8
11	Brown	Warren Mill Farm... ..	Mr. R. R. Powell	38·969	109 6 11
12	Purple	Warren Woodlands	Forestry Commission	247·639	49 11 9
		Shooting Rights	In hand	—	—
		Fishing Rights	Part in hand	—	—
		Part let	The Bute Angling Society	—	10 0 0
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	4 5 0
Totals ...				638·287	£853 0 8

OUTGOINGS:

Tithe Redemption Annuities... .. £14 3 2

LOT 1—Item 1
(Coloured *Pink* on Plan A)

THE GOOD T.T. LICENSED
Dairy Farm & Estate Buildings

KNOWN AS

TY - FRY FARM

Within the parish of Pendoylan and comprising:—
ABOUT 140·224 ACRES
IN HAND

Recently the home of the Pysgodlyn Herd of Pedigree Friesians the farm extends over the Parkland of Ty Fry House and has two cottages occupied by employees with an extensive group of buildings as follows:—

TY-FRY COTTAGE

At the homestead and part of a large range of stone with slate buildings is a modernised cottage containing:—
Sitting Room, Kitchen/Living Room, Scullery and Larder, Three Bedrooms, Bathroom, and W.C.
Outside Coal Store.

SERVICES

Mains Water and Electricity. Cesspool Drainage.

SMITHY COTTAGE

On the roadside at the South-East corner of the farm at O.S. 709 and built of stone, roughcast with slate and Roman tiles containing:—

Sitting Room, Living Room, Kitchen and Larder, with Two Bedrooms, Bathroom and separate W.C.
Large Outhouse, once the old forge, and Coal Store.

SERVICES

Mains Water and Electricity, Cesspool drainage.

THE FARMBUILDINGS

At the homestead and principally constructed of stone with slate with some modern extensions comprise:—

T.T. Cow Shed to tie 24; **Meal Store; Dairy; Bull Pen** with yard; 5-bay open-fronted **Implement Shed**; timber and corrugated iron **Poultry Shed; Tractor Garage**; 4-bay steel **Dutch Barn** with 4-bay lean-to; **Wagon Shed** with lean-to **Poultry House**; grouped around Stock yard are: 7-bay **Stock Shed** with cattle crush; **Poultry House; Five Pigsties; Boiler House** with Loft over; **Three Pig Pens; Two deep litter Poultry Houses and Store.**

Adjoining the cottage are: **Hay Barn** with **Root Store and Implement bay, Box, Poultry Housing, and Calf House** with **Grain Loft** over, and **Sheep Dip.**

The Clock tower two-storey building contains: **Loose Box, Mill and Mixing Room, Calf Box, Store with Granary** over.

SERVICES

Mains Water and Electricity are connected to the principal group of farm buildings.

OUTLYING BUILDINGS

In field O.S. No. 707 are timber and corrugated iron **Stock Shed** with Yard and concrete and asbestos **Silo/Barn.**
In field O.S. No. 454 is a timber and corrugated iron **Stock Shelter.**

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
PARISH OF PENDOYLAN				<i>Brought forward</i> ...	94·117
277	Arable ...	16·557	274	Pasture ...	2·383
Pt. 697	Buildings and Cottage in Yard, etc. ...	2·914	275	Ruined Buildings and Pasture ...	0·427
697A	Pond ...	0·103	669	Pasture ...	0·197
698	Pasture in Two Parts ...	17·320	670	Arable ...	1·938
698A	Pasture ...	2·413	671	Arable ...	2·008
699	Rough Pasture ...	0·438	672	Woodland and Rough Pasture ...	1·128
701	Arable and Pasture in Three Parts... ..	16·759	673	Rough Pasture ...	1·844
707	Open Shed and Yard ...	0·266	449	Pasture ...	0·568
708	Arable ...	8·584	450	Pasture ...	3·856
709	Smithy Cottage ...	0·418	453	Arable ...	3·920
717	Pasture ...	8·315	454	Rough Pasture and Shed ...	0·765
718	Arable ...	3·887	455	Arable ...	4·884
269	Arable ...	2·995	456	Arable ...	4·878
270	Arable ...	3·269	458	Arable ...	3·780
271	Arable ...	2·751	Pt. 459	Arable ...	4·129
272	Arable } In One Field ...	{ 3·392	665	Arable ...	3·357
273	Arable } ...	{ 3·736	411	Pasture ...	6·045
<i>Carried forward</i> ...				Total ...	140·224
					<u>140·224</u>

Note:—This property has been farmed by the Vendors for a number of years and will be sold with the benefit of

VACANT POSSESSION

LOT 1—Item 2
(Coloured *Green* on Plan A)

The Fine Country House and Grounds

KNOWN AS

TY - FRY HOUSE

occupying

ABOUT **4.790** ACRES

at O.S. No. 696 and Pt. O.S. No. 697

IN HAND AND PART LET FURNISHED

This well built house is constructed in stone with inter-locking tile roof and stands in well laid out grounds with ornamental lake and views across the parkland. The house is at present sub-divided to form two self-contained Maisonettes.

Occupation

No. 1	Let furnished	...	...	...	Mr. D. H. ROBINSON	...	...	...	£273 0 0 per annum Exclusive of rates
No. 2	In hand	...	...	...	Farm Bailiff	...	...	...	Rent and rates free

THE ACCOMMODATION

No. 1 Maisonette comprises:—

Large Dining Room, Large Sitting Room, Kitchen and Larder, Hall, Cloakroom and W.C., with cellar, and on the First Floor: Three Bedrooms, Bathroom and W.C.

No. 2 Maisonette comprises:—

Sitting Room, Dining Room, Kitchen and Larder, with cellar, and on the First Floor: Two Bedrooms, Bathroom and W.C. and on the Second Floor: Two Attic Rooms.

OUTBUILDINGS

There is a lean-to Coal Shed at the West side of the house.

SERVICES

Mains Water and Electricity. Cesspool Drainage.

GARDEN AND GROUNDS

There are pleasant grounds attached to the property extending over an area of approximately 4¾ acres and including an ornamental lake, many interesting trees and shrubs and Kitchen Garden situated on the West side of the house now divided between the two maisonettes.

The whole property has interesting possibilities and is set in a well chosen position.

RATES:—

No. 1 Maisonette: Gross Annual Value: £52. Rateable Value: £42.

No. 2 Maisonette: Gross Annual Value: £26. Rateable Value: £19.

Tenancy of Maisonette No. 1

Mr. D. H. ROBINSON occupies on a quarterly tenancy the rent for which is payable in advance.

Note:—This property could easily be reconverted for single occupation for use as a private residence or in conjunction with Ty-Fry Farm.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Pt. 697	House, Garden and Grounds	4.192
696	Lake	0.598
	Total	4.790

FURNITURE

This property is sold subject to the existing quarterly furnished letting of Maisonette No. 1. All furniture which is the property of the Vendors is included in the Sale; an inventory of this furniture may be inspected at the Radcliffe Estate Office.

LOT 1—Item 3

(Coloured *Blue* on Plan A)

A Compact Block of Dedicated Woodland

KNOWN AS

COED LEYSHON WOOD

Situated to the North and West of Ty-Fry House

and sundry small areas of woodland in hand
and comprising in all

ABOUT **85.670** ACRES
IN HAND

GENERAL

The woodlands are situated on the Western slope of the Ely Valley between 200 ft. and 400 ft. above sea level with general aspect East to North. Soil depth is good and rainfall about 30 inches per annum.

THE TREES

The greater part of the area carries a mixed crop of hardwoods: Oak, Ash, Elm and Chestnut with Birch and Alder.

There are about 15 acres chestnut and alder coppice, 3 acres of pure conifers planted 1954, 4 acres of mixed conifers and hardwoods planted 1960, and 7 acres of mixed conifers and hardwoods planted 1961.

DEDICATION

This item is sold subject to the terms of the Deed of Dedication with the Forestry Commissioners dated 16th March, 1961.

OBJECTS OF MANAGEMENT

An approved Plan of Operations for the working of this Dedicated Woodland is in existence for the period from 1960 to 1969. The general objects of management are to plant up the majority of the area with mixed hard and softwood forest, retaining some of the coppice. Consideration is to be given to sport and game preservation.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>								<i>Acreage</i>
663	...	...	...	...	...	...	...	0.426
664	...	...	...	...	...	...	...	0.315
693	...	...	...	...	...	...	...	6.182
694	...	...	...	...	...	...	...	2.037
695	...	...	...	...	...	...	...	75.262
702	...	...	...	...	...	...	...	1.310
704	...	...	...	...	...	...	...	0.138
							Total ...	85.670

LOT 1—Item 4

(Coloured *Yellow* on Plan A)

The Old Woodman's Cottage

KNOWN AS

TY'N - Y - COED COTTAGE

PENDOYLAN

Situated at the Eastern extremity of Coed Leyshon Wood at O.S. No. 700

Occupying a site of

ABOUT **0.437** ACRES
IN HAND

This old cottage with two rooms on the ground floor and two rooms above was condemned by the Cardiff Rural District Council in 1956 and planning permission was granted for change of use for storage of agricultural produce.

LOT 1—Item 5
(Coloured *Yellow* on Plan A)

THE COMPACT T.T. LICENSED

Dairy Farm

KNOWN AS

WARREN FARM

within the parishes of Welsh St. Donats and Pendoylan
and comprising

ABOUT **60.912** ACRES

IN HAND

Farmed in conjunction with Ty-Fry Farm, Item 1 in these Particulars.

THE FARMHOUSE

Situated on high ground at the Southern side of the farm and approached by a private farm road is constructed in stone part rendered with slate roof and contains:—

Sitting Room, Kitchen/Living Room, Pantry, Scullery and Dairy, Four Bedrooms, Bathroom and W.C.
Outside is a small Store and W.C.

SERVICES

Mains Water and Electricity. Cesspool Drainage.

THE FARMBUILDINGS

Adjoining and grouped around the farmhouse the farmbuildings principally constructed in stone with slate have been extensively modernised and improved in recent years. The accommodation comprises:—
Abutting to the Farmhouse a **Barn** with corrugated iron roof; deep litter **Poultry House** formerly cart shed, with **Two Pig Pens**. Range comprising **Two Loose Boxes, Food Store, T.T. Cow Shed** to tie 10, and **Dairy**. Detached modern 3-bay **Silo/Barn** with 3-bay lean-to **Covered Yard** constructed in steel and timber with asbestos roofing and concrete flooring.

RIGHT OF WAY

There is a right of way to this farm over field O.S. No. 184 now leased to the Forestry Commission (Item 12) The Forestry Commission have undertaken to pay 25% of the reasonable cost of maintaining this roadway during the continuance of their long lease.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Pendoylan		
720	Arable	12.779
Pt. 721	Rough Pasture	0.250
726	Arable	10.738
Parish of Welsh St. Donats		
Pt. 176	Wood	0.060
177	Rough Pasture	1.744
178	Arable	12.332
179	Arable	0.618
Pt. 195	Arable	16.780
183	Part Arable, Part Pasture	3.888
Pt. 175	Rough Pasture	0.270
Pt. 174	Rough Pasture	0.030
Pt. 194	Rough Pasture	0.160
Pt. 193	Rough Pasture	0.030
Pt. 181	Rough Pasture	0.280
180	House, Buildings, etc.	0.803
Pt. 192	Rough Pasture	0.150
Total ...		60.912

Note:—This property has been farmed by the Vendors for the past season and was previously farmed for a number of years by the tenant of Ty-Ganol Farm, Llantrithyd (Lot 4, item 13).

The property will be sold with the benefit of:—

VACANT POSSESSION

LOT 1—Item 6
(Coloured Green on Plan A)

THE ATTRACTIVE
Detached House

KNOWN AS

TY - FRY LODGE

Situated at the entrance to Ty-Fry House and standing at O.S. No. 715, Parish of Pendoylan

ABOUT **0.554** ACRES

let as follows:—

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Miss A. W. HELLIER	Furnished letting from 2nd August, 1958, on a quarterly tenancy.	£ s. d. 182 0 0 per annum Exclusive of rates.

The lodge, in a parkland setting and with superb view towards the Welsh mountains, is of similar design and quality as Plwcca Lodge described as Item 7. The accommodation comprises:—

Front Porch, Sitting Room, Dining Room, Kitchen and Larder.

Three Bedrooms, Bathroom and W.C.

There is a central heating system installed and outbuildings comprising:

Coal Shed, Wood Shed and Two Stores.

SERVICES

Mains Water and Electricity. Cesspool Drainage.

RATES:—

Gross Annual Value: £23.

Rateable Value: £16.

FURNITURE

This property is sold subject to the existing quarterly furnished letting. All furniture which is the property of the Vendors is included in the Sale; an inventory of this furniture may be inspected at the Radcliffe Estate Office.

LOT 1—Item 7
(Coloured Green on Plan A)

The Detached House

KNOWN AS

PLWCCA LODGE

Situated on the Eastern side of Ty-Fry Farm at the roadside and standing at O.S. No. 703, Parish of Pendoylan

ABOUT **0.223** ACRES

let as follows:—

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. S. H. GIBBON	Furnished letting from 9th May, 1955 on a monthly tenancy.	£ s. d. 130 0 0 per annum Exclusive of rates

This lodge which is splendidly sited with commanding views across the Ely Valley is of pleasing architectural design and is well constructed of stone with decorative tile roof and dressed stone windows and mullions. The well arranged accommodation comprises:—

Front Porch, Cloakroom, Sitting Room, Dining Room, Kitchen and Larder.

Two Bedrooms, Bathroom and W.C.

The enclosed back porch has **Fuel Store and W.C.**

SERVICES

Mains Water and Electricity, Cesspool drainage.

RATES:—

Gross Annual Value: £20.

Rateable Value: £12.

FURNITURE

This property is sold subject to the existing monthly furnished letting. All furniture which is the property of the Vendors is included in the Sale; an inventory of this furniture may be inspected at the Radcliffe Estate Office.

LOT 1—Item 8

(Coloured *Blue* on Plan A)

The Useful Grazing Land

KNOWN AS

EFAIL - DEW LAND

Situated between two roads in the parish of Pendoylan and to the West of Tre-Dodridge Village.

Comprising:—

ABOUT **10.616** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. L. LEWIS	Annual Tenancy ending on 2nd February, 1962.	£ s. d. 23 13 4 per annum (apportioned)

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Pendoylan		
209	Arable	1.200
210	Pasture	2.031
243	Arable	1.774
244	Pasture	2.019
245	Pasture	3.592
Total		10.616

Note:—This land is at present let to Mr. L. Lewis with Dyffryn Mawr Farm, Pendoylan (Lot 2—Item 8) and the rent shown above has been apportioned for the purpose of this Sale. The Vendors have accepted notice to quit from Mr. Lewis and the property is offered from the 2nd February, 1962.

WITH VACANT POSSESSION

LOT 1—Item 9

(Coloured *Green* on Plan A)

The Large Block of Grazing Land

KNOWN AS

COLD HARBOUR LAND

Situated to the South of a public road in the parish of Pendoylan and to the West of Tre-Dodridge

Comprising:—

ABOUT **47.984** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. B. E. BULLOCK	Annual tenancy from 2nd February, 1939	£ s. d. 29 3 0

The land comprises useful stock rearing grassland.

BUILDING

At O.S. No. 266 and close to the road is a well constructed stone and slate **Implement Shed.**

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Pendoylan		
247	Pasture	3.647
248	Woodland and Rough Pasture	2.390
251	Pasture	2.938
261	Pasture	10.083
262	Pasture	4.627
263	Arable ...	4.514
264	Pasture	4.372
266	Pasture and Shed	8.709
266A	Pasture	0.530
268	Pasture	1.335
268A	Pasture	0.625
682	Pasture	2.628
683	Pasture	1.420
685	Ruined Buildings, etc.	0.166
Total		47.984

LOT 1—Item 10
(Coloured Yellow on Plan A)

A Pair of Semi-Detached Agricultural Cottages

KNOWN AS

TRE-DODRIDGE COTTAGES

Situated at Tre-Dodridge Village, Pt. O.S. No. 229

On a site of

ABOUT **0.269** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. W. HATHERALL	Monthly from 4th March, 1929	£ s. d. 21 0 4 per annum inclusive of rates
Mr. J. W. LEADER	Monthly from 1st January, 1928	21 0 4 per annum inclusive of rates

This pair of picturesque old stone and slate cottages with blue brick chimneys and colour-washed exterior walls is beside the main road and the accommodation in each cottage comprises:—

Kitchen/Living Room, Sitting Room, Scullery, with Two Bedrooms.

SERVICES

Mains Water, Electricity and Earth Closets

RATES:—

Gross Annual Values: £19 on each

Rateable Values: £12 on each.

SCHEDULE

No. 1 Tre-Dodridge Cottages	Pt. O.S. 229	0.134 acres
No. 2 Tre-Dodridge Cottages	Pt. O.S. 229	0.135 acres

LOT 1—Item 11
(Coloured *Brown* on Plan A)

A Small Farm

KNOWN AS

WARREN MILL FARM

in the parishes of Pendoylan and Welsh St. Donats and on both sides of a public road

comprising:—

ABOUT **38·969** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. R. R. POWELL	Annual tenancy from 2nd February, 1945...	£ s. d. 109 6 11

THE FARMHOUSE

The Farm House, constructed in stone and brick partly roughcast with slate roof, is set close to the road and contains:—

Sitting Room, Dining Room, Kitchen, utility room in course of conversion to Bathroom by tenant, Four Bedrooms.

SERVICES

Mains Water and Electricity. Earth closet.

THE FARMBUILDINGS

Close to the farmhouse are The Old Mill building constructed of stone with slate and containing: Store and Workshop with Loft over. Pair of detached cottager Pigsties.

Beside the road and a short distance from the house are brick and asbestos Cow Sheds to tie 10, and to tie 6, with small concrete yard, small timber and asbestos Dairy; lean-to timber and corrugated iron Tractor and Implement Shed; lean-to Store and Tractor Garage; 4-bay steel Dutch Barn.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Welsh St. Donats		
186	Warren Mill Pond	1·800
187	House, Mill, etc.	0·610
188	Pasture	0·457
189	Arable	1·514
Parish of Pendoylan		
556	Pasture	5·063
557	Pasture	1·060
Pt. 565	Pasture	0·150
Pt. 649	Pasture	3·050
650	Pasture	1·518
729	Warren Mill Pond	2·399
730	Arable	1·065
733	Pasture	2·690
734	Pasture	1·105
735	Pasture	0·352
736	Buildings, etc.	0·815
712	Pasture	7·515
727	Pasture	6·332
728	Rough Pasture	0·999
185	Rough Pasture	0·475
Total ...		38·969

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The electricity installations.
- (b) As tenants fixtures:
Lean-to Store and Tractor Garage to gable end of cowshed for 6, the 4-bay Dutch Barn.

LOT 1—Item 12
(Coloured *Purple* on Plan A)

A Large Block of Woodland

KNOWN AS

WARREN WOODS

in the parishes of Pendoylan, Welsh St. Donats, and Llancarfan.

and comprising

ABOUT **247·639** ACRES

let on long lease to the

FORESTRY COMMISSION

and producing

PER **£49 11s. 9d.** ANNUM

THE LAND

The land is well managed as productive woodlands and the Forestry Commission have built two modern bungalows occupied by Forestry workers with some adjoining lands to each forming smallholdings. These bungalows are situated at O.S. No. 721 and O.S. No. 184.

LEASE

The land is let under the terms of a lease dated 16th June, 1928, for 180 years, commencing 2nd February, 1928. During the last year a portion of the land under the original lease has been surrendered comprising Warren Farm (Item 5). The balance of land retained by the Forestry Commission is 247·639 acres in accordance with the Schedule below.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Pendoylan		
Pt. 721	Bungalow Garden Buildings and Pasture and Woodland	26·961
723	Woodland	6·205
724	Pt. Pysgodlyn Mawr Lake	0·448
725	Woodland	1·340
Parish of Welsh St. Donats		
135	Pt. Pysgodlyn Mawr—Lake... ..	4·788
136	Woodland	40·220
137	Woodland and Forester's House	12·772
Pt. 174	Woodland	7·725
Pt. 175	Woodland	17·776
Pt. 176	Woodland	8·158
Pt. 181	Woodland	1·334
184	Rough Pasture and Bungalow and Garden... ..	5·246
190	Woodland	0·338
Pt. 192	Woodland	17·835
Pt. 193	Woodland	14·126
Pt. 194	Woodland	9·728
Pt. 195	Woodland	9·648
411	Woodland	14·864
414	Woodland	5·167
Parish of Llancarfan		
1	Woodland	3·056
2	Woodland	1·477
Pt. 3	Woodland	0·159
4	Woodland	4·203
5	Woodland	2·677
6	Woodland	4·296
7	Woodland	12·971
7A	Pond	0·153
8	Woodland	3·621
9	Woodland	10·098
10	Woodland	0·249
Total ...		<u>247·639</u>

SHOOTING RIGHTS

The shooting rights over the whole of this Lot are in hand and are available to the Purchaser. The Ty-Fry shoot has been well managed by the Vendors for some years and a stock of pheasants has been maintained. The Vendors have in the past been able to rent the shooting rights over an additional area of some 80 acres being part of Meganfelin Wood lying to the West of Coed Leyshon Wood and contained by a road on the Western boundary. The possession of these rights has made a compact shoot of over 700 acres; we believe that a Purchaser would be able to negotiate a lease of these additional rights from the Forestry Commission who are the owners of the land concerned.

FISHING RIGHTS

Pysgodlyn Lake (about 5.236 acres)

The Pysgodlyn Lake is situated in a beautiful woodland setting close to the Northern Boundary of land now leased to the Forestry Commission under Item 12 of the Particulars of this Lot. The fishing rights are in hand and are available to the Purchaser. The Vendors have maintained a stock of trout in this lake, and some fine catches have been made.

Warren Mill Pond (about 4.199 acres)

The Warren Mill Pond situated close to the roadside and opposite Warren Mill Farm is included under Item 11 of the Particulars of this Lot. The fishing rights are reserved by the Landlord and the excellent coarse fishing in the Mill Pond is currently let to The Bute Angling Society on an annual basis under an agreement dated 22nd March, 1956, and at an annual rent of £10 0s. 0d.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Support

An Easement in respect of buttresses supporting a shed at Bryn-coch on the North-East boundary of Warren Farm is held by Mr. V. S. R. Vaughan and produces a rent of 1s. per annum.

Water Supply

An Easement in respect of a water supply pipe crossing Ty-Fry Farm at field O.S. No. 277 is held by the Executors of the late Mrs. Loosemore and produces a rent of £1 per annum.

Electricity Wayleaves

The South Wales Electricity Board wayleaves on this Lot currently produce rentals of £2 18s. 0d. per annum.

G.P.O. Wayleaves

The Post Office and Telephone wayleaves on this Lot currently produce rentals of 6s. per annum.

MINERALS

An area amounting to some 9.402 acres at field O.S. Nos. 411 and 665 being part of Ty Fry Farm (item 1) is sold subject to the mineral reservation contained in a conveyance dated 7th January, 1920, a copy of which may be inspected at the Radcliffe Estate Office.

LOT 2
THE VALUABLE
Freehold Agricultural Investment
 Comprising
LANDS AT
PETERSTON AND PENDOYLAN

including
BRYN FARM (154 acres) and adjoining DUFFRYN MAWR FARM (56 acres)
With near or immediate Vacant Possession
 and
11 DAIRY and STOCK FARMS, TWO HOUSES, ONE COTTAGE, ACCOMMODATION LAND, FISHING
and SHOOTING RIGHTS, ETC.

As at present let
 in all
ABOUT 1,366.395 ACRES
in the Parishes of Peterston-Super-Ely and Pendoylan

With income from lands let currently amounting to
PER £3,479 3s. 1d. ANNUM

All as set out in the following Particulars, subject to the General Remarks and General and Special Conditions of Sale; and to the Wayleaves, Easements, Rights of Way, etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 2

<i>Item No. on Plan B</i>	<i>Colour</i>	<i>Holding</i>	<i>Tenant</i>	<i>Acreage</i>	<i>Income</i>
1	Yellow	Bryn-Helygen Farm	Mr. N. R. Griffiths	178.289	£ 366 7 0
2	Green	No. 2 Castell-Bach Cottages	Mr. T. Dunn	0.183	16 12 0
3	Pink	Dyffryn Bach Farm	Mr. V. W. Thomas	122.386	301 0 0
4	Brown	Gwern-y-Gedrych Farm	Mr. N. W. Cramp	72.643	326 5 0
5	Blue	Maesaeson Farm	Mr. R. H. Jones	144.624	320 0 0
6	Pink	Alltisaf Farm	Mr. J. John	129.301	325 0 0
7	Brown	Ffos-y-crydd Farm	Mr. W. H. Bassett	25.608	95 0 0
8	Purple	Dyffryn Mawr Farm	Mr. L. Lewis	56.357	127 9 5
			With Vacant Possession on 2.2.1962.		
9	Green	Bryn Farm	In hand	153.952	—
			With Vacant Possession.		
10	Blue	Gwernygae Upper Farm	Mr. A. Guilford	88.030	235 16 5
11	Green	R.D.C. Rubbish Tip	Cardiff R.D.C.	1.112	7 10 0
12	Pink	Gwernygae Lower Farm	Mr. J. Thomas	109.369	296 13 10
13	Yellow	Morlanga Farm	Mr. W. D. Radcliffe	143.983	339 19 4
14	Brown	Backway Farm	Mr. L. A. Deverill	79.329	201 6 2
15	Green	Ty Draw-Farm	Mrs. M. J. Oriel	18.766	72 0 0
16	Red	Land in Peterston	Cardiff R.D.C.	0.016	1 10 0
17	Red	Pair of Cottages	Mr. H. A. Jeffcoate	0.546	197 11 0
			The Glamorgan Constabulary }		
18	Purple	Accommodation Land	Mr. I. R. Fairfax	41.901	62 16 11
		Fishing Rights	Taff and Ely Rod Fishing Assoc.	—	25 0 0
		Shooting Rights	Various	—	143 18 0
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	17 8 0
Totals ...				1,366.395	£3,479 3 1

OUTGOINGS:

Tithe Redemption Annuities (Apportionment to be confirmed) £58 3 0

Special Note: The Cardiff Rural District Council have recently completed main sewerage scheme in the village of Peterston-Super-Ely.

LOT 2—Item 1
(Coloured Yellow on Plan B)

THE VALUABLE
T.T. Licensed Dairy Farm

KNOWN AS

BRYN-HELYGEN FARM

Situated in the Ely Valley, North of the village of Pendoylan, comprising:—

ABOUT **178·289** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. N. R. GRIFFITHS	Annual tenancy from 2nd February, 1956.	£ s. d. 366 7 0 per annum

The Farm comprises:—

FARMHOUSE

Set a short way beyond the farmbuildings and approached by a private farm road, is constructed mainly of brick and colourwashed with roman tile roof and contains: **Hall, Sitting Room, Dining Room, Kitchen, Larder, Pantry, Three Bedrooms, Boxroom, Bathroom and W.C.** *Outside* are a **Coal Store and Outhouse.**

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

Detached and near the farmhouse, of stone and slate are:—

Open ended **Implement Shed and Store.** At the main farmbuildings, grouped around two yards (one concreted) are:—**Six-stall Milking Parlour, Dairy, Meal Store, Loose Box.** Two-storey building containing **Food Store and Stock Shed** with **Granary** over, **Stock Shed, Calf Shed, Cowhouse** to tie 7, **Loose Box, Cowhouse** to tie 5, Two cottager **Pigsties,** Lean-to timber and corrugated iron **Store,** also a **Five-bay steel Dutch Barn** with large lean-to enclosed **Covered Yard** roofed with asbestos.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Pendoylan					
42	Pasture	6·195	305	Pasture	6·233
Pt. 43A	Woodland and Rough Pasture	4·977	306	Pasture	4·707
45	Pasture	5·707	326	Woodland and Rough Pasture	1·499
46	Pasture	10·184	327	Pt. Arable Pt. Pasture	3·472
47	Pasture	7·378	328	Arable	10·549
48	Pasture	2·821	329	Arable	8·614
141	Pasture	4·527	330	Pasture	4·337
142	Pasture	0·707	331	Pasture	0·444
142A	Woodland and Rough Pasture	0·778	332	House and Garden	0·305
142B	Pasture	1·495	333	Farm Buildings etc.	0·451
143	Pasture	22·174	334	Pasture	3·435
144	Arable	5·254	335	Pasture	0·230
145	Pasture	1·629	336	Pasture	2·387
292B	Woodlands	1·125	337	Pasture	8·639
293	Pasture	0·212	338	Arable	6·241
294	Woodland	2·407	339	Pasture	2·543
297	Pasture	2·961	354	Arable	7·295
300	Arable	9·863	361B	Woodland	1·000
301	Pasture	7·356	369B	Rough Pasture	0·405
302	Pasture	1·327	304	Woodland	2·778
303	Woodland	0·540	307	Woodland	3·108
<i>Carried forward</i>				Total	178·289

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as improvements carried out with the Landlord's consent:—Concreting to Yards, Milking Parlour, Dairy, Lean-to covered Yard to existing Dutch barn; Electrical installations to the farmhouse and buildings; 5-bay steel Dutch Barn.

LOT 2—Item 2

(Coloured *Green* on Plan B)

The Semi-Detached Cottage

KNOWN AS

No. 2 CASTELL-BACH COTTAGES

PENDOYLAN

Situated at the roadside and North of the village at O.S. No. 298, comprising:—

ABOUT 0·183 ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. T. DUNN 	Statutory Controlled Weekly Tenancy. No written Agreement.	£ s. d. 16 12 0 Exclusive of rates

The Western half of a pair of semi-detached cottages.

The Cottage is substantially built of stone with brick quoins and slate roof and the accommodation comprises:—

On the Ground Floor: **Sitting Room, Kitchen/Living Room and Scullery** with outside earth closet.

On the Upper Floor: **Three Bedrooms.**

This property is not at present wired for electricity but mains supply is available at the adjoining cottage.

Note:—This cottage has not been modernised but lends itself to a modernisation scheme which would attract the appropriate grant aid.

RATES:—

Gross Annual Value: £18.

Rateable Value: £11.

LOT 2—Item 3
(Coloured *Pink* on Plan B)

THE VALUABLE

T.T. Licensed Dairy Farm

KNOWN AS

DYFFRYN-BACH FARM

Situated in the Ely Valley to the North of the village of Pendoylan and comprising:—

ABOUT **122.386** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. V. W. THOMAS	Annual tenancy from 2nd February, 1956.	£ s. d. 301 0 0 per annum

The Farm comprises:—

FARMHOUSE

Close to the farmbuildings and approached by a private farm road, is constructed of stone partly roughcast, with slates. The accommodation comprises:—

Dining Room, Sitting Room, Utility Room, Kitchen, Larder, Scullery with bath, Five Bedrooms. Outside are **Coal Shed, Lean-to Store, E.C., Garden, Shed and Garage.**

SERVICES

Mains Water and Electricity.

COTTAGE

No. 1 Castell-Bach Cottages, the Eastern cottage of a pair of sturdy cottages situated at O.S. No. 298, beside the road, is let with this farm. The construction is of stone with brick quoins and slate roof and the accommodation comprises:—

Sitting Room, Kitchen/Living Room, Scullery, Three Bedrooms and outside **E.C.**

Mains Electricity is connected.

FARMBUILDINGS

At the homestead are a stone and slate range grouped around two concrete yards containing:—

Loose Box with Loft over. T.T. Cow Sheds to tie 8 and to tie 2. Food Store with Grain Loft over. T.T. Cow Sheds to tie 5 and to tie 5. Open fronted Stock Shed. Store. Stock Shed. Open ended Wagon Shed. Two Pigsties, with detached brick with asbestos T.T. Cow Shed to tie 8. To the rear are Four-bay steel Dutch Barn with large Lean-to, range of timber and corrugated iron Stock and Poultry Sheds, and to the farmhouse are timber lean-to Cart Shed and detached timber and corrugated iron Dairy.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Pendoylan		
15	Pasture and Arable	7.838
18	Arable	6.291
19	Arable	4.833
28	Arable	5.012
29	Pasture	5.540
31	Pasture	0.091
33	Pasture	0.176
Pt. 37	Pasture	0.819
38	Pasture	0.551
39	Pasture	13.875
39A	Stream... ..	0.226
40	House, Buildings etc.	1.196
41	Pasture	8.088
44	Pasture	5.960
308	Pasture	4.976
309	Pasture	7.915
310	Pasture	4.608
311	Pasture	4.190
312	Pasture Maendy-Bach	0.298
313	Pasture	1.688
314	Pasture	4.083
315	Pasture	2.372
317	Pasture	4.746
318	Pasture	2.518
319	Pasture	5.522
320	Pasture	10.387
325	Pasture	8.403
Pt. 298	Castell-Bach Cottage and Garden	0.184
Total ...		122.386

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as improvements carried out with the Landlord's consent:—Main Water supply to house, buildings and three field troughs; Electrical installations; Dutch Barn with lean-to; Bath fitted in farmhouse; Garage and lean-to Store.

LOT 2—Item 4

(Coloured *Brown* on Plan B)

THE USEFUL

T.T. Licensed Dairy Farm

KNOWN AS

GWERN-Y-GEDRYCH FARM

Situated in the Ely Valley in the Northern part of the parish of Peterston-Super-Ely, and comprising:—

ABOUT **72·643** ACRES

recently let by tender.

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. N. W. CRAMP	Annual tenancy from 2nd February, 1961.	£ s. d. 326 5 0

The Farm comprises:—

FARMHOUSE

Situated with the farmbuildings and approached by a private farm road, the farmhouse is constructed of stone and slate and contains:—

Sitting Room, Kitchen/Living Room, Scullery/Larder, Three Bedrooms, Bathroom and W.C.
Outside are a Store Shed and Coal House.

SERVICES

Mains Water. Cesspool Drainage.

Note:—An agreement has been made for the supply of Mains Electricity to the farmhouse and buildings and the Vendors will be liable for a capital contribution of £90 and for the cost of electric wiring to the farmhouse and buildings.

FARMBUILDINGS

At the homestead and constructed mainly of stone or brick with slate or corrugated asbestos, the farmbuildings comprise:—

Adjoining the farmhouse a Stock Shed with ties for 6 with Loft above, Two-stall Stable and Loose Box. A detached range containing Cow Sheds to tie 7 and to tie 8, Calf Shed, pair detached cottager Pigsties. Cow Shed to tie 6. Three-bay timber and corrugated iron Dutch Barn. Lean-to Wagon Shed. Detached Dairy and lean-to Engine House.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely		
138	Pasture	3·200
139	Pasture	4·850
140	Pasture	5·964
142	Pasture	4·744
143	Pasture	1·044
144	Pasture	1·578
145	Pasture	1·914
146	Pasture	5·764
147	Pasture	5·186
148	House, Buildings etc.	0·953
149	Pasture	0·600
150	Pasture	3·523
151	Pasture	1·602
152	Pasture	1·928
154	Arable	5·440
155	Arable	5·058
157	Roadway	0·295
158	Arable	3·068
Pt. 166	Arable	1·282
167	Arable	3·324
168	Wood	1·143
175	Pasture	3·832
130	Arable	6·351
	Total ...	72·643

LOT 2—Item 5
(Coloured *Blue* on Plan B)

THE VALUABLE
T.T. Licensed Dairy Farm
KNOWN AS
MAESAESON FARM

Situated in the Ely Valley in the parish of Peterston-Super-Ely and comprising:—

ABOUT **144·624** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. R. H. JONES	Annual tenancy from 2nd February, 1957.	£ s. d. 320 0 0 per annum

The Farm comprises:—

FARMHOUSE

Set close to the farmbuildings and approached by a short farm road, the farmhouse is constructed of brick and stone with rendered walls and slate roof. The accommodation comprises:—

Dining Room, Sitting Room, Kitchen/Living Room, Scullery, Larder, Three Bedrooms, Bathroom. Outside E.C.

SERVICES

Mains Water and Mains Electricity.

FARMBUILDINGS

Grouped around the main farmyard and mainly constructed of stone with slate are:—

A two-storey range containing old **Stable** for 3, **Store, Stock Shed** for 6 with **Grain Loft** over. Range of double **T.T. Cow Sheds** to tie 20 and to tie 12 with **Dairy**. Detached **Loose Box** and pair of **Pigsties**. Behind the main buildings are a large timber and corrugated iron **Stock Shed** and **Poultry House** with lean-to **Implement Shelter**. Also to the rear of the main barn is an uncovered **Silo** of concrete construction.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely					
169	Pasture	5·236	216	Rough Pasture	87·187
170	Pasture	13·880	217	Pasture	2·709
173	Pasture	12·575	587	Pasture	3·910
173A	Pasture	0·747	589	Pasture	4·800
174	Arable	7·612	592	Pasture	8·251
178	Wood	2·055	592A	Pasture	5·688
179	Pasture	4·025	597	Pasture	2·425
180	Pasture	3·702	171	Wood	1·500
181	Pasture	3·430	172	Wood	0·607
209	Pasture	8·116	Pt. 166	Pasture	0·100
210	House, Buildings, etc.	1·046	218	Pasture	3·938
210A	Pasture	0·278	220	Arable	4·802
211	Pasture	6·731	221	Pasture	0·537
212	Arable	5·620	222	Wood	3·104
213	Pasture	1·744	223	Arable	2·991
214	Pasture	5·180	176	Pasture	7·909
215	Pasture	5·200	177	Pasture	2·759
<i>Carried forward</i>		87·187	Total		144·624

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as improvements carried out with the Landlord's consent:—

The Bathroom in the farmhouse; the Electrical Installations; the uncovered Silo.

LOT 2—Item 6
(Coloured Pink on Plan B)

THE USEFUL
T.T. Licensed Dairy & Stock Farm

KNOWN AS

ALLT-ISAF FARM

In the parish of Peterston-Super-Ely and comprising:—

ABOUT 129·301 ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. J. JOHN	Annual tenancy from 2nd February, 1957.	£ s. d. 325 0 0 per annum

The Farm comprises:—

FARMHOUSE

Set beside the main road, the farmhouse is well constructed of roughcast stone with slate roof. The accommodation comprises:—

Sitting Room, Dining Room, Kitchen/Living Room, Larder, Scullery, Four Bedrooms, Bathroom and W.C. Outside Fuel Store.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

At the homestead and close to the farmhouse, mainly constructed of stone with slate, are:—

Adjoining the farmhouse a Barn containing Tractor Garage and Store. Detached stone and corrugated iron Implement Shed and the main range of buildings around two small yards, one of which is concreted, comprising detached Dairy, Two Pigsties with Loft over, Two Loose Boxes, Food Store with Grain Loft over, T.T. Cow Sheds to tie 10, and to tie 6, and to tie 2, Box, Stock Shed, Loose Box. Old Stables for 4, open-fronted Wagon Shed with Grain Loft over, lean-to timber and corrugated iron Implement Shed.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Peterston-Super-Ely			<i>Brought forward</i> ... 67·392		
182	Pasture	5·457	251	Pasture	2·266
183	Pasture	4·523	252	Pasture	2·510
184	Pasture	2·926	254	Pasture	1·453
185	Pasture	1·690	255	Pasture	3·322
186	Arable	4·455	256	Pasture	2·284
187	Arable	3·280	256A	Pasture	1·039
Pt. 195	Pasture	0·081	257	Pasture	2·369
196	Pasture	0·432	257A	Pasture	1·359
197	Pasture	2·410	261	Pasture	3·510
199	Arable	6·991	262	Pasture	1·798
200	House, Buildings etc.	0·675	262A	Pasture	1·950
201	Pasture	5·723	313	Pasture	2·021
202	Pasture	5·270	326	Pasture	9·141
203	Roadway	0·215	369	Pasture	1·468
204	Arable	4·881	370	Ruins of Old Cottage, Trewithan	0·381
206	Pasture	3·434	371	Pasture	5·246
207	Pasture	4·814	372	Pasture	0·746
208	Pasture	3·188	373	Pasture	1·821
242	Pasture	2·337	Pt. 374	Brake	0·717
244	Pasture	1·132	375	Pasture	8·706
248	Pasture	1·737	Pt. 376	Pasture	1·447
250	Pasture	1·741	253	Pasture	6·355
<i>Carried forward</i> ...		67·392	Total ...		129·301

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

(a) As improvements carried out with Landlord's consent:—
Electrical installation to farmhouse.

(b) As Tenant's fixtures:—
The lean-to timber and corrugated iron Implement Shed.

LOT 2—Item 7
(Coloured *Brown* on Plan B)

The Smallholding

KNOWN AS

FFOS-Y-CRYDD FARM

Situated near the Pont-Sarn level crossing in the parish of Peterston-Super-Ely and comprising:—

ABOUT **25·608** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. W. H. BASSETT	Annual tenancy from 2nd February, 1938.	£ s. d. 95 0 0 per annum

The Farm comprises:—

FARMHOUSE

At the roadside and formerly a pair of semi-detached agricultural cottages, the farmhouse is well constructed of stone with brick quoins and slate roof. The accommodation comprises:—

Sitting Room, Living Room, Dining Room and Kitchen. Larder and Store. Four Bedrooms and Boxroom.
Outside is a large outhouse of similar construction containing **Coal Shed, Two Stores and Elsan Closet.**

SERVICES

Mains Water and Mains Electricity.

FARMBUILDINGS

In Field O.S. No. 240 is a building of brick and asbestos construction containing:

T.T. Cow Shed for 8, Dairy, Engine House and Store.

There is also a range of timber and corrugated iron Storage and Stock Sheds which are Tenant's Fixtures.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely		
219	Pasture	2·238
224	Pasture	1·077
227	Pasture	5·384
228	Pasture	2·883
229	Pasture	2·180
230	Pasture	2·375
231	Pasture	3·160
238	Pasture	4·616
239	Pasture	0·381
240	Pasture and Buildings	0·874
241	House and Garden	0·440
Total ...		25·608

IMPROVEMENTS

The Tenant claims the Electrical Installations to the house and buildings as an improvement carried out with the Landlord's consent.

LOT 2—Item 8
(Coloured Purple on Plan B)

THE
T.T. Licensed Dairy Farm

KNOWN AS

DYFFRYN MAWR FARM

Beside the River Ely in the parish of Pendoylan and comprising:—

ABOUT **56.357** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
		£ s. d.
Mr. L. LEWIS 	OFFERED WITH VACANT POSSESSION from 2nd February, 1962.	127 9 5 per annum (apportioned)

The Farm comprises:—

FARMHOUSE

Set beside the main road and constructed in stone, partly roughcast and partly colourwashed, with interlocking tile roof (re-roofed in 1959), the farmhouse contains:—

Sitting Room, Kitchen/Living Room, Larder, Scullery with bath, Back Lobby, Four Bedrooms. Outside are **Wash House** and **E.C.**

SERVICES

Mains Water and Electricity.

FARMBUILDINGS

At the homestead are a range of buildings constructed of brick, stone, and block with slate roof, containing:— **Store with Loft** over, **T.T. Cow Shed** to tie 10 and **Store** and a stone with slate range containing **T.T. Cow Shed** to tie 5, **Two Loose Boxes**, **Stock Shed** with corrugated iron roof, and detached brick and asbestos **T.T. Cow Shed** to tie 8. At the farmhouse is a timber and corrugated iron **Dairy**. Near the main buildings in Field O.S. No. 324A are two timber and corrugated iron **Garages**, a timber and corrugated iron **Wagon Shed**, pair of cottager **Pigsties**, and two timber and corrugated iron **Stock Shelters**.

In Field O.S. No. 323 is a two-bay timber and corrugated iron **Dutch Barn** with lean-to **Implement Shed**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreege</i>
Parish of Pendoylan		
322	Pasture 	3.656
323	Pasture 	2.331
324	House, Buildings etc. 	0.569
324A	Rickyard 	0.569
377	Pasture 	3.469
383	Pasture 	3.400
385	Pasture 	3.125
386	Pasture 	3.756
387	Pasture 	3.544
388	Arable	3.825
389	Pasture 	5.062
390	Pasture 	6.169
393	Pasture 	3.075
395	Pasture 	5.681
422	Pasture 	2.150
392	Pasture 	5.976
Total ...		56.357

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:—
2-bay Dutch Barn and Lean-to; Bath and hot water system in farmhouse; Electrical installations to farmhouse and buildings.
- (b) As tenant's fixtures or improvements carried out without consent:—
The two Garages and two Stock shelters in O.S. 324A; Improvements to the cowsheds to tie 10 and to tie 5.

Note:—An area of grazing land known as the Efail Dew land to the West of Tredodridge village (Lot 1, item 8) is at present let to Mr. L. Lewis with this farm, and the rent shown above has been apportioned for the purpose of this sale. The Vendors have accepted notice to quit from Mr. Lewis and this farm and the grazing land mentioned above will be available to the Purchaser or Purchasers of the respective Lots

from the 2nd February, 1962

WITH VACANT POSSESSION

LOT 2—Item 9
(Coloured *Green* on Plan B)

WITH VACANT POSSESSION

THE VALUABLE
T.T. Licensed Dairy Farm

KNOWN AS

BRYN FARM
PENDOYLAN

and comprising:—

ABOUT **153·952** ACRES
IN HAND

Let for grazing during 1961.

The Farm comprises:—

FARMHOUSE

Substantially constructed of stone with brick quoins and tile roof and approached by a short farm road.

The farmhouse contains:—

Hall, Dining Room, Sitting Room, Kitchen, Pantry and Larder, with Three Bedrooms in principal part of the house, and **Two Rooms** over the wing containing the Kitchen. Outside are **Fuel Store** and **E.C.**

SERVICES

Mains Water and Electricity.

FARMBUILDINGS

At the homestead and grouped around two small yards are a stone and slate range of buildings containing:—

T.T. Cow Shed to tie 14, **Food Store** and large **Loose Box** with **Granary** over, **Two open-fronted Stock Sheds**, **Loose Box**, **Stock Shed** formerly stable, **Loose Box**, **Open-fronted Implement Shed**, **Two cottager Pigsties**, **Brick** and corrugated asbestos lean-to **Dairy** and detached **T.T. Cow Shed** to tie 8. **Timber** and corrugated iron **Store**. Also detached **Four-bay steel Dutch Barn** and **Three-bay steel** and concrete **Silo/Barn** with large lean-to **Covered Yard** and lean-to **Implement Cover**, fully clad.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Pendoylan			<i>Brought forward</i> ... 75·262		
355	Arable ...	2·449	384	Arable ...	1·494
356	Arable ...	2·973	394	Arable ...	2·388
357A	Woodland Coed Cadw ...	5·386	396	Arable ...	3·208
358	Rough Pasture ...	1·874	397	Arable ...	2·604
359	Arable ...	2·430	398	Pt. Pasture, Pt. Arable ...	10·083
360	Arable ...	2·143	399	Arable ...	3·463
363	Arable ...	3·343	403	Arable ...	4·456
364	Arable ...	5·921	414	Arable ...	5·396
365	Arable ...	2·786	416	Arable ...	4·321
366	Arable ...	2·813	Pt. 420	Pt. Pasture, Pt. Arable ...	11·566
367	Pasture ...	3·201	421	Arable ...	5·020
368	Arable ...	4·379	430	Arable ...	1·670
370	Arable ...	2·243	Pt. 431	Pasture—Unfenced Access Strip ...	1·225
371	House, Buildings etc. ...	1·130	432	Arable ...	2·794
372	Orchard ...	0·871	433	Arable ...	2·631
373	Pasture ...	5·566	419	Pasture ...	2·308
374	Pasture ...	4·092	446	Arable ...	1·769
375	Pasture ...	2·758	Pt. 439	Arable ...	1·123
376	Arable ...	6·121	357B	Woodland ...	0·100
378	Arable ...	1·691	400	Arable ...	4·774
379	Arable ...	1·519	401	Woodland ...	0·909
380	Arable ...	1·909	402	Arable ...	2·998
381	Arable ...	4·811	404	Arable ...	1·001
382	Arable ...	3·862	407	Arable ...	0·380
<i>Carried forward</i> ...		75·262	Total ...		153·952

Note:—This property is sold with the benefit of
VACANT POSSESSION

LOT 2—Item 10
(Coloured *Blue* on Plan B)

THE USEFUL

Stock and T.T. Licensed Dairy Farm

KNOWN AS

GWERNYGAE UPPER FARM

Mainly in the parishes of Peterston-Super-Ely, and comprising:—

ABOUT **88·030** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. A. GUILFORD	Annual tenancy from 2nd August, 1958.	£ s. d. 235 16 5 per annum

The Farm comprises:—

FARMHOUSE

The stone and slate farmhouse is situated close to the farmbuildings and approached by a farm road. The accommodation comprises:—

Dining Room, Sitting Room, Kitchen, and large Larder (as lean-to), Four Bedrooms and Bathroom. Outside E.C.

SERVICES

Mains Water and Electricity.

FARMBUILDINGS

At the homes teadare a stone and asbestos Cow Shed to tie 11, with lean-to timber and corrugated iron Store. Stone and corrugated iron Wagon Shed and lean-to Dairy. Stone and corrugated iron Barn with old Stable and Poultry Shed. Pair of detached cottager Pigsties, brick and asbestos T.T. Cow Shed to tie 8, Three-bay steel and concrete Silo/Barn.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreege	Field O.S. No.	Description	Acreege
Parish of Peterston-Super-Ely			<i>Brought forward</i> ... 38·768		
233	Pasture	2·104	278	Arable ...	2·230
234	Site of House (Coed-Draw)	0·515	281	Pasture	0·867
235	Pasture	1·468	282	House, Buildings etc.	0·743
236	Pasture	2·103	283	Pasture	6·015
236A	Pasture	0·834	284	Pasture	4·355
237	Pasture	2·880	284A	Wood ...	0·836
246	Pasture	3·844	285	Pasture	1·859
247	Pasture	2·390	287	Pasture	2·355
247A	Wood ...	0·890	289	Pasture	2·637
249	Arable ...	6·384	290	Pasture	1·551
258	Pasture	2·970	291	Pasture	4·619
259	Pasture	3·476	292	Pasture	0·807
260	Pasture	2·458	293	Pasture	10·816
273A	Wood ...	0·574	296	Pasture	3·810
274	Pasture	0·672	245	Pasture	5·566
275	Pasture	1·526	Parish of Pendoylan		
276	Arable ...	2·118	391	Pasture	0·196
277	Roadway	1·562	Total ... 88·030		
		<i>Carried forward</i> ... 38·768			

IMPROVEMENTS

The tenant claims the following items as improvements carried out with the Loandlod's consent:—
The three-bay steel and concrete Silo/Barn; installation of the Bathroom in the farmhouse.

LOT 2—Item 11
(Coloured *Green* on Plan B)

The Site of an Old Lime Kiln

Situated at the roadside in the parish of Peterston-Super-Ely at Pt. O.S. No. 376, and comprising:—

ABOUT **1·112** ACRES

let as follows:

Tenant	Tenancy	Rent
CARDIFF R.D.C.	Annual tenancy from 2nd August, 1953.	£ s. d. 7 10 0 per annum

The site is used by the Cardiff R.D.C. as a refuse tip.

LOT 2—Item 12
(Coloured *Pink* on Plan B)

THE
T.T. Licensed Dairy and Stock Farm
KNOWN AS
GWERNYGAE LOWER FARM

In the parish of Peterston-Super-Ely, and comprising:—

ABOUT **109.369** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. I. THOMAS	Annual tenancy from 2nd February, 1955.	£ s. d. 296 13 10 per annum

The Farm comprises:—

FARMHOUSE

Substantially built of stone with slate and approached by a private farm road, the farmhouse contains:—
Hall, Dining Room, Sitting Room, Kitchen, Larder and Pantry, Wash house, Three Bedrooms, Bathroom and W.C.
Outside are a Fuel Store and old E.C.

SERVICES

Mains Water and Electricity, Cesspool Drainage

COTTAGE

The Cottage known as *Ty'n-y-cae* is let with this farm and is situated close to the main road. It is constructed of stone, roughcast, with slate roof and lean-to with roman tile roof. The accommodation comprises:—
Sitting Room, Utility Room, Kitchen/Living Room, Scullery, Larder, Three Bedrooms, Bathroom and W.C. Lean-to Garage.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

Close to the farmhouse and mainly of stone with slate, the buildings comprise:—
Dairy, T.T. Cow Sheds to tie 8 and to tie 4 with Engine House. Two Loose Boxes. T.T. Cow Shed to tie 8, Meal Store with Granary over. Two Loose Boxes. Old Stable for 3. Two Cottager Pigsties. Implement Shed. Three-bay steel Dutch Barn. Poultry House. Three-bay timber and tile Cart Shed.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely			<i>Brought forward</i>		
					58.210
272	Pasture	3.669	565	Pasture	3.114
273	Woodland	0.815	574	Pasture	4.275
279	Arable	2.008	575	Pasture	5.366
280	Pasture	3.998	584	Pasture	2.518
286	Pasture	3.178	409	Pasture	4.218
297	Pasture	10.155	270	Pasture	3.491
298	Pasture	5.364	271	House, Buildings etc.	0.690
299	House, Buildings etc.	1.260	303	Pasture	3.424
299A	Garden	0.317	304	Pasture	2.136
300	Pasture	4.711	563	Garden	0.112
301	Pasture	4.102	573	Pasture	1.938
302	Arable	2.618	578	Pasture	5.970
411	Arable	2.779	586	Pasture	7.887
413	Arable	4.648	580	Pasture	5.459
418	Pasture	8.588	580A	Ponds	0.561
<i>Carried forward</i>		58.210	Total		109.369

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The 3-bay Dutch Barn and Electrical installations to farmhouse and buildings.
- (b) As tenant's fixtures or improvements carried out without consent:
The 3-bay timber and tile cart shed and Mains Water extension to 2 field troughs.

The cost of the Bathroom installation at the farmhouse has been shared between Landlord and tenant.

LOT 2—Item 13
(Coloured *Yellow* on Plan B)

THE
Good Stock and Mixed Farm

KNOWN AS

MORLANGA FARM

Situated to the North-East of the village of Peterston-Super-Ely and comprising:—

ABOUT **143·983** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. W. D. RADCLIFFE 	Annual tenancy from 2nd February ...	£ s. d. 339 19 4 per annum

The Farm comprises:—

FARMHOUSE

Situated close to the farmbuildings and approached by a private farm road, the farmhouse is constructed of stone part roughcast and part colourwashed, with slate roof, there is a lean-to extension at the rear. The accommodation comprises:—

Sitting Room, Dining Room, Kitchen and Larder, Scullery, Three Bedrooms, Bathroom and W.C.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

At the homestead are the following buildings:—

Adjoining the farmhouse, in stone and slate, old **Stable** for 3 and **Loose Box**. Built mainly of stone with slate and grouped around two yards are **Implement and Tractor Garage** with **Granary** over, **Stock Shed** for 6, **Loose Box**, open-fronted **Stock Shed**, **Stock Sheds** to tie 10 and **Loose Box**, open fronted **Wagon Shed**, and **Tractor Garage**, also **Three-bay steel and asbestos Dutch Barn**, **Sheep Dip** and asbestos **Nissen type Shelter**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely			<i>Brought forward</i> ... 77·538		
384	Arable ...	10·097	429	Pasture ...	5·241
394	Pasture ...	6·152	430	House, Buildings etc. ...	1·187
395	Pasture ...	5·089	431	Pasture ...	0·974
Pt. 397	Pasture ...	0·773	432	Pasture ...	3·759
Pt. 398	Pasture ...	4·071	Pt. 433	Pasture ...	5·723
399	Woodland ...	0·802	434	Pasture ...	5·642
403	Pasture ...	3·514	436	Pasture ...	1·335
404	Pasture ...	1·325	441	Pasture ...	9·608
405	Arable ...	1·290	446	Pasture ...	3·966
408	Pasture ...	5·909	447	Arable and Pasture ...	7·572
408A	Old Quarry ...	0·670	453	Pasture ...	3·169
421	Arable ...	5·581	454	Pasture ...	4·271
423	Pasture ...	11·670	455	Pasture ...	1·368
424	Arable ...	4·076	Pt. 503	Pasture ...	2·074
425	Pasture ...	2·211	505	Pasture ...	3·879
426	Pasture ...	3·506	440A	Pasture ...	0·972
427	Pasture ...	5·276	440	Pasture ...	3·036
428	Pasture ...	5·421	436C	Pasture ...	1·598
428A	Pond ...	0·105	Pt. 436B	Pasture ...	1·071
<i>Carried forward</i> ...		77·538	Total ...		143·983

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The 3-bay Dutch Barn; and Electrical installations to house and buildings; Mains Water extension in the farmbuildings.
- (b) As tenant's fixtures: The asbestos Nissen Shelter; Sheep Dip; and Mains Water Extension to 4 field troughs.

Note:—A new tenancy agreement has recently been entered into embodying additional land purchased by the estate subject to Mr. Radcliffe's tenancy in 1960 and now included in the above schedule.

LOT 2—Item 14
(Coloured *Brown* on Plan B)

THE USEFUL
T.T. Licensed Dairy Farm

KNOWN AS

BACKWAY FARM

In the village of Peterston-Super-Ely, and comprising:—

ABOUT **79.329** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. L. A. DEVERILL	Annual tenancy from 2nd February, 1942.	£ s. d. 201 6 2 per annum

The Farm comprises:—

FARMHOUSE

The well built farmhouse is situated close to the farmbuildings and in the village of Peterston. The construction is of stone with brick quoins and tile roof, and it contains:—

Sitting Room, Dining Room, Living Room, Kitchenette and Larder, Three Bedrooms, Bathroom and W.C.
Outside is a detached **Fuel Shed**.

SERVICES

Mains Water and Electricity, Main Drainage.

FARMBUILDINGS

The compact range of buildings mainly built in stone with slate and with concreted yard comprise:—

Garage with Loft over; Pair of cottager Pigsties; T.T. Cow Sheds to tie 7 with Loft above; and Cow Sheds to tie 13 and to tie 4 and to tie 5; Dairy; Open-fronted Tractor Shed. Detached timber and corrugated iron Stock Shed to tie 6; Four-bay steel and concrete Silo/Barn.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Peterston-Super-Ely			<i>Brought forward</i> ... 44.230		
417	Arable	5.711	595	Pasture	0.440
419	Arable	3.407	596	Pasture	2.178
420	Arable	2.103	597A	Pasture	2.075
451	Arable and Wet Pasture	0.772	598	Pasture	1.650
462	Arable	7.123	599	Pasture	0.226
464	Pasture	4.674	607	Pasture	0.695
465	Pasture	4.466	608	Pasture	1.012
467	Pasture	1.783	609	Pasture	1.748
468	Pasture	0.243	494	Pasture	2.019
478	Pasture	3.727	459	Brake	0.394
481	Pasture	1.948	460	Pasture	4.316
484	House, Garden etc.	0.420	496	Pasture	4.062
484A	Buildings etc.	0.360	Pt. 497	Paddock	0.191
485	Pasture	1.524	Pt. 456	Pasture	1.263
486	Pasture	2.099	Pt. 457	Pasture	3.986
504	Arable	2.940	480	Pasture	2.010
526	Pasture	0.260	Pt. 483	Pasture	6.834
Pt. 529	Pasture	0.670			
<i>Carried forward</i> ...		44.230	Total ...		79.329

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The 4-bay Silo/Barn; Electrical installations to the farmhouse and buildings; Bathroom and hot water system in the farmhouse.
- (b) As a tenant's fixture:
The timber and corrugated iron Stock Shed.

RIGHT OF WAY

A right of way over the track crossing Pt. field O.S. No. 483 is held by the owner of the Old Rectory, Peterston-Super-Ely.

LOT 2—Item 15

(Coloured *Green* on Plan B)

A Useful Smallholding

KNOWN AS

TY-DRAW FARM

Situated in the village of Peterston-Super-Ely, and comprising:—

ABOUT **18·766** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mrs. M. J. ORIEL	Annual tenancy from 2nd August, 1937.	£ s. d. 72 0 0 per annum

The Farm comprises:—

THE HOUSE

Situated close to the road and constructed of stone, roughcast with slate roof, the house contains:—

Sitting Room, Kitchen/Living Room, Scullery and Larder, Bathroom and W.C., Three Bedrooms.

Outside E.C. and Coal Store.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

BUILDINGS

Adjoining the house and of stone with slate is T.T. **Cowhouse** to tie 5, with two lean-to **Calf Boxes**, also timber with corrugated iron **Dairy** and **Toolshed**. Detached two-bay steel **Dutch Barn**; timber **Shed**. At the end of the garden, pair of stone and slate cottager **Pigsties** with timber and corrugated iron **Poultry House**. Of these the corrugated iron roofed and timber structures are all tenant's fixtures.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely		
458	Pasture	1·453
Pt. 500	Pasture	0·577
501	House, Buildings etc	0·276
502	Pasture	2·511
499	Pasture	4·830
448	Pasture	4·538
450	Pasture	3·258
452	Pasture	1·323
Total ...		18·766

TENANT'S IMPROVEMENTS

The tenant claims the following items as improvements carried out with the Landlord's consent:—

The Electrical installations and the Bathroom, W.C., and hot water system.

LOT 2—Item 16
(Coloured Red on Plan B)

A SMALL AREA OF LAND

in

PETERSTON VILLAGE

Situated at Pt. O.S. No. 497, and comprising:—

ABOUT **0·016** ACRES
ON LONG LEASE

to

The Cardiff Rural District Council for the term of 99 years from 25th March, 1949, for purpose of a cesspit to the Council Housing Site. Producing a rent of

PER **£1 10s. 0d.** ANNUM

LOT 2—Item 17
(Coloured Red on Plan B)

The Well-Built Semi-Detached Property

comprising

TWO HOUSES and GARDENS

KNOWN AS

VILLAGE HOUSE and POLICE HOUSE

PETERSTON-SUPER-ELY

Occupying a site at O.S. Nos. 490 A and B in the village, in all

ABOUT **0·546** ACRES

and currently producing total rentals of

PER **£197 11s. 0d.** ANNUM

Let as follows:—

Property	Tenant	Tenancy	Rent
Village House	Mr. H. A. JEFFCOATE	2 or 4 years from 4.4.1960	£ s. d. 130 0 0 per annum Exclusive of rates
Police House	THE GLAMORGAN CONSTABULARY	Quarterly tenancy from 30th September, 1937.	67 11 0 per annum Exclusive of rates.

The Property is set well back from the main road and soundly constructed of stone with brick quoins and tile roof.

THE ACCOMMODATION is as follows:—

VILLAGE HOUSE

Sitting Room, Dining Room, Scullery, Larder, Two Bedrooms, Bathroom, and separate W.C.
With outside Wash-house, Coal and Tool Sheds, and detached Pigsties in garden.

POLICE HOUSE

Living Room, Sitting Room, Larder, Lean-to Kitchen, Three Bedrooms, Bathroom and W.C.
Outside Coal Shed and Tool Shed.

SERVICES

Mains Water and Electricity, Main Drainage.

RATES:

Gross Annual Value of each: £26. Rateable Value of each: £19.

SCHEDULE

Village House ...	O.S. No. 490A ...	0·296 acres
Police House ...	O.S. No. 490B ...	0·250 acres
	Total ...	0·546 acres

LOT 2—Item 18
(Coloured *Purple* on Plan B)

VALUABLE
Accommodation Grazing Land

KNOWN AS

PETERSTON MOORS

Close to the River Ely at Peterston Village, and comprising:—

ABOUT **41·901** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. I. R. FAIRFAX	Annual tenancy from 2nd February, 1945.	£ s. d. 62 16 11 per annum (Apportioned)

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Peterston-Super-Ely		
338	Pasture	4·826
539A	Pasture	2·904
590	Pasture	2·085
591	Pasture	2·600
611	Pasture	3·102
612	Pasture	5·620
613	Pasture	9·135
614	Pasture	1·576
Pt. 476	Pasture	3·023
531	Pasture	1·176
532	Pasture	0·550
Pt. 541	Pasture	5·167
539B	Land formerly Builders Yard	0·137
Total ...		41·901

Note:—This land is at present let to Mr. I. R. Fairfax with Maesward Farm (Lot 3, item 11) and the rent shown above has been apportioned for the purpose of this sale.

FISHING RIGHTS

The fishing rights from the appropriate banks are held by the Vendors in that part of the River Ely flowing through the properties shown on Plan B, between Dyffryn-Bach Farm in the Parish of Pendoylan and Morlanga Farm in the Parish of Peterston-Super-Ely.

These rights are at present let to "The Taff and Ely Rod Fishing Association" on an annual basis from the 2nd February, 1960, at a rental of **£25 per annum**.

SHOOTING RIGHTS

Shooting Rights over lands within Lot 2 are let as follows:—

Lands in the Parish of Pendoylan (Items 1, 3, 8 and 9)

Shooting rights over the above four farms in the Parish of Pendoyland (comprising approximately 511 acres) are at present let on an annual basis to Mr. A. A. Best at a rent of £43 17s. 0d. per annum. Notice has been served on the tenant to terminate these shooting rights on the 2nd February, 1962.

Lands in the Parish of Peterston-Super-Ely

- (i) Shooting rights over the greater part of the land lying within the Parish of Peterston-Super-Ely (comprising approximately 814 acres) are let on an annual basis from the 2nd August, 1961, to Mr. A. F. Renwick at a rent of £100 0s. 0d. per annum.
- (ii) The sporting rights over some 13 acres of Morlanga Farm (item 13) are leased to Mrs. K. I. Hunt, Mr. A. J. Wood, and Mr. F. Hunt for the residue of a term of 8 years from 2nd February, 1958, at a nominal rent of 1s. per annum.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Pipes

- (i) An easement in respect of sewerage and water pipes over Backway Farm is held by Mr. L. Hunt and produces a rent of £1 1s. 0d. per annum.
- (ii) An easement in respect of a line of pipes for the removal of surface water at part Alltisaf Farm (Item 6) field ordnance numbers—206, 254 and 257 is held by The Glamorgan County Council and produces a rent of £1 0s. 0d. per annum.

Electricity Wayleaves

- (i) The South Wales Electricity Board wayleaves on this Lot currently produce rentals of £9 0s. 6d. per annum.
- (ii) The Central Electricity Generating Board wayleaves on this Lot currently produce rentals of £3 13s. 6d. per annum.

G.P.O. Wayleaves

The Post Office and Telephone wayleaves on this Lot currently produce rentals of £2 13s. 0d. per annum. ~

TOWN AND COUNTRY PLANNING ACTS

On land forming part of this Lot amounting to approximately 28½ acres there is an unexpended balance of established development value arising out of an agreed claim for loss of development rights made under the Town and Country, Planning Act 1947 (original C.L.B. Ref. No. 8/8/S/2513).

LOT 3

THE VALUABLE BLOCK OF

Freehold Agricultural Properties

COMPRISING

LANDS AT YSTRADOWEN
AND WELSH ST. DONATS

including

EIGHT GOOD DAIRY AND STOCK FARMS, GRAZING LAND, ONE COTTAGE, ONE GROUND RENT,
and One Acre of Building Land with consent for development. Sporting Rights, etc.

As at present let

Together with two small enclosures and mineral rights in hand

in all

ABOUT 1063·577 ACRES

in the Parishes of Ystradowen and Welsh St. Donats

with income from lands let currently amounting to

PER £1,957 2s. 1d. ANNUM

All as set out in the following Particulars, subject to the General Remarks and General and Special Conditions of Sale, and to the Wayleaves, Easements, Rights of Way, etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 3

Item No. on Plan C	Colour	Holding	Tenant	Acreage	Income
1	Yellow	Llwyn-nwydog Farm	Mr. M. Lewis	164·359	£ 321 14 8
2	Green	Crofta Farm	Mr. D. C. Lewis	108·893	232 14 2
3	Purple	Grazing Land	Mr. G. Jervis	57·182	36 0 0
4	Blue	Talyvan Farm	Exors of T. R. Jenkins... ..	212·548	316 19 4
5	Brown	Ffald Farm... ..	Mrs. C. Adams	47·027	141 11 10
6	Yellow	Two Enclosures of land	In hand	0·558	—
7	Pink	Tyr'mynydd Farm... ..	Mr. R. C. Aldridge	73·955	138 18 6
8	Green	Great House Farm	Mr. D. D. Paulett	126·235	282 0 0
8a	Green Hatched	One acre Building Land	Mr. D. D. Paulett		
9	Brown	Pwll-y-daren Farm	Mr. R. F. F. England	62·811	125 3 6
10	Red	Cross Cottage	Mr. C. Hoare	0·380	17 14 0
11	Purple	Maesward Farm	Mr. I. R. Fairfax	209·379	303 10 8
12	Red	Ground Rent "Ashleigh"	Mr. C. E. Evans	0·250	4 17 6
		Shooting Rights	Various	—	26 8 0
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	9 9 11
Totals ...				1,063·577	£1,957 2 1

OUTGOINGS:

Tithe Redemption Annuities	£69 11 2
Easement	10 0
TOTAL ...	£70 1 2

LOT 3—Item 1
(Coloured *Yellow* on Plan C)

THE VALUABLE
Dairy and Mixed Farm

KNOWN AS

LLWYN-NWYDOG FARM

Situated to the North of the village of Ystradowen and adjacent to the main road from Llantrisant to Cowbridge, comprising:

ABOUT **164.359** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. M. LEWIS 	Annual tenancy from 2nd February, 1939.	£ s. d. 321 14 8 per annum

The Farm comprises:—

FARMHOUSE

The stone built farmhouse is partly roughcast and with a slate roof and is built on a spur of land overlooking part of the farm to the East and the Ystradowen Moors. The accommodation comprises:—

Sitting Room, Dining Room, Kitchen, Larder, Scullery and Bathroom, with Five Bedrooms and outside E.C.

SERVICES

Mains Water and Electricity.

FARMBUILDINGS

At the homestead are substantial buildings as follows:—

Adjoining the farmhouse, of stone and slate construction, **Stock Shed** to tie 8, **Root Store** and **Calf Shed** with lean-to timber and corrugated iron **Dairy** and **Implement Shed**. A stone built range with blue brick quoins and slate roof with single **Cow Sheds** to tie 4 and to tie 8, with **Food Store** and adjoining stone and corrugated iron **Cow Sheds** to tie 3, to tie 8, and to tie 2.

Pair of detached brick and asbestos Cottager Pigsties. Four-bay steel Dutch Barn.

Two-storey range in stone with blue brick quoins and slate, containing **Old Stables** for 4, **Box, Chaff Room**, with **Grain Loft** over and timber and corrugated iron lean-to **Two-bay Garage** at rear.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Ystradowen			<i>Brought forward</i> ... 98.195		
7	Pasture	3.602	68	Moors	16.176
7A	Old Quarry	0.670	68A	Wood	0.511
14	Pasture	7.561	70	Moors	6.142
15	Pasture	6.579	70A	Moors	1.474
16	Pasture	6.849	70B	Wood	0.814
17	Pasture	6.440	71	Pasture	1.714
54	Pasture	11.134	72	Pasture	4.568
55	Pasture	5.131	72A	Wood	0.410
56	Pasture	6.099	73	House, Buildings etc	1.302
57	Pasture	3.534	74	Pasture	5.511
58	Pasture	6.079	76	Pasture	4.612
59	Pasture	0.788	153	Pasture	2.651
60	Pasture	6.335	154	Pasture	4.413
61	Pasture	12.115	155	Pasture	2.463
62	Pasture	1.157	156	Pasture	1.665
65	Pasture	8.656	157	Wood and Rough Pasture	6.094
66	Wood	1.410	158	Moors	5.644
67	Moors	4.056			
<i>Carried forward</i> ...		98.195			Total ... 164.359

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as improvements carried out with Landlord's consent:—
4-bay steel Dutch Barn and the improvement of a Cow Shed to T.T. standard.

LOT 3—Item 2
(Coloured *Green* on Plan C)

The Useful T.T. Licensed Dairy Farm

KNOWN AS

CROFTA FARM

Situated just North of the village of Ystradowen, and comprising:—

ABOUT **108·893** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. D. C. LEWIS	Annual tenancy from 2nd February, 1945.	£ s. d. 232 14 2 per annum

The Farm comprises:—

FARMHOUSE

Close to the buildings and approached by a short length of private farm road, the farmhouse is constructed of stone partly roughcast with slate roof, and contains:—

Dining Room, Hall, Sitting Room, Kitchen, Larder, Scullery, Four Bedrooms, Bathroom and outside **Washhouse** and **W.C.**

SERVICES

Mains Water, Mains Electricity, Cesspool Drainage.

FARMBUILDINGS

The buildings, principally of stone with slate and built on high ground, comprise:—

A two-storey building containing **Tractor Shed** and **Fuel Store** with **Granary** over. Single range of **T.T. Cow Sheds** to tie 4 and to tie 10, with **Food Store**. **Stock Shed** to house 5 and lean-to corrugated iron **Engine House**. **Calf Box** with adjoining **Dairy**. Two-storey building containing old stable converted to **Two Calf Boxes**, **Potato Store** with **Loft** over, and **Hay Barn**. Three-bay steel **Dutch Barn**, brick and stone with corrugated iron **Store**, **Two Pigsties** with timber and corrugated iron lean-to **Store**, detached open-fronted **Implement Shed** with corrugated iron roof.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Ystradowen			<i>Brought forward</i> ...		55·693
52	Pasture	5·178	149	House, Buildings etc	0·794
53	Arable	4·321	151	Arable	4·122
77	Pasture	6·487	173	Pasture	1·115
78	Pasture	9·779	184	Pasture	4·327
79	Pasture	5·097	188	Arable	1·124
79A	Wood	1·019	150	Pasture	5·583
80	Pasture	2·522	135	Arable	11·841
81	Pasture	4·119	136	Pasture	10·302
82	Arable	5·433	193	Pasture	12·972
144	Arable	3·566	193A	Pond	0·030
145	Arable	0·326	192	Pasture	0·870
147	Pasture	6·095	87A	Pond	0·120
148	Pasture	1·751			
<i>Carried forward</i> ...		55·693	Total ...		108·893

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as improvements carried out with the Landlord's consent:—

Electrical installation to the farmhouse and buildings; Bathroom in farmhouse; Conversion of Old Stable into 2 Calf Boxes; Lean-to Engine House to Cow Shed; 3-bay Dutch Barn with Lean-to Implement Shed; Lean-to Store against pigsties.

LOT 3—Item 3

(Coloured *Purple* on Plan C)

A Large Parcel of Grazing Land

KNOWN AS

MYNYDD-Y-FFOREST

Being open land situated to the North-West of the village of Ystradowen at O.S. No. 87, and comprising:—

ABOUT **57·182** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. G. JERVIS	Annual tenancy from 29th September, 1949.	£ s. d. 36 0 0 per annum

LOT 3—Item 4
(Coloured Blue on Plan C)

THE VALUABLE
T.T. Licensed Dairy and Stock Farm

KNOWN AS

TAL-Y-VAN FARM

Situated to the East of the village of Ystradowen, and comprising:—

ABOUT 212·548 ACRES

let as follows:

Tenant	Tenancy	Rent
EXORS. OF T. R. JENKINS, DEC'D. ...	Annual tenancy held from 2nd February, 1922.	£ s. d. 316 19 4 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse, well built of stone, part roughcast with slate roof, is close to the buildings on the Southern side of the farm and approached by a private farm road. The house is well set close to the ancient ruin of Tal-y-van Castle and commands a fine view. The accommodation comprises:—

Hall, Dining Room, Sitting Room, Kitchen and Larder, Scullery with partitioned Bathroom, and upstairs Four Bedrooms Boxroom, and Cloakroom. There is a detached outhouse with Coal Store and W.C.

SERVICES

Mains Water, Mains Electricity, Cesspool Drainage.

FARMBUILDINGS

At the homestead is a well built group of buildings facing South with partly concreted farmyard, and mainly constructed in stone with slate, containing:—

Loose Box, T.T. Cow Sheds to tie 10, Engine Room, with lean-to timber and corrugated iron Garage. Two-storey building containing Implement Shed with Loft over, T.T. Cow Sheds to tie 14. Two-storey Granary block with lean-to Fuel Store and Workshop. T.T. Cow Shed to tie 4, Tractor Garage, Three-stall Stable, Box, Two detached Pigsties, Sheep Dip, Three-bay steel Dutch Barn. Brick and asbestos Dairy.

Built in stone with corrugated iron, in O.S. No. 289 close to the homestead, is a detached Store.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Ystradowen			Brought forward ... 120·638		
164	Pasture ...	11·867	288	Pasture ...	0·249
Pt. 168	Pasture ...	14·804	289	Barn and Yard ...	0·215
170	Pasture ...	2·352	290	Arable ...	6·388
171	Pasture ...	10·043	291	Arable ...	7·294
Pt. 174	Pasture ...	0·750	292	Arable ...	6·010
178	Pasture ...	1·931	293	Arable ...	4·939
232	Pasture ...	5·634	294	Arable ...	4·691
240	Arable ...	4·535	321	Arable ...	8·197
241	Pasture ...	1·331	322	Arable ...	4·869
242	Pasture ...	0·125	323	Pasture ...	2·996
247	Pasture ...	2·198	324	Pasture ...	6·110
248	Pasture ...	4·156	324A	Pasture ...	0·245
249	Pasture ...	0·711	324B	Pasture ...	1·624
250	Pasture ...	1·171	325	Pasture and Site of Old Castle ...	0·165
251	Pasture ...	0·975	326	Pasture ...	0·393
252	Arable ...	4·798	327	Pasture ...	2·171
253	Arable ...	9·637	328	Pasture ...	4·338
262	Pasture ...	1·037	336	Pasture ...	9·970
263	Pasture ...	1·849	343	Pasture ...	5·999
263A	Pasture ...	0·567	344	Pasture ...	2·933
264	Arable ...	8·561	345	Arable ...	2·913
268	Arable ...	4·903	349	Pasture ...	2·068
279 & 342	Roadway ...	0·491	350	Pasture ...	1·765
280	Arable ...	3·680	351	Pasture ...	1·674
281	Pasture ...	5·621	352	House and Garden ...	0·450
283	Pasture ...	4·331	353	Pasture ...	2·270
284	Pasture ...	3·115	354	Buildings etc ...	0·185
285	Pasture ...	3·516	Parish of Welsh St. Donats		
286	Pasture ...	3·616	233	Pasture ...	0·788
287	Pasture ...	2·333	Total ... 212·548		
Carried forward ...		120·638			

IMPROVEMENTS AND FIXTURES

The tenants claim the following items as improvements carried out with the Landlord's consent:—

Electrical installation to the farmhouse and buildings; Bathroom and hot water system in farmhouse; and the 3-bay Dutch Barn.

LOT 3—Item 5
(Coloured *Brown* on Plan C)

A COMPACT

T.T. Licensed Dairy Farm

KNOWN AS

FFALD FARM

Situated to the South of the village of Ystradowen and beside the main road leading to Cowbridge, comprising:—

ABOUT **47·027** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mrs. C. ADAMS 	Annual tenancy from 2nd February, 1938.	£ s. d. 141 11 10 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse, close to the main road and built of roughcast stone with slate roof, contains:—
Sitting Room, Dining Room, Kitchen, Larder, Scullery, Bathroom with W.C.; Three Bedrooms and Boxroom.

SERVICES

Mains Water, Mains Electricity and Gas, Cesspool Drainage.

FARMBUILDINGS

Built adjoining the farmhouse are a stone and corrugated iron lean-to containing **Two Loose Boxes and Store**, a detached **W.C.**, a timber and corrugated iron **Store Shed** and a pair of cottager **Pigsties**.

At the main farmstead, approached by hard track, are a small concreted yard with stone and slate **T.T. Cow Sheds** to tie 6, to tie 8, and to tie 3, with brick and asbestos **Store and Dairy**. Lean-to timber and corrugated iron **Fuel Store and Stock Shed**. Detached three-bay pole and corrugated iron **Dutch Barn** and detached timber and corrugated iron six-bay enclosed **Poultry and Store Shed**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Ystradowen		
295	Arable	2·469
296	Arable	1·904
316	Pasture	4·202
317	Pasture	3·656
318	Arable	2·496
319	Arable	3·553
320	Arable	2·357
371	Arable	4·749
372	Arable	6·515
373	Pasture	3·109
Pt. 374	Wood	0·094
375	Buildings etc	0·262
375A	Roadway	0·190
375B	House, etc	0·266
376	Pasture (Old Quarry)	1·296
377	Arable	1·657
378	Pasture	2·773
379	Arable	2·558
381	Pasture	0·570
383	Arable	2·351
Total ...		47·027

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
Electrical installations to the farmhouse and buildings; 3-bay Dutch Barn; and timber and corrugated iron Store Shed at rear of farmhouse.
- (b) As tenant's fixtures and improvements carried out without consent:
6-bay enclosed Shed; Lean-to fuel and stock Shed; Dairy; Water installations to buildings and one field trough; T.T. improvement of cowsheds to tie 8 and to tie 3; Concrete to farmyard; Gas supply to farmhouse; Hot water system and Bathroom with W.C. to farmhouse; Exterior detached W.C.

LOT 3—Item 6
(Coloured Yellow on Plan C)

TWO SMALL
ENCLOSURES OF LAND

Situated opposite Bwlch-gwyn Farm on the secondary road between Welsh St. Donats and Ystradowen, and comprising:—

ABOUT **0·558** ACRES
IN HAND

Parish	Ordnance Number	Acreage
Ystradowen ...	278	0·148
Ystradowen ...	329	0·410
Total ...		0·558 acres

WITH VACANT POSSESSION

LOT 3—Item 7
(Coloured Pink on Plan C)

THE
T.T. Licensed Dairy and Stock Farm
KNOWN AS
TYR'-MYNYDD FARM

Situated just North of Welsh St. Donats and opposite Bryn-y-ddafad Cottage, comprising:—

ABOUT **73·955** ACRES
let as follows:

Tenant	Tenancy	Rent
Mr. R. C. ALDRIDGE	Annual tenancy from 2nd August, 1945. ...	£ s. d. 138 18 6 per annum

The Farm comprises:—

FARMHOUSE

The well constructed modern farmhouse was built in 1954 on a rise overlooking the main farmbuildings and at the roadside; it contains:—

Living Room, Dining Room, Kitchen, Larder, Three Bedrooms and Bathroom with W.C.

SERVICES

Mains Water, Mains Electricity, Cesspool Drainage.

FARMBUILDINGS

At the homestead, mainly constructed in stone with slate, are the following:—

Two Pigsties, T.T. single Cow Shed to tie 9, Meal Store, two-storey building containing Old Stable for 4 and Harness Room with Loft over. Lean-to timber and corrugated iron Implement Shed.

Outlying buildings situated at O.S. 223A at the Eastern extremity of the farm are a stone and corrugated iron range comprising Stock Shed, Store, and obsolete dwelling house now used as Store with two detached buildings comprising Outhouse and E.C.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Welsh St. Donats			<i>Brought forward</i> ... 33·280		
221	Pasture	2·800	234	Pasture	5·188
222	Pasture	1·875	232	Arable	4·683
223	Pasture	0·360	230	Arable	12·208
223A	Old Condemned Farm House, Garden, Buildings etc.	0·469	226	Pasture	3·164
224	Pasture	2·684	226A	Pasture	3·303
225	Pasture	2·898	Parish of Ystradowen		
242	Pasture	4·855	428	Plantation	0·873
243	Pasture	6·290	427	Pasture	0·598
244	Pasture	4·610	420	Pasture	2·558
238	Pasture	1·682	426	Pasture	4·736
237	Pasture	1·705	423	Pasture	1·952
236	Farmhouse, Garden & Pasture	2·806	425	Pasture	1·212
235	Buildings	0·246	424	Garden	0·200
<i>Carried forward</i> ...		33·280	Total ...		73·955

LOT 3—Item 8
(Coloured Green on Plan C)

THE VALUABLE
Mixed Stock and Arable Farm

KNOWN AS

GREAT HOUSE FARM

Situated in the village of Welsh St. Donats, and comprising:—

ABOUT **126·235** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. D. D. PAULETT	Annual tenancy from 2nd February, 1942.	£ s. d. 282 0 0 per annum

The Farm comprises:—

FARMHOUSE

The large and imposing old farmhouse is set within a walled garden with orchard adjoining. This house has considerable character and is built in roughcast stone with slate roof. The accommodation comprises:—

Drawing Room, Dining Room, Hall, Kitchen and Larder, Scullery, Four Bedrooms and Bathroom and W.C., with Cellar below kitchen and generous Outhouses.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

Also within the above house but disused at present are the **Old Cheeseroom**, and the old West wing containing **Four Ground Floor Rooms** with lean-to **Scullery** and **Three First Floor Rooms**.

NOTE: This farmhouse is to be listed under the Town and Country Planning Act 1947 as a building of Special Architectural or Historic Interest.

FARMBUILDINGS

At the homestead the buildings are set on both sides of the road through Welsh St. Donats, being principally constructed of stone with slate, with some timber and corrugated iron structures, and comprising:—

Old Cow Sheds to tie 20, **Food Store, Loose Box, Cart Sheds, Two Pigsties** and **Ten Boxes**. Lean-to **Implement Shed**, **Three-bay steel Dutch Barn** with three-bay **Lean-to**, **Nissen type Store, Hay Barn and Garage**, all on the East side of the road with, on the opposite side, a two-storey building containing **Tractor Shed and Workshop** with **Loft** over, **Old Four-stall Stable** with **Poultry Loft** over, **Cow Shed** to tie 7 and **Two Stores**.

Outlying buildings comprise a stone and corrugated iron **Implement Shed** and **Store** at the cross roads, Pt. O.S. No. 321. and a timber and corrugated iron **Implement Shed** situated at field O.S. No. 210.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Welsh St. Donats		
152	Arable	7·428
210	Arable	7·025
211	Arable	10·127
213	Pasture	14·014
349	Arable	4·987
324	Arable	5·608
314	Pasture	10·215
322	Pasture	6·210
325	Pasture	5·965
318 (Item 8A)	Pasture, with building consent	1·015
249	Buildings	0·683
Pt. 319	House, Garden & Orchard	2·560
Pt. 248	Pasture, and Rickyard	1·370
214	Pasture	5·294
215	Pasture	5·314
150	Arable	7·238
Pt. 149	Croft	0·160
218	Pasture	2·536
246	Pasture	2·896
245	Pasture	3·214
220	Pasture	22·373
Pt. 321	Implement Shed	0·003
Total		126·235

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as improvements carried out with the Landlord's consent:

The Electricity installation to house and buildings; Hot water supply and Bathroom and Drainage in farmhouse; Mains water extension to 5 field troughs; and the 3-bay Dutch Barn with lean-to.

TREE PRESERVATION ORDER

There is a Tree Preservation Order imposed by the Cardiff Rural District Council in respect of trees standing on pt. O.S. No. 319.

LOT 3—Item 8a
(Coloured *Green* and Hatched *Black* on Plan C)

THE VALUABLE AREA OF
FREEHOLD BUILDING LAND

SITUATED AT

WELSH ST. DONATS

at the crossroads in Welsh St. Donats village and extending to

ABOUT **1·015** ACRES

Being O.S. No. 318 in the parish of Welsh St. Donats, part of Great House Farm, Item 8.

RIPE FOR IMMEDIATE DEVELOPMENT

Outline Planning Permission has been obtained from the Cardiff Rural District Council for the erection of

FIVE HOUSES WITH GARAGES

to an agreed layout.

SERVICES

Mains water and electricity are available in the immediate vicinity, drainage in the locality is to private disposal systems.

POSSESSION

The land is at present included in the tenancy of Great House Farm (Item 8), but under the agreement there is power for the landlord to resume possession for building purposes subject to payment of the usual compensation and allowance of a proportionate reduction in the rent.

LOT 3—Item 9

(Coloured *Brown* on Plan C)

A SMALL

T.T. Dairy Farm

KNOWN AS

PWLL - Y - DAREN FARM

Situated close to the village of Welsh St. Donats and approached by a metalled road repairable by the Highway Authority, comprising:—

ABOUT **62·811** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. R. F. F. ENGLAND ...	Annual tenancy from 2nd February, 1947.	£ s. d. 125 3 6 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse is substantially built of stone, partly roughcast, with slate roof, and contains:—
Dining Room, Sitting Room, Kitchen and Larder, Four Bedrooms, Bathroom and W.C., and Outhouses.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

At the homestead, close to the farmhouse, the buildings comprise:—

A stone and slate **T.T. Cow Shed** to tie 14 with **Dairy**, extension **Cooling House**. **Fuel Store**, large **Loose Box** and old reservoir and lean-to **W.C.** Stone and tile **Stock Shed** with extension **Calf Shed** and **Implement Shed** roofed with corrugated iron. Range of **Four Pigsties**. Concrete and steel **Silo/Barn**. Stone with slate and asbestos **Cow Shed** to tie 9. Pair of cottager **Pigsties**. Corrugated iron **Implement Shed** and **Garage**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Welsh St. Donats		
Pt. 219	Pasture	6·159
252	Pasture	2·410
253	Pasture	3·307
254	Pasture	5·235
256	Pasture	1·820
351	House, Buildings etc	0·518
367	Arable	3·266
368	Arable	2·686
369	Arable	5·200
371	Pasture	8·551
Pt. 372	Old Quarry	0·250
373	Pasture	3·577
383	Pasture	2·809
384	Pasture	4·762
386	Pasture	8·342
387	Pasture	3·919
Total ...		62·811

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The Silo/Barn.
- (b) As tenant's fixtures or improvements carried out without consent:
Bathroom and W.C.; Hot water supply, and Drainage, to farmhouse and Exterior W.C.; Electrical installations to house and buildings; Dairy and extension; Extensions to Stock Shed and Cow Shed to tie 9; Range of 4 Pigsties; corrugated iron Implement Shed; corrugated iron Garage.

LOT 3—Item 10
(Coloured Red on Plan C)

Freehold Cottage and Garden

KNOWN AS

CROSS COTTAGE

Situated at Welsh St. Donats Village and standing on Pt. O.S. No. 321

ABOUT **0.380** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. C. HOARE	Statutory Controlled weekly tenancy ...	£ s. d. 17 14 0 per annum Exclusive of rates.

THE COTTAGE with well kept garden is approached by a metalled pathway and occupies a corner site at the Welsh St. Donats crossroads. The construction is of roughcast stone with slate roof, and the accommodation comprises:—

Kitchen/Living Room, Pantry, and Two Bedrooms.

Outside are lean-to **Fuel Store**, detached **Earth Closet**, and **Wood Shed**.

SERVICES

Mains Water. Mains Electricity.

RATES:

Gross Annual Value: £18.

Rateable Value: £11.

LOT 3—Item 11
(Coloured Purple on Plan C)

A VALUABLE

T.T. Dairy and Stock Farm

KNOWN AS

MAESIWARD FARM

Situated to the South-East of the village of Welsh St. Donats with part adjoining the A48 trunk road from Cardiff to the West, and comprising:—

ABOUT **209.379** ACRES

let as follows:

Tenant	Tenancy	Rent
MT. I. R. FAIRFAX	Annual tenancy from 2nd February, 1945.	£ s. d. 303 10 8 (Apportioned)

The Farm comprises:—

FARMHOUSE

Situated in a commanding position and beside the road, the farmhouse is well built of stone, partly roughcast, with slate roof, and contains:—

Hall, Sitting Room, Dining Room, Kitchen and Larder, Four Bedrooms, Boxroom, Bathroom with W.C., with ample Outhouses.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

COTTAGE

The cottage known as "Parc-Newydd Cottage" is let with this farm, being a detached stone-built cottage with slate roof and occupying the corner site at O.S. No. 459 on the Southern part of the farm. The accommodation comprises:—

Sitting Room, Kitchen/Living Room, and Two Bedrooms. Outside E.C. and Fuel Store.

This cottage is conveniently situated and capable of modernisation.

SERVICES

Mains Water, Mains Electricity.

FARMBUILDINGS

At the homestead and mainly constructed of stone with slate, are built on three sides of two yards, open to the South, and comprise:—

Old Stable, Three Boxes, Hay Barn, Store, Loose Box, T.T. Cow Sheds to tie 6, and to tie 12, Dairy, Cow Shed to tie 4, Food Store, Loose Box, Fuel Store, Two Pigsties, Implement Shed. Two-storey building containing Implement Bay and Granary over with lean-to Poultry House and timber and corrugated iron Cart Shed. Sheep Dip, Three-bay steel Dutch Barn. Also near the farmhouse a corrugated iron Nissen type Poultry House.

Outlying buildings at field O.S. No. 448 constructed in timber and corrugated iron comprise a Stock Shed for 6 with Loose Box.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Welsh St. Donats			<i>Brought forward</i> ... 91.395		
159	Pasture	0.607	390	Pasture	18.198
163	Pasture	1.543	391	House, Buildings etc	1.249
163A	Pond	0.102	391A	Orchard	0.373
164	Pasture	0.573	443	Pasture	18.344
204	Pasture	12.421	446	Pasture and Arable	17.559
205	Pasture	13.104	446A	Pasture	1.471
206	Pasture	13.993	447	Pasture	20.134
374	Pasture	0.227	448	Pasture and Arable	16.439
376	Pasture	7.894	449	Arable	3.513
380	Pasture	1.327	459	Parc-Newydd Cottage and Garden	0.386
381	Pasture	9.855	460	Pasture	7.052
388	Pasture	17.995	Pt. 470	Pasture	7.947
389	Pasture	11.754	471	Pasture	5.317
<i>Carried forward</i> ...		91.395	Total ...		209.377

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
Installation of Electricity to farmhouse and buildings; Water supply to the farmhouse and buildings and cottage; Water extension to certain fields.
- (b) As tenant's fixtures or improvements carried out without the Landlord's consent:
Nissen Hut near farmhouse; Hot water system in farmhouse and two fireplaces.

RIGHT OF WAY

A right of way is granted to the Ministry of Agriculture for a track of width 30 ft. to cross fields O.S. Nos. 376 and 381 for Forestry Commission purposes to gain access to Coed Pen-y-ffordd Woodland. The right includes the construction and maintenance of a 15 ft. metalled track for timber extraction when required.

LOT 3--Item 12
(Coloured *Red* on Plan C)

A VALUABLE
Freehold Ground Rent

Secured on the detached Bungalow, constructed of brick, roughcast and colourwashed, with asbestos slate roof

KNOWN AS

“ASHLEIGH”
BONVILSTON

Situated close to the main Cowbridge to Cardiff road at Pt. O.S. No. 470, and comprising:—

ABOUT **0.250** ACRES

<i>Lessee</i>	<i>Term</i>	<i>Ground Rent</i>	<i>G.A.V. for Rating Purposes</i>
Mr. C. E. EVANS ...	99 year Lease from 25th March, 1934.	£ s. d. 4 17 6	£ 29

SHOOTING RIGHTS

Shooting rights over lands within Lot 3 are let as follows:—

- (i) Shooting rights over Llwynnydog Farm, Ystradowen amounting to approximately 164 acres are let on an annual basis to Mr. E. Light and produce a rent of £10. 10s. 0d. per annum.
 - (ii) Shooting rights over Maesiward and Pwll-y-daren Farms, Welsh St. Donats, amounting to approximately 272 acres are let on an annual basis to Mr. T. S. Todd and produce a rent apportioned at £15. 18s. 0d. per annum.
- Shooting rights over any remaining properties within this Lot are in hand.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Electricity Wayleaves

- (i) The South Wales Electricity Board wayleaves established on this Lot currently produce rentals of £6. 9s. 11d. per annum.
- (ii) The Central Electricity Generating Board wayleaves established on this Lot currently produce rentals of £2. 10s. 0d. per annum.

G.P.O. Wayleaves

The Post Office and Telephone wayleaves established on this Lot currently produce rentals of 10s. per annum.

Easement Payable

An amount of 10s. per annum is payable by the Vendors to Miss D. Airdrie of Bryn-y-Ddafod, Ystradowen, in respect of a 6 inch drainage pipe from Tyr'-mynydd Farm (item 7) over field O.S. No. 337.

TOWN AND COUNTRY PLANNING

On land forming part of this Lot amounting to some 20.316 acres close to the main Cardiff to Cowbridge road there is an unexpended balance of established development value arising out of an agreed claim for loss of development rights made under the Town and Country Planning Act 1947 (original C.L.B. Ref. 8/8/S/2514).

MINERALS

The lands comprised in items 8, 8A, and 10 of this Lot are sold subject to the mineral reservation contained in a conveyance dated 29th September, 1934, a copy of which may be inspected at the Radcliffe Estate Office.

LOT 4

THE VALUABLE BLOCK OF

Freehold Agricultural Properties

comprising

THE LLANTRITHYD ESTATE

including

PENTRE FARM (173 acres) THE ESTATE YARD
WOODLANDS AND OTHER LANDS (22 acres)
WITH NEAR OR IMMEDIATE VACANT POSSESSION

and

15 DAIRY AND STOCK FARMS, ACCOMMODATION LAND, 10 HOUSES AND COTTAGES,
4 GROUND RENTS SPORTING RIGHTS, Etc.
AS AT PRESENT LET

in all

ABOUT 2,388.606 ACRES

in the Parishes of Llantrithyd, Bonvilston, St. Hilary, Llancafarn and Llanvithyn

with income from lands let currently amounting to

PER £6,697 18s. 4d. ANNUM

All as set out in the following Particulars, subject to the General Remarks and General and Special Conditions of Sale; and to the Wayleaves, Easements, Rights of Way, etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 4

Item No. on Plan D	Colour	Holding	Tenant	Acreage	Income
1	Brown	Eastdown Farm	Mr. C. G. Lucas	180.180	£ 544 10 0
2	Purple	Village Farm	Mr. A. Thomas	213.362	465 7 3
3	Pink	Coed Francis Wood	In hand	6.352	—
4	Blue	Coed Hills Farm	Mr. J. R. Staien	96.072	236 8 0
5	Yellow	Garn Farm	Mr. T. J. Davies	176.911	850 0 0
6	Red	Estate Yard	In hand	0.110	—
7	Green	Ty-Draw Farm	Mr. A. K. Paulett	239.485	479 0 3
8	Red	Ty-Ganol Cottage	Mr. E. Smith	0.200	46 7 4
9	Yellow	Cross Cottage	Mr. G. Price	0.088	52 0 0
		Ty-Fry Cottage	Mrs. M. A. Thomas	0.088	14 6 0
10	Red	School House	Mr. W. Ryan	0.124	35 19 0
		Ty-Draw Cottage	Mr. H. W. Price	0.124	29 0 0
11	Yellow	Hill Cottage and Garden	Mr. S. Thomas	0.091	26 0 0
			Mr. G. Thomas	0.320	2 2 0
12	Red	Detached Garage and Store	Part let Mr. E. M. Hanson	0.076	13 0 0
			Part in hand		
13	Blue	Ty-Ganol Farm	Mr. H. D. Hanks	97.673	540 0 0
14	Pink	Pentre Farm	Mr. W. Edwards	172.931	285 4 8
15	Purple	Ty-Uchaf Farm	Mr. A. Watts	107.813	231 13 10
16	Red	No. 1 Tre-Aubrey Cottages	Mr. G. W. Hanson	0.125	57 8 4
		No. 2 Tre-Aubrey Cottages	Mr. E. J. Taylor	0.125	55 18 0
17	Yellow	Castell-y-Drew Farm	Mr. H. Fairfax	105.621	190 12 2
18	Green	New House Farm	Mr. E. T. Taylor	67.484	184 11 4
19	Brown	Cross Farm	Mr. C. Savours	151.128	305 14 9
20	Red	Park Cottage	Mr. Geo. Hanson	0.171	65 0 0
21	Blue	Woodland	In hand	1.628	—
22	Yellow	Caemaen Farm	Mr. H. C. Paulett	185.815	353 15 10
23	Blue	Woodlands Caemaen	In hand	10.256	—
24	Blue	Woodlands	In hand	1.908	—

SUMMARY OF LOT 4—Continued

Item No. on Plan D	Colour	Holding	Tenant	Acreage	Income
					£ s. d.
25	Green	Pant-y-Ffynonau House	Mrs. C. Elward	1.521	64 16 11
26	Pink	Land Cowbridge Road	In hand	1.189	—
27	Brown	Lower Greenway Farm	Mr. D. R. Griffiths	43.150	128 0 0
28	Blue	Accommodation Land	Mr. H. Hill	4.123	16 0 0
29	Red	Ground Rent "Highways"	Mr. E. T. Fowler	0.194	2 0 0
30	Red	Ground Rent			
		Filling Station	Regent Oil Co. Ltd.	0.356	7 0 0
31	Yellow	Land Adjoining	In hand	0.878	—
		Tyncoed Farm	Mr. W. Jones	115.203	450 0 0
32	Yellow	Grazing Land at Liege Castle	Mr. M. Taylor	59.337	120 7 7
33	Red	Ground Rent—Land at Tilau Cottage	Mr. W. L. Black	0.028	5 0 0
34	Green	Garn-lwyd Farm	Mr. W. R. Evans	165.033	341 9 10
35	Blue	Ty-to-maen and Gowlog Farms	Mr. F. Rowlands	177.220	406 10 0
36	Pink	Accommodation Land	Mr. G. Gibbon	4.113	8 0 0
		Shooting Rights	Various	—	59 14 9
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	15 0 6
Totals ...				2,388.606	£6,697 18 4

OUTGOINGS:

Tithe Redemption Annuities	£168 10 4
Easement	1 0
TOTAL ...	£168 11 4

LOT 4—Item 1
(Coloured *Brown* on Plan D)

THE VALUABLE
Beef and Stock Farm

KNOWN AS

EASTDOWN FARM

Situated in the Parish of St. Hilary and to the North-East of the Village, comprising in all:—

ABOUT **180·180** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. C. G. LUCAS	Annual tenancy from the 2nd of February, 1956.	£ s. d. 544 10 0 per annum

The Farm comprises:—

FARMHOUSE

The large "L" shaped farmhouse is constructed of stone, part roughcast, with slate roof and is subdivided to form two dwellings as follows:—

THE SOUTHERN PART contains **Sitting Room, Dining Room, Small Hall, Kitchen, Larder, Three Bedrooms and Bathroom.**

THE NORTHERN PART contains **Kitchen/Living Room, Pantry, Cloakroom, Two Bedrooms and Boxroom.**

OUTSIDE are **Tool Shed, Coal Store, Store and Elsan Closet** adjoining; with detached stone and tile with asbestos **Garage** and lean-to **Coal Store.**

SERVICES

Mains Electricity. Mains water supply to field troughs only.

FARMBUILDINGS

On the opposite side of the main road to the farmhouse, and grouped around two yards, are the following buildings:— A brick, tile and asbestos range containing **Three Stock Boxes**, with extension timber and corrugated iron **Hay Store**, a timber and asbestos **Stock Shed** with ties for 6 and large **Loose Box**, sheep sorting pens and footbath, timber and corrugated iron **Hay Barn** with lean-to **Implement Shed** open on three sides, a three-bay steel and concrete **Silo/Barn**, timber and corrugated iron enclosed **Store** and **Root Store**, stone and slate **Cow Shed** to tie 10, with **Grain Loft** over, lean-to timber and iron **Mixing Room**, stone and corrugated iron range with **Loose Box** and open-fronted **Implement Shed.**

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of St. Hilary					
7	Arable	6·297	72	Pasture	9·734
8	Pasture	9·666	72A	Pond	0·061
13	Arable	2·947	73	Pasture	5·633
15	Arable	5·800	81	Pasture	5·180
17	Arable	6·388	89	Pasture	0·380
19	Pasture	3·473	9	Pond	0·219
20	Arable	9·882	9A	Pond	0·110
20A	Pasture	1·016	10	Pasture	10·381
21	Pasture	8·151	11	Pasture	7·982
22	Pasture	0·591	12	Pasture	5·463
22A	House and Garden etc.	0·422	65	Pasture	6·886
23	Buildings etc.	0·197	85	Pasture	0·530
25	Arable	9·389	91	Pasture	0·601
60	Arable	1·947	92	Pasture	3·300
66	Pasture	7·350	94	Pasture	2·373
67	Pasture	3·585	95	Pasture	1·015
68	Pasture	2·125	97	Pasture	5·737
69	Pasture	4·215	98	Pasture	4·493
70	Arable	6·715	100	Pasture	2·569
71	Pasture	14·658	101	Pasture	2·606
71A	Pond	0·113			
	<i>Carried forward</i> ...	104·927		<i>Brought forward</i> ...	104·927
				Total ...	180·180

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The sheep sorting Pens; the steel and concrete Silo/Barn; the lean-to timber and corrugated iron Mixing Room; the Bathroom and hot water system to the farmhouse.
- (b) As tenant's fixtures or improvements without the Landlord's consent:
Mains water supply to four field troughs, the open-sided timber and corrugated iron Hay Barn with Lean-to Implement Shed.

LOT 4—Item 2

(Coloured Purple on Plan D)

THE VALUABLE
Mixed and Dairy Farm

KNOWN AS

VILLAGE FARM
ST. HILARY

Situated at and to the South and East of the village of St. Hilary, and comprising:—

ABOUT 213·362 ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. A. THOMAS	Annual tenancy from the 2nd of February, 1947.	£ s. d. 465 7 3 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse is situated at the roadside in the village of St. Hilary and is constructed of stone, part roughcast with slate roof. The accommodation comprises:—

Small Hall, Dining Room, Sitting Room, Kitchen, Larder and partitioned Pantry, Scullery, Bathroom and W.C., with Three Bedrooms and Three Attic Rooms above.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

On the opposite side of the main road from the farmhouse and grouped around a small yard, constructed mainly of stone with slate or corrugated asbestos roofs, are the following buildings:—

A large Barn (part lofted), Stock Shed, four-bay open-fronted Cart Shed with Grain Loft over, and part open-fronted T.T. Cow Shed to tie 12 with Food Store, two-bay lean-to timber and corrugated iron Implement Shed and at the roadside a small two-bay lean-to Implement Shed. Near and to the South-East of the farmhouse are a brick and corrugated asbestos T.T. Cow Shed to tie 15 with Dairy and Boiler House. A stone and tile range containing Two Stock Sheds, and a stone, timber and corrugated iron Poultry Shed.

OUTLYING BUILDINGS at Cross Barn comprise large stone and slate Barn with timber and corrugated iron Lean-to to part and four-bay open-fronted stone and tile Cattle Shelter with yard adjoining. Stone and corrugated iron six-bay part open-fronted Stock Shed, a pair of three-bay steel Dutch Barns side by side.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of St. Hilary			Brought forward ...		
118	Pasture	2·359	160	Pasture	5·890
139	Pasture	10·985	161	Pasture	10·113
46A	Buildings etc	0·300	162	Pasture	10·067
46B	House etc	1·176	163	Pasture	12·509
56	Pasture	2·999	164	Arable	6·041
Pt. 58	Arable	3·928	165	Arable	14·895
61	Pasture	2·148	229	Pasture	7·157
62	Pasture	2·605	230	Pasture	18·813
103	Pasture	10·635	232	Pasture	12·426
104	Pasture	0·761	232A	Pasture	0·636
109	Pasture	8·545	234	Pasture	9·197
140	Arable	6·215	234A	Pasture	0·303
147	Arable	7·561	235	Pasture	8·496
149	Buildings etc	0·817	141	Pasture	3·862
150	Arable	4·740	143	Pasture	9·543
152	Pasture	11·764			
159	Pasture	5·876			
Carried forward ...		83·414	Total ...		213·362

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
The pair of 3-bay steel Dutch Barns, and lean-to thereto.
- (b) As tenant's fixtures or improvements without the Landlord's consent:
The 2-bay lean-to Implement Shed opposite the farmhouse; Mains water extensions to four field troughs.

LOT 4—Item 3
(Coloured *Pink* on Plan D)

The Hardwood Plantation

KNOWN AS

COED FRANCIS WOOD

Being O.S. No. 233, situated in the Parish of St. Hilary, and on the Southern boundary of Village Farm,

comprising:—

ABOUT **6.352** ACRES

IN HAND

The plantation comprises a narrow strip of mixed hardwoods of use as a shelter belt on steeply rising ground between 100 ft. and 200 ft. above sea level, and with aspect to the North-West.

WITH IMMEDIATE POSSESSION

LOT 4—Item 4
(Coloured *Blue* on Plan D)

The Valuable Stud Farm

KNOWN AS

COED HILLS

Situated in the Parish of St. Hilary, and amounting to

ABOUT **96.972** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. J. R. STAIEN	An annual tenancy from 2nd February, 1954	£ s. d. 236 8 0 per annum

The Farm comprises:—

FARMHOUSE

The well built farmhouse constructed of stone, part pebble dashed, with slate roof, and situated close to the farm buildings, comprises:—

Sitting Room, Dining Room, Kitchen, Larder and Lobby, Three Bedrooms, Bathroom and W.C. Outside Store Shed.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and mainly of stone with slate, on two sides of a small yard, are a range of buildings containing:—
Open-fronted **Tractor Shed** with **Loft** over, main **Barn** part lofted, **Loose Box** with **Loft** over, small **Lean-to**, timber and corrugated iron **Harness Store** and the range comprising pair of lean-to cottager **Pigsties**, **Five Loose Boxes** and a further **Three Large Loose Boxes**. On the North side of the main barn and constructed principally of timber with corrugated iron are a range of **Three lean-to Loose Boxes**, **Two Lean-to Horse Boxes**, a two-bay **Dutch Barn** and two-bay lean-to open-fronted **Cart Shed** and a detached **Poultry House** and one-bay **Cart Shed**.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of St. Hilary			<i>Brought forward</i> ... 49·888		
6	Pasture	5·265	84	Pasture	6·985
74	Pasture	10·544	86	Arable ...	5·034
75	Pasture	1·009	87	Arable ...	2·221
76	House, Buildings etc	1·356	88	Arable ...	2·955
77	Pasture	11·824	154	Woodland	3·065
78	Pasture	3·723	157	Pasture	5·087
79	Pasture	5·449	157A	Pasture	5·808
80	Pasture	6·413	158	Pasture	15·029
83	Arable ...	4·305			
<i>Carried forward</i> ...				Total ...	96·072

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As tenant's improvements carried out with the Landlord's consent:
The Electrical installations to the farmhouse, bathroom, W.C.; and Hot water system to the farmhouse.
- (b) As tenant's fixtures:
The lean-to Harness Room, two lean-to Horse Boxes (timber construction); the 2-bay lean-to timber open-fronted Cart Sheds; the 2-bay Dutch Barn; the detached Poultry House and 1-bay Cart Shed. Extension of water supply to buildings.

RIGHT OF WAY

A right of way is granted to the Ministry of Agriculture for an access track of width 30 ft. to cross field O.S. No. 6, for Forestry Commission purposes to gain access to Coed Hills Woodland, the right includes the construction and maintenance of a 15 ft. metalled track for timber extraction, when required.

LOT 4—Item 5
(Coloured Yellow on Plan D)

THE VALUABLE
Arable and Dairy Farm

KNOWN AS

GARN FARM

Mainly in the Parish of Llantrithyd and situated to the South of the main road from Cow bridge to Cardiff, and comprising:—

ABOUT 176·911 ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. T. J. DAVIES	Annual tenancy from the 2nd of February, 1961.	£ s. d. 850 0 0 per annum

The Farm comprises:—

FARMHOUSE

Close to the main road, the farmhouse is well constructed in stone with brick quoins and tile roof, and contains:— Dining Room, Sitting Room, Reception Room, Kitchen/Scullery, Larder, Pantry, small second Larder, and W.C., Five Bedrooms, Boxroom and Bathroom with W.C.

Outside are lean-to Glazed Verandah, lean-to Store Shed, Coal House and detached E.C.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and principally constructed of stone with blue brick quoins and slate roof are a two-storey building containing open Implement Shed and Food Store with Loft above, double T.T. Cow Sheds to tie 18 and single Cow Shed to tie 8, old Stable used as calf shed, lean-to concrete block and corrugated asbestos dairy, three-bay Implement Shed of steel construction, open Stock Shed and detached Stock Shed, pair of cottager Pigsties.

OUTLYING BUILDINGS: At field O.S. No. 40 is a detached stone and concrete block with corrugated iron Hay Barn; at field O.S. No. 136, close to the Estate Yard are Two Barns, stone built with corrugated iron roofs, and two-bay Open Shed, stone with pantile roof.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Llantrithyd			<i>Brought forward</i> ... 99·874		
41	Arable ...	9·513	117	Pasture	2·967
42	Arable ...	9·251	138A	Roadway	0·156
43	Arable ...	9·383	39	Arable ...	8·592
44	Pond ...	0·171	40	Arable, Hay Barn	11·920
45	Pond ...	0·248	50	Arable } One Field	13·410
46	Pasture ...	12·970	51	Arable }	
47	Pasture ...	14·427	105	Pasture	14·590
48	Arable ...	5·038	108	Arable ...	6·092
49	Rickyard-Pasture	0·326	Pt. 136	Pasture	0·761
106	Arable ...	11·296	Pt. 136	Buildings and Rickyard	0·432
107	Arable ...	9·328	Pt. 136	Open Shed and Yard	0·571
111	Arable ...	4·939	109	Pasture	9·733
112	Pasture ...	2·315			
113	House, Buildings etc.	1·293			
114	Pasture ...	8·141	473	Pasture Access to Road	0·100
115	Pasture ...	1·235			
<i>Carried forward</i> ...				Total ...	176·811

LOT 4—Item 6
(Coloured Red on Plan D)

TY - FRY HOUSE

Situated in the Parish of Llantrithyd, and to the rear of

THE ESTATE YARD

in part field O.S. No. 137, and occupying a site of

ABOUT **0·110** ACRES
IN HAND

THE BUILDINGS

Grouped around a small yard are a two-storey stone and slate building containing **Carpenters' Shop** and **Store** with **Loft** above, a lean-to **Paint Shop**, stone with timber and corrugated iron roof; detached brick and corrugated iron **Store Shed**, and detached stone and corrugated iron building containing small **Store** and **Earth Closet**. In a small extension to this yard are a disused pair of stone and corrugated iron cottager type **Pigsties**.

The yard has been used by a small estate repair staff employed by the Vendors and is approached by a hard track

WITH IMMEDIATE POSSESSION

LOT 4—Item 7
(Coloured Green on Plan D)

The Valuable Stock Farm

KNOWN AS

TY - DRAW FARM

Situated in the Parish of Llantrithyd, and comprising:—

ABOUT **239·485** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. A. K. PAULETT	Annual tenancy from the 2nd of February, 1938.	£ s. d. 479 0 3 per annum

The Farm comprises:—

FARMHOUSE

Close to the farm buildings and approached by a small farm road, the farmhouse is in a commanding position with fine views, and is constructed of stone, part pebble dashed, slate hung at one gable end with slate roof.

It contains:—

Dining Room, Sitting Room, Kitchen, Larder, Scullery, second Kitchen, Dining Room, Two Boxrooms, Four Bedrooms, Bathroom, separate W.C. with basin.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and close to the farmhouse, constructed mainly of stone with slate, are the following buildings:— Adjoining the farmhouse a **Tool Shed** and **Garage**. The detached range containing open-fronted **Wagon Shed** and **Three Pigsties**, the main **Barn** and adjoining **Poultry Housing** with **Loft** above and **Store**, detached **Fuel Store**, **Sheep Dip**. Range containing **Stock Shed**, three-bay open-fronted **Stock Shelter** leading on to yard and two double **Cow Sheds** to tie 16, and to tie 16, two-storey **Food Store** with **Grain Loft** over, three-bay open-fronted **Stock Shelter** leading on to a second yard, old **Stables** for 6, converted for pigs, **Four Loose Boxes** and detached five-bay steel **Dutch Barn** sheeted on three sides.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llantrithyd		
110	Arable	9·873
118	Pasture	6·411
119	Pasture	6·675
120	Pasture	9·898
121	Pasture	7·064
122	Arable	7·191
123	Pasture	5·263
126	Arable	6·827
127	Orchard	0·164
128	House, Buildings etc	2·058
129	Pasture	4·262
130	Pasture	7·753
207	Pasture	8·370
208	Pasture	4·835
209	Pasture	1·142
210	Pasture	4·180
211	Arable	8·191
212	Pasture	4·924
214	Pasture	3·307
215	Pasture	10·215
216	Pasture	25·906
217	Pasture	6·581
218	Pasture	6·808
253	Pasture	6·824
259	Pasture	8·986
260	Pasture	6·292
269	Pasture	12·280
270	Pasture	11·675
278	Pasture	9·295
257	Pasture	1·402
258	Pasture	1·886
261	Pasture	3·070
262	Pasture	2·364
243	Pasture	7·000
249	Pasture	0·382
251	Pasture	1·456
265	Pasture	0·909
267	Pasture	1·736
268	Pasture	6·030
Total		239·485

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

The 5-bay steel Dutch Barn; the Electrical installations to the farmhouse and farm buildings; and Water Supply extensions to the buildings and five field troughs.

LOT 4—Item 8
(Coloured *Red* on Plan D)

THE
Detached Cottage and Garden

KNOWN AS

TYGANOL COTTAGE

Situated in the Parish of Llantrithyd beside the Llantrithyd—St. Hilary road, and occupying a site at O.S. 132B of

ABOUT **0·200** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. E. SMITH	Monthly tenancy from 1st October, 1938.	£ s. d. 46 7 4 per annum (Inclusive of rates)

GENERAL

The Cottage is well constructed in stone with slate roof and stands in a well kept garden.

ACCOMMODATION

The accommodation is as follows:—

GROUND FLOOR: Kitchen Living Room, Sitting Room and small Larder/Scullery.

UPPER FLOOR: Two Bedrooms.

OUTSIDE: Lean-to Washhouse and an asbestos built Fuel Store and Outhouse.

RATES:

Gross Annual Value: £18. Rateable Value: £11.

LOT 4—Item 9
(Coloured Yellow on Plan D)

THE WELL CONSTRUCTED
Pair of Semi-Detached Cottages and Gardens

KNOWN AS

TY-FRY COTTAGE
AND
CROSS COTTAGE

Situated in the Parish of Llantrithyd on the Llantrithyd—St. Hilary road, being part of O.S. Nos. 131B and 131C, and occupying a site of

ABOUT 0·176 ACRES

currently producing a rental of

PER £66 6s. 0d. ANNUM

let as follows:

<i>Tenant</i>	<i>Acreage</i>	<i>Tenancy</i>	<i>Rent</i>
Cross Cottage Mr. G. PRICE	0·088	Quarterly tenancy	£ s. d. 52 0 0 per annum Exclusive of Rates
Ty-Fry Cottage Mrs. M. A. THOMAS	0·088	Controlled weekly tenancy ...	14 6 0 per annum Exclusive of Rates

GENERAL

These cottages are soundly built and are of a pleasing appearance and constructed in stone and brick with brick quoins and pebbledash finish with tiled roof.

ACCOMMODATION

The accommodation of the cottages is as follows:—

TY-FRY COTTAGE: Sitting Room, Living Room, Kitchen and Scullery with Three Bedrooms.
Outside is an outhouse.

SERVICES

Mains Electricity and Mains Water. Earth Closet.

CROSS COTTAGE: Sitting Room, Living Room, Kitchen and Scullery, with Upstairs Two Bedrooms and Bathroom with W.C.

SERVICES

Mains Electricity, Mains Water, Drainage to Cesspool.

RATES:

Gross Annual Values: £18 on each. Rateable Values: £11 on each.

LOT 4—Item 10
(Coloured Red on Plan D)

The Pair of Semi-Detached
Agricultural Cottages with Gardens

KNOWN AS

SCHOOL HOUSE and
TY-DRAW COTTAGE

occupying a site of

ABOUT 0·248 ACRES

and situated in O.S. No. 206 in the Parish of Llantrithyd

producing a rental of

PER £74 19s. 0d. ANNUM

let as follows:

<i>Tenant</i>	<i>Acreage</i>	<i>Tenancy</i>	<i>Rent</i>
			£ s. d.
School House Mr. W. RYAN	0·124	Weekly tenancy	35 19 0 per annum Exclusive of Rates.
Ty-Draw Cottage Mr. H. W. PRICE	0·124	Quarterly tenancy	39 0 0 per annum Exclusive of Rates.

GENERAL

These substantially constructed cottages are beside the road from Llantrithyd to St. Hilary and are built in stone with tile roof.

ACCOMMODATION

The accommodation of each of these cottages is similar and comprises on the Ground Floor, **Sitting Room, Kitchen and Scullery** with, on the Upper Floor, **Three Bedrooms**. There is an outside **Washhouse** at the rear of these cottages with a shared cold mains water tap and each cottage has outside earth closet.

RATES:

The gross annual value for rating purposes of both cottages is £18, and the rateable value of each cottage is £11.

LOT 4—Item 11
(Coloured Yellow on Plan D)

The Detached Cottage and Garden

KNOWN AS

HILL COTTAGE

In the Parish of Llantrithyd, at part O.S. No. 205 on a site of

ABOUT **0.411** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. S. THOMAS	Quarterly tenancy	£ s. d. 26 0 0 per annum Exclusive of Rates.

GENERAL

This detached cottage is constructed in stone, colourwashed, with slate roof and stands with a small garden beside the main road from Llantrithyd to St. Hilary.

ACCOMMODATION

The accommodation comprises:—

GROUND FLOOR: Living Room, Sitting Room and lean-to Scullery (with corrugated iron roof).

UPPER FLOOR: Two Bedrooms.

OUTSIDE: Detached stone and corrugated iron **Elsan Closet** with timber and corrugated iron **Coal Store** and small open **Tool Shed**.

RATES:

The gross annual value for rating purposes is £12, and the rateable value is £7.

GARDEN TENANCY

A part of the garden attaching to Hill Cottage has been separately let by the Vendors to Mr. V. G. Thomas at a rent of £2. 2s. 0d. per annum. The area separately let amounts to about 0.320 of an acre and is let on a quarterly agreement from the 25th March, 1961.

LOT 4—Item 12
(Coloured Red on Plan D)

The Detached

STORE AND GARAGE

built of stone with slated roof, and situated at the roadside in Llantrithyd Pt. O.S. No. 194

and comprising

ABOUT **0.076** ACRES

PART LET AND PART IN HAND

as follows:

	<i>Tenant</i>	<i>Rent</i>
Garage	Mr. E. M. HANSON (Monthly Tenancy)...	£ s. d. 13 0 0 per annum
Store	IN HAND	—

LOT 4—Item 13
(Coloured *Blue* on Plan D)

THE VALUABLE
Compact Dairy Farm

KNOWN AS

TY-GANOL FARM

Situated in the Parish of Llantrithyd, and comprising:—

ABOUT **97·673** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. H. D. HANKS	Annual tenancy from the 2nd of February, 1961.	£ s. d. 540 0 0 per annum

The Farm comprises:—

FARMHOUSE

The well constructed old farmhouse is close to the main road and built in stone, colourwashed, with slate roof, and contains:—

Lounge, Kitchen/Living Room, Larder, Storage Room, lean-to Scullery, Four Bedrooms, Boxroom and Bathroom with W.C.

Outside is a Store, and detached E.C.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and principally built in stone with slate roofs, are the following buildings:—

T.T. Cow Shed to tie 12 with Food Store, range comprising open Stables for 4, Calf Box and Two Loose Boxes with adjoining range of Three Loose Boxes, open Cart Shed of timber with corrugated asbestos, detached brick and corrugated asbestos Dairy, two-storey building containing Store and Calf Shed with Granary over, detached open-fronted Wagon Shed with corrugated iron roof and facing the rear of the farmhouse a lean-to Store and Poultry House with corrugated iron roof.

OUTLYING BUILDINGS: At field O.S. No. 131A on the West side of the road to Tre-Aubrey is a detached Implement Shed built in stone with a corrugated iron roof.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Llantrithyd		
103	Pasture	4·469
104	Arable ...	10·475
131A	Implement Shed	0·278
132A	House, Buildings etc	0·986
138B	Pasture and Rickyard	2·286
139	Pasture	8·715
141	Arable ...	12·615
142	Pasture	12·932
145	Arable ...	12·757
197	Arable ...	5·286
196	Arable ...	6·820
188	Pasture	2·270
189	Pasture	16·790
195	Pasture	0·994
Total		97·673

LOT 4—Item 14
(Coloured *Pink* on Plan D)

THE
Composite Stock Rearing Holding

KNOWN AS

PENTRE FARM

Situated in the Parishes of Llantrithyd and Llanvithyn, and comprising:—

ABOUT **172·931** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. W. EDWARDS	Offered with Vacant Possession on 2nd February, 1962.	£ s. d. 285 4 8 per annum

The Farm comprises:—

FARMHOUSE

The extensive farmhouse situated close to the main road is constructed of stone, part colourwashed, with slate, and contains:—

Sitting Room, Utility Room, lean-to Store Room, Kitchen, Larder and Scullery, Four Bedrooms and Bathroom.

SERVICES

Mains Electricity, Mains Water, Earth Closet.

N.B. The Farm granary loft is over part of the Scullery of the farmhouse.

FARMBUILDINGS

Grouped around the farm yard and constructed mainly of stone with interlocking tiles or slates, the farmbuildings comprise:—

A range containing **Stock Shed, Loose Box, pair of cottager Pigsties, large Stock Shed and Loose Box** with corrugated iron roof, detached open-fronted **Wagon Shed, old Stables** for 4, **Barn** part lofted with **Loose Box**, and lean-to **Tractor Shed**, lean-to timber and corrugated iron **Engine House**, detached timber built **Garage**.

On the West side is a further yard with a range built in timber and corrugated iron comprising **Stock Shed** with ties for 6 and **Large Calf Box** with **Food Store** adjoining and a stone and timber built open-fronted **Implement Shed** with **Large Lean-to**, both with corrugated iron roof.

OUTLYING BUILDINGS: At Tre-Aubrey a detached stone and slate **Cow Shed** with ties for 5 with **Calf Box** and **Hay Store**. Close to the road side at field O.S. No. 62 a two-bay steel **Dutch Barn** and at the South-East corner of field O.S. No. 52 a three-bay steel **Dutch Barn**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreege</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreege</i>
Parish of Llantrithyd			<i>Brought forward</i> ... 145·842		
52	Arable	7·463		Parish of Llanvithyn	
53	Arable	7·316	71	Pasture	6·430
54	Arable	5·112	72	Pasture	8·095
62	Arable	6·536		Parish of Llantrithyd	
63	Arable	6·195		Tre-Aubrey Land	
95	Pasture	0·592		Parish of Llantrithyd	
96	House, Buildings etc	1·210	199	Buildings and Yard	0·510
99	Pasture	2·695	Pt. 201	Garden	0·290
100	Pasture	7·818	202	Pasture	2·288
102	Pasture	13·494	203	Pasture	0·932
3	Deer Park	75·750	Pt. 204	Pasture	5·179
97	Pasture	9·273	219	Pasture	3·365
98	Pasture	2·388			
<i>Carried forward</i> ...		145·842		Total ...	172·931

IMPROVEMENTS AND FIXTURES

Tenant claims the following items:—

- (a) As improvements with the Landlord's consent:
2-bay steel Dutch Barn; 3-bay steel Dutch Barn; Electricity installations to the farmhouse and buildings.
- (b) As tenant's fixtures or improvements without the Landlord's consent:
At the main farmstead the timber and corrugated iron Engine House; and the timber constructed Garage.

POSSESSION

The Vendors have accepted notice to quit given by the Tenant and **Vacant Possession** can be obtained from the **2nd February, 1962**.

LOT 4—Item 15
(Coloured Purple on Plan D)

The Useful Dairy Farm

KNOWN AS

TY - UCHAF FARM

Situated just North of the Village of Llantrithyd, and comprising:—

ABOUT **107·813** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. A. WATTS	Annual tenancy from the 2nd of February, 1949.	£ s. d. 231 13 10 per annum

The Farm comprises:—

FARMHOUSE

The substantial farmhouse is at the roadside and well constructed in stone with brick quoins and slate roof, and contains:—

Hall, Sitting Room, Dining Room, Kitchen/Living Room, Scullery, Larder and Pantry, Four Bedrooms, Bathroom and W.C.

Outside is a Washhouse.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and close to the farmhouse, principally constructed in stone with slate roofs, and grouped around a small farmyard are the following buildings:—

A two-storey range containing Calf Box and part open-fronted Stock Shed with Loft over, and lean-to timber and corrugated iron Garage, pair of cottager Pigsties, a range comprising Two Loose Boxes, T.T. Cow Shed to tie 10, and two-storey block containing Meal and Mixing Room, and open-fronted Hay Store with Grain Loft over. T.T. Cow Sheds to tie 7, and to tie 3, detached brick and asbestos Dairy with timber and corrugated iron extension, corrugated asbestos Nissen type Poultry House and old timber built Garage.

OUTLYING BUILDINGS at field O.S. No. 57 are a group of outlying buildings recently improved by the Tenant and now comprising three-bay open-fronted Implement Shed constructed in stone with brick quoins and slate roof, three-bay timber and corrugated iron Implement Shed, four-bay steel and concrete Silo/Barn, and a pair of four-bay steel Covered Cattle Yards side by side with two bays built up in concrete block to form new Milking Parlour and Dairy extension.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llantrithyd		
27	Arable	4·430
28	Arable	4·563
29	Woodland	0·663
35	Arable	6·160
36	Arable	4·923
37	Pasture	11·129
37A	Woodland	0·374
38	Arable	2·623
57	Buildings and Yard	0·254
58	Pasture	5·735
59	Arable	5·364
60	Pasture	4·302
83	Pasture	3·147
86	Arable	7·276
88	Pasture	1·185
89	House, Buildings etc.	0·632
90	Pasture	4·205
93	Garden	0·450
94	Pasture	4·649
55	Pasture	4·058
56	Pasture	6·034
143	Pasture	15·852
144	Pasture	9·418
Parish of Welsh St. Donats		
472	Pasture	0·387
Total ...		107·813

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

Electrical installations to the farmhouse and buildings; timber and corrugated iron lean-to Garage close to the farmhouse; 4-bay steel Silo/Barn at O.S. No. 57; the pair of 4-bay steel covered Cattle Yards with Milking Parlour and Dairy at O.S. No. 57; the construction of a lean-to Shed to the West side and a concrete block Wall on the East side of the Silo/Barn; concrete aprons to the self-feed silo and silo barn. Water supply to Milking Parlour.

As Tenant's Fixtures: The Nissen Poultry House and the timber and corrugated iron Garage.

LOT 4—Item 16
(Coloured *Red* on Plan D)

THE PAIR OF
Semi-Detached Cottages and Gardens

KNOWN AS

TRE - AUBREY COTTAGES

Situated at Llantrithyd (Pt. O.S. No. 201), and comprising:—

ABOUT **0·250** ACRES

Let at present rentals amounting to

PER **£113 6s. 4d.** ANNUM

as follows:—

<i>Tenant</i>		<i>Acreage</i>	<i>Tenancy</i>	<i>Rent</i>
No. 1	Mr. G. W. HANSON ...	0·125	Controlled weekly ...	£ s. d. 57 8 4 per annum inclusive of rates
No. 2	Mr. E. J. TAYLOR ...	0·125	Controlled weekly ...	55 18 0 per annum inclusive of rates

GENERAL

These well constructed cottages stand close to the road and are of brick construction with pebbledash finish and slate roof, standing in small gardens.

ACCOMMODATION

The accommodation of each cottage is similar and comprises:—

On the Ground Floor: Large Kitchen/Living Room, Scullery and Larder, and *On the Upper Floor:* Three Bedrooms.
OUTSIDE: Are a Coal Store and Tool Shed and detached E.C.

SERVICES

Mains Electricity and Water, Earth Closet.

RATES:

Gross Annual Values: £22 on each. Rateable Values: £15 on each.

LOT 4—Item 17
(Coloured *Yellow* on Plan D)

THE WELL SITUATED
Stock Rearing Farm

KNOWN AS

CASTELL-Y-DREW FARM

Situated in the Parish of Llantrithyd, and comprising:—

ABOUT **105·621** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. H. FAIRFAX ...	An annual tenancy from the 2nd of February, 1938.	£ s. d. 190 12 2 per annum

The Farm comprises:—

FARMHOUSE

The well constructed farmhouse is situated close to the road and is constructed of stone, roughcast, with slate roof.

The accommodation comprises:—

Sitting Room, Pantry, large Living Room, Kitchen, Larder and Scullery, Four Bedrooms, Boxroom and Bathroom. Outside is a Fuel Store and detached Elsan Closet.

SERVICES

Mains Electricity and Mains Water, Elsan Closet.

FARMBUILDINGS

At the homestead and mainly constructed of stone with slate are a stone Barn with hay storage and Two Pig Pens with Loft over, lean-to pair of cottager Pigsties, open-fronted Wagon Shed, Loose Box, four-bay open-fronted Stock Shed with lean-to timber and corrugated iron Implement Shed at rear, Stock Shed to tie 4, Hay Store, Loose Box, Stock Shed, old Stables for 5, small lean-to timber and corrugated iron Poultry House.

Close to the farm entrance is a detached stone and slate Garage with timber and corrugated iron lean-to.

OUTLYING BUILDINGS: At field O.S. No. 272A are a three-bay steel and concrete Silo/Barn and stone and slate open Stock Shed with Loose Box adjoining.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llantrithyd		
187	Pasture	4.216
190	Pasture	2.572
191	Pasture	1.343
Pt. 192	Land and Water Waste	0.238
220	Pasture	2.010
221	Pasture	0.883
222	Arable	2.314
223	Arable	0.240
224	Arable	1.706
225	Pasture	9.701
226	Arable	2.293
227	Pasture	10.810
231	Pasture	5.934
232	Pasture	6.716
233	Pasture and Wood	1.776
234	Pasture	2.217
235	Pasture	4.027
236	Pasture	1.008
237	Pasture	5.778
238	Pasture	2.297
239	Pasture	2.393
240	Pasture	0.453
241	Pasture	2.020
242	Pasture	7.752
246	Pasture	3.356
246A	Pasture	0.458
246B	House, Buildings etc.	1.435
247	Garden	0.680
272	Arable	4.432
272A	Buildings and Yard	0.253
273	Arable	7.660
274	Arable	6.650
Total		105.621

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements with the Landlord's consent:
The Electrical Wiring to the farmhouse and buildings; and the Silo Barn in field O.S. No. 272A.
- (b) As tenant's fixtures:
The timber and corrugated iron lean-to Structures at the main farmstead.

RIGHT OF WAY

A right of way is granted to the Ministry of Agriculture for an access track of width 30 ft. to cross fields O.S. Nos. 272, 272A, 232 and 233 for Forestry Commission purposes to gain access to Coed Arthur and Coed Horseland Woodlands, the right includes the construction and maintenance of a 15 ft. metalled track for timber extraction when required.

LOT 4—Item 18
(Coloured *Green* on Plan D)

The Composite Dairy Holding

KNOWN AS

NEW HOUSE FARM

Situated in the Village of Llantrithyd with outlying land, and comprising:—

ABOUT **67·484** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. E. T. TAYLOR	Annual tenancy from the 2nd of February, 1948.	£ s. d. 184 11 4 per annum

The Farm comprises:—

FARMHOUSE

The small farmhouse close to the main road is constructed in stone with slate roof and comprises:—
Living Room, Sitting Room, Kitchen/Scullery, Utility Room, Three Bedrooms and Boxroom and lean-to annex comprising **Fuel Store and W.C.**

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and close to the farmhouse are the following buildings:—

A detached pair of cottager **Pigsties** constructed in stone with slate, a detached brick and asbestos slate **Cow Shed** to tie 6, with lean-to **Dairy**, a small stone and slate **Barn** with **Loft** over, timber and corrugated iron open-fronted **Wagon Shed** and timber and corrugated iron **Stock Shed**.

OUTLYING BUILDINGS: At field O.S. No. 74 to the East of Llantrithyd Park, near Aubrey Arms, are a stone and slate range containing **Loose Box, Cow Shed** to tie 6, and to tie 6, pair of cottager **Pigsties**, a detached concrete block and asbestos **Dairy**, and a timber and corrugated iron **Hay Barn** with lean-to **Stock Shelter**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Llantrithyd Norman's Hill Land		
176	Pasture	4·475
177	Rough Grazing	10·760
178	Pasture	5·184
179	Pasture	4·455
New House and Land		
91	Garden	0·272
92	Pasture	2·240
148	Pasture	4·916
149	House and Garden	0·228
150	Pasture	0·546
151 ^B	Shed and Yard	0·125
151 ^A	Gardens and Site of Ruined Cottages	0·482
Parish of Llanccarfan Aubrey Arms Land		
72	Pasture	4·568
74	Pasture	1·933
77	Pasture	2·358
78	Pasture	4·722
79	Pasture	5·480
64	Pasture	0·818
65	Pasture	6·401
76	Pasture	6·098
Parish of Bonvilston		
110	Pasture	1·423
Total ...		67·484

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
Mains Electricity installation to the farmhouse.
- (b) Tenant's fixtures:
The timber and corrugated iron open-fronted Wagon Shed and the Stock Shed at the homestead.
The detached Dairy and the Hay Barn with lean-to Stock Shelter at O.S. No. 74.

LOT 4—Item 19
(Coloured *Brown* on Plan D)

The Valuable Stock Rearing Farm

KNOWN AS

CROSS FARM

Situated in the Parish of Llantrithyd and to the East of Llantrithyd Village, comprising:—

ABOUT 151·128 ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. C. SAVOURS	Annual tenancy from the 2nd of February, 1938.	£ s. d. 305 14 9 per annum

The Farm comprises:—

FARMHOUSE

On the West side of the cross roads at Llantrithyd Village the well built farmhouse is constructed in stone, part rough-cast, and colourwashed, with slate. The accommodation comprises:—

Sitting Room, Dining Room, Kitchen, Scullery, Lean-to Store and Coal Store, Three Bedrooms, Boxroom, Bathroom and W.C.

Outside is a large detached Outhouse.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

The main farmyard is on the South side of the road and the buildings comprise a stone and slate two-storey building containing old Stable for 3, Loose Box and Food Store with Lofts over, single-storey Stock Sheds to tie 8, and to tie 6, a two-storey range containing Two Loose Boxes and two-bay open-fronted Stock Shed with Loft above, a detached stone and corrugated iron open-fronted Wagon Shed; on the North side of the road close to the cross roads is a detached stone and slate two-storey building containing Two Stock Boxes and Oil Store with Loft over and lean-to Garage, opposite the farmhouse is a detached stone and corrugated iron Store Shed.

OUTLYING BUILDINGS: At field O.S. No. 154 is a detached stone and slate pair of cottager Pigsties and at field O.S. No. 163A a stone and slate range comprising old Stables and Loose Box now used for storage.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Llantrithyd					
32	Pasture	9·130	170	Pasture	3·315
72	Pasture	0·070	171	Pasture	7·485
Pt. 73	Pasture	7·918	172	Pasture	11·095
Pt. 73A	Pasture	0·737	173	Pasture	1·480
74	Pasture	6·460	174	Pasture	8·870
75	Pasture	3·950	185	Pasture	9·645
76	Pasture	7·541	186	Terrace Walk	0·193
77	Pasture	7·621	229	Arable	6·413
78	Arable	3·760	230	Arable	15·164
81	Arable	5·627	Pt. 69	Pasture (Formerly Woodland)	0·300
Pt. 82	Arable	9·893	166B	Site of Condemned Cottage formerly occupied by Ryan and Harris	0·181
154	House and Paddock	0·641	Pt. 153	Pasture	0·455
158	Garden etc	0·410	162	Pasture	0·466
159	Pasture	0·822	Pt. 163	Buildings and Yard	0·228
159A	Pasture	0·190	167	Pasture	3·805
160	Pasture	1·056	182	Pasture	4·700
161C	Orchard	0·500	Pt. 183	Pasture	5·443
166A	Farm, Buildings etc	0·696	184	Pasture	3·112
168	Pasture	1·756			
	Carried forward	68·778		Total	151·128

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

Electrical installations to the farmhouse.

LOT 4—Item 20
(Coloured Red on Plan D)

The Detached Bungalow and Garden

KNOWN AS

PARK COTTAGE

Situated at Llantrithyd (O.S. No. 169), and comprising:—

ABOUT **0.171** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. G. HANSON	Monthly tenancy from the 8th of February, 1960.	£ s. d. 65 0 0 per annum Exclusive of Rates.

GENERAL

The property occupies a narrow road-side site to the North West side of the road between Llantrithyd and Bonvilston and is a well constructed bungalow built in stone and colourwashed with slate roof, and recently extended in brick, roughcast. There is a small well kept garden.

ACCOMMODATION

The accommodation is as follows:—

Kitchen/Scullery, Living Room, Two Bedrooms, Bathroom and W.C.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

RATES:

Gross Annual Value for rating purposes: £19. Rateable Value: £12.

LOT 4—Item 21
(Coloured Blue on Plan D)

A Small Strip of

AMENITY WOODLAND

Situated to the South-East of the Village of Llantrithyd and beside the road-side leading to Llancarfan, being O.S. No. 180 and comprising:—

ABOUT **1.628** ACRES

IN HAND

This road-side strip occupies a steep bank with aspect to the West and contains mixed hardwoods and coppice.

WITH IMMEDIATE POSSESSION

LOT 4—Item 22
(Coloured Yellow on Plan D)

The Valuable Stock Rearing Farm

KNOWN AS

CAEMAEN FARM

Situated in the Parishes of Llanvithyn and Llantrithyd, and comprising:—

ABOUT 185·815 ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. H. C. PAULETT	Annual tenancy from the 2nd of February, 1939.	£ s. d. 353 15 10 per annum

The Farm comprises:—

FARMHOUSE

The large "L" shaped farmhouse situated close to the main road is constructed in stone, colourwashed, with slate roof. The accommodation comprises:—

Hall, Kitchen with Larder, Sitting Room, Dining Room, and Kitchen and large Living Room. On the first floor are Four Bedrooms and a Boxroom. Large lean-to back porch.

SERVICES

Mains Electricity, Well Water, Elsan Closet.

FARMBUILDINGS

At the farmhouse and close to the road-side are a stone and brick range with slate roof, comprising Tractor Shed, three-bay open-fronted Implement Shed, pair of cottager Pigsties and timber and corrugated iron lean-to Implement Shed. There is a Granary over part of the farmhouse. At the main farmyard some 50 yards to the North of the farmhouse and constructed mainly of stone with slate roofs are: Old Stables for 2 and Loose Box, Loose Box with Loft over, stone and corrugated iron Poultry Housing with Granary above, brick and asbestos lean-to, and a range containing Meal Store and Loose Box with Grain Loft over and lean-to timber and corrugated iron Implement Shed at the rear, Stock Sheds to tie 7, small Hay Store and Stock Sheds to tie 12 with tile roof. Detached timber and corrugated iron Wood Shed.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llanvithyn		
1	Buildings and Yard	0·446
1A	Pond	0·237
1B	Pasture	1·715
2	House and Garden	1·141
3	Orchard, etc	0·972
4	Arable	10·323
5	Pasture	9·247
6	Pasture	12·896
7	Pasture	10·917
9	Pasture	3·654
10	Pasture	6·038
11	Pasture	7·472
12	Pasture	5·977
20	Pasture	3·794
Pt. 57	Pasture	0·540
58	Pasture	2·318
59	Pasture	2·208
60	Pasture	1·650
61	Arable	5·145
62	Pasture	9·565
63	Pasture	6·330
64	Pasture	8·275
65	Arable	7·032
66	Arable	7·120
67	Pasture	9·805
Parish of Llantrithyd		
256	Pasture	10·947
266	Pasture	15·980
263	Pasture	18·659
264	Pasture	5·412
Total ...		<u>185·815</u>

FIXTURES AND IMPROVEMENTS

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

The Electrical installations to the farmhouse and farm buildings.

As tenant's fixtures:

The timber and corrugated iron lean-to Implement Shed to the range close to the farmhouse.

LOT 4—Item 23
(Coloured *Blue* on Plan D)

An Area of
AMENITY WOODLANDS

Situated in the Parish of Llanvithyn and to the Eastern side of Caemaen Farm, and comprising:—

ABOUT **10·256** ACRES
IN HAND

The woodland comprises various small parcels of mixed hardwood and coppice.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
8	...	1·576
13	...	8·680
	Total	10·256

WITH IMMEDIATE POSSESSION

LOT 4—Item 24
(Coloured *Blue* on Plan D)

Two Small Parcels of Amenity Woodlands

at

LLANTRITHYD PARK

and comprising in all

ABOUT **1·908** ACRES
IN HAND

The woodland comprises the following at O.S. No. 66 (1·025 acres), a Beech timber clump in approximately the centre of Llantrithyd Park and at O.S. No. 67 (0·883 acres) a mixed hardwood shelter belt, principally Beech, close to the main road at the South-East corner of Llantrithyd Park.

WITH IMMEDIATE POSSESSION

LOT 4—Item 25
(Coloured *Green* on Plan D)

The Detached Residence and Land

KNOWN AS

PANT-Y-FFYNONAU HOUSE

Situated in the Parish of Llantrithyd and just South of the main Cardiff to Cowbridge Road, and comprising Ordnance Survey Nos. 14, 15 and Part 17, being

ABOUT **1.521** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mrs. C. ELWARD	Annual tenancy from the 2nd of February, 1943.	£ s. d. 64 16 11 per annum Exclusive of Rates.

GENERAL

The house is set beside and just above a bye road which joins the main Cowbridge to Cardiff road at Aubrey Arms. There are a large garden, sundry outbuildings, and a small paddock. The construction is of stone with slated roof.

ACCOMMODATION

The accommodation is as follows:—

GROUND FLOOR: Hall, Dining Room, Sitting Room, Kitchen/Living Room, Larder and Scullery.

UPPER FLOOR: Three Bedrooms and Boxroom.

SERVICES

Mains Water and Electricity, outside Earth Closet.

OUTBUILDINGS

At the roadside is a detached stone and slate **Garage** and a stone and slate range comprising **Garage, Stock Shed, and Loose Box with lean-to Poultry House.**

RATES:

Gross Annual Value: £27.

Rateable Value: £20.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
14	Pasture	1.056
15	House and Garden	0.396
Pt. 17	Pasture	0.069
Total ...		1.521

LOT 4—Item 26
(Coloured *Pink* on Plan D)

The Strip of Roadside

PASTURE AND WOODLAND

Situated in the Parish of Llantrithyd on the Northern side of the main Cardiff to Cowbridge road at O.S. Nos. 22 and 23, and comprising in all

ABOUT **1.189** ACRES
IN HAND

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
22	Pasture	0.902
23	Woodland Strip	0.287
Total ...		1.189

WITH IMMEDIATE POSSESSION

LOT 4—Item 27
(Coloured *Brown* on Plan D)

The Small Dairy Farm

KNOWN AS

LOWER GREENWAY FARM

Mainly in the Parish of Llantrithyd, and situated to the North and South of the main Cardiff to Cowbridge road, and comprising:—

ABOUT **43·150** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. D. R. GRIFFITHS 	Annual tenancy from the 2nd of February, 1958.	£ s. d. 128 0 0 per annum

NOTE: There is no dwellinghouse let with this land. The farmhouse adjoining the buildings at Pt. O.S. No. 5 was sold to the present tenant in 1957. The Vendors have reserved an option available to their successors in title to repurchase this farmhouse in the event of the termination of Mr. Griffiths' interest.

THE FARMBUILDINGS

The compact group of buildings close to the cross roads at Lower Greenway, and constructed of stone and brick, with slate, comprise: **T.T. Cow Shed** for 4, **Calf Box** with **Loft** over and **T.T. Cow Sheds** to tie 4, and to tie 6, with **Loft** over, **Dairy**, open-fronted **Wagon Shed**, lean-to timber and corrugated iron **Coal Store**, detached brick and asbestos **Store**, Small concrete yard with four-bay steel and concrete **Silo/Barn**.

Mains Water and Electricity are laid on to these buildings.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Llantrithyd		
Pt. 4	Pasture	2·131
5	Buildings, etc.	0·511
6	Pasture	2·377
Pt. 7	Pasture	3·747
8	Pasture	4·477
Pt. 9	Pasture	1·836
10	Pasture	2·493
11	Pasture	2·717
Pt. 13	Pasture	2·571
16	Pasture	4·396
19	Pasture	5·946
Pt. 20	Pasture	2·416
21	Pasture	0·840
Pt. 24	Pasture	3·155
Pt. 26	Pasture	1·851
69	Pasture	1·030
71	Pasture	0·338
Parish of Welsh St. Donats		
Pt. 469	Pasture	0·318
Total		43·150

IMPROVEMENTS

The Tenant claims the following items as improvements carried out with the Landlord's consent:

The 4-bay steel and concrete **Silo/Barn**; the concrete **Yard**; the Electrical Installations to the farmbuildings. Consent has also been given for the erection of a lean-to to the **Silo/Barn**.

LOT 4—Item 28
(Coloured *Blue* on Plan D)

The Parcel of
ACCOMMODATION LAND

in the Parish of Llancaiwan and on the South side of the main Cardiff to Cowbridge road at Aubrey Arms, comprising:—

ABOUT **4·123** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. H. HILL	Annual tenancy from the 2nd of February, 1954.	£ s. d. 16 0 0 per annum

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Pt. 68A	Pasture	1·301
68B	Pasture	2·822
	Total ...	4·123

LOT 4—Item 29
(Coloured *Red* on Plan D)

A WELL SECURED
FREEHOLD GROUND RENT

being

ABOUT **0·194** ACRES

SECURED ON THE

Two-Storey House and Garden

KNOWN AS

“HIGHWAYS”

Situated close to the main Cowbridge to Cardiff road at Pt. O.S. No. 68

let as follows:

<i>Lessee</i>	<i>Ground Rent</i>	<i>Commencement of 99 year Lease</i>	<i>Gross Annual Value for Rating Purposes</i>
Mr. E. T. FOWLER	£2 per annum	2nd August, 1929	£40 0s. 0d.

LOT 4—Item 30
(Coloured Red and Yellow on Plan D)

SHOWN COLOURED RED

A Commercial
FREEHOLD GROUND RENT

being

ABOUT 0.356 ACRES

secured on the

“OLD POST GARAGE”

Situated on the Southern side of the Cardiff to Cowbridge main road at Pt. O.S. No. 68

let as follows:—

<i>Lessee</i>	<i>Ground Rent</i>	<i>Commencement of 99 year Lease</i>	<i>Gross Annual Value for Rating Purposes</i>
THE REGENT OIL CO. LTD.	£7 per annum	From the 2nd of August, 1927.	£130

Net Annual Value: £105.

AND SHOWN COLOURED YELLOW

A Valuable
SITE

*Adjoining the Old Post Garage, Bonvilston, on the West side, being part field O.S. No. 68, beside the main Cardiff—
Cowbridge road. Comprising:—*

ABOUT 0.878 ACRES

IN HAND

It is believed that the adjoining garage owners may be interested in the purchase of the freehold of the above land with a view to extending the present garage and filling station site.

LOT 4—Item 31
(Coloured Purple on Plan D)

The Useful Dairy and Stock Farm

KNOWN AS

TY'N-Y-COED FARM

Situated in the Parishes of Llancarfan and Bonvilston and to the East and West of the road between Bonvilston Village and Llancarfan, comprising:—

ABOUT **115·203** ACRES
let as follows:

Tenant	Tenancy	Rent
Mr. W. JONES	Annual tenancy from 2nd February, 1961.	£ s. d. 450 0 0 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse, built on high ground and approached by short farm track, is constructed in stone with brick quoins and slate roof, and contains:—

Dining Room, Sitting Room, Kitchen, Scullery and Larder, Three Bedrooms, Bathroom and W.C.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

Bathroom, W.C., Hot Water system and cesspool drainage in course of construction by the Vendors.

FARMBUILDINGS

At the homestead and close to the farmhouse, the farmbuildings are mainly of stone with slate, and comprise:—
Stables for 2 and Loose Box with pair of cottager Pigsties, stone and timber with corrugated iron and asbestos open-fronted Wagon Shed and lean-to timber and corrugated iron Garage. A range containing Three Loose Boxes. Set to the East of the farmhouse are a brick and asbestos T.T. Cow Shed to tie 8, with Engine Room and Dairy and a timber, concrete and corrugated iron Stock Shed with lean-to, and sundry timber and corrugated Poultry Sheds.

OUTLYING BUILDINGS: At Whitewell Farm, close to the road in the direction of Llancarfan, are a group of buildings comprising a stone and slate two-storey Cottage now used as agricultural store, stone and corrugated asbestos Loose Box, stone and tile Barn part lofted with Store and adjoining lean-to corrugated iron Stock Shed. Stone and corrugated asbestos open-fronted Wagon Shed with lean-to timber and asbestos Tractor Shed, stone and tile Storage and Stock Shed, pair of disused Pigsties of lean-to construction.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llancarfan Whitewell Land		
119	Pasture	2·464
120	House and Buildings... ..	0·943
121	Pasture	0·752
122	Pasture	4·500
134	Pasture	5·472
125	Arable	2·982
123	Pasture	3·026
124	Pasture	2·417
126	Pasture	4·696
127	Pasture	2·765
128	Arable	1·798
116	Pasture	3·628
Parish of Bonvilston Tyn-y-Coed Land		
202	Arable	3·965
208	Pasture	2·411
209	Arable	4·503
210	Arable	2·766
250	Pasture	2·624
251	Pasture	2·279
252	Arable	2·592
253	Pasture	1·557
254	Pasture	3·243
258	House, Buildings, etc.	0·415
259	Pasture	7·911
111	Arable	6·620
192	Pasture	2·519
193	Pasture	1·474
Parish of Llancarfan		
87	Arable	5·532
88	Arable	4·406
114a	Pasture	0·040
115	Pasture	5·314
117	Pasture	6·313
80	Arable	4·948
81	Pasture	1·268
82	Rickyard	0·208
84	Arable	6·852
Total ...		115·203

IMPROVEMENTS AND FIXTURES

The tenant claims the following tenant's fixtures:

The timber and corrugated iron Stock Shed with lean-to and sundry Poultry Houses at Ty'n-y-coed; and the lean-to timber and corrugated iron Garage.

LOT 4—Item 32
(Coloured *Yellow* on Plan D)

The Valuable Parcel of
GRAZING LAND

adjoining

LIEGE CASTLE

In the Parish of Llancarfan, amounting in all to

ABOUT **59·337** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. M. TAYLOR	Annual tenancy from 2nd February, 1938.	£ s. d. 120 7 7 per annum

BUILDINGS

The following outlying buildings are let with this land:—

- In field O.S. No. 92* ... A stone and slate constructed **Barn** with adjoining timber and corrugated iron **Tractor Shed**.
- In field O.S. No. 90* ... A stone and corrugated asbestos **Hay Barn** with lean-to **Stock Shed**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Llancarfan		
Land adjoining Liege Castle Farm		
83	Arable	6·320
85	Pasture	4·368
86	Arable	8·045
92	Pasture	8·018
113	Pasture	4·245
114A	Pasture	0·172
129	Pasture	2·454
Aubrey Arms Land		
99	Pasture	1·084
100	Pasture	5·978
Pt. 101	Pasture	4·844
89	Arable	2·748
90	Pasture	4·535
91	Arable	5·392
93	Pasture	0·870
Parish of Bonvilston		
195	Pasture	0·264
Total ...		59·337

LOT 4—Item 33
(Coloured Red on Plan D)

THE FREEHOLD GROUND RENT

on a small area of land at the rear of

“TILAU COTTAGE”

Situated in the Parish of Llancarfan, and amounting to

ABOUT 0·028 ACRES

producing a Ground Rent of

PER £5 0s. 0d. ANNUM

Secured on an extension to the garden at the rear of Tilau Cottage and on a concrete block and corrugated asbestos garage and outbuilding.

Lessee Mr. W. L. BLACK.
Lease For 99 years commencing 2nd August, 1948.

LOT 4—Item 34
(Coloured Green on Plan D)

The Valuable Dairy Farm

KNOWN AS

GARN-LWYD FARM

Situated to the North of the Village of Llancarfan and to the East and West of the road from Llancarfan to Bonvilston, and comprising:—

ABOUT 165·033 ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. W. R. EVANS	Annual tenancy from the 2nd of February, 1938.	£ s. d. 341 9 10 per annum

The Farm comprises:—

FARMHOUSE

The historic farmhouse, constructed mainly of stone with slate, is of monastic origin, is scheduled as a building of special architectural or historic interest under Section 30 of the Town & Country Planning Act, 1947. The accommodation comprises:—

Hall, Dining Room, Sitting Room, Kitchen, Scullery, Five Bedrooms, Bathroom and W.C., and old Cheese Room.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

COTTAGE

At Monastery Mill is an agricultural cottage constructed in stone, colourwashed, with slate roof and comprising:—

Kitchen, Living Room, Sitting Room with Two Bedrooms, Bathroom and W.C. Outside Store Shed.

Mains Water and Electricity, Drainage to Cesspool.

FARMBUILDINGS

At the homestead and close to the farmhouse are a range of buildings on three sides of a divided open yard, comprising: Dairy, T.T. Cow Sheds to tie 6, and to tie 2, and to tie 12, Meal Store, lean-to timber Shed, T.T. Cow Shed to tie 9, with two open-fronted Loose Boxes and open-fronted two-bay Shed with access to Rick Yard, open-fronted Wagon Shed, Tractor Garage, Two Loose Boxes, and Calf Shed part open-fronted. In the rick yard is a four-bay steel Dutch Barn, close to the farmhouse a stone and slate Barn part lofted containing two stock yards and through way with adjoining Loose Box and Garage with Loft over, at the South-West corner of the garden to the farmhouse is a detached stone and slate part open-fronted Stock Shed with lean-to timber and corrugated iron Wagon Shed.

MONASTERY MILL BUILDINGS, close to the farm entrance, are a group of semi-derelict stone and slate buildings comprising a large Barn, old mill building, pair of pigsties and lean-to store. In field O.S. 140 is a modern three-bay steel Dutch Barn.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llancarfan		
357	Pasture	5-151
419	Pasture	4-612
Pt. 424	Roadway	0-750
132	Wood ...	0-253
133	Pasture	15-648
135	Pasture	16-398
136	Pasture	11-194
137	Pasture	2-131
138	Pasture	2-045
139	Arable ...	15-259
140	Pasture	15-600
318	Pasture	5-594
318A	pasture	15-458
319	Arable ...	3-448
320	Arable ...	8-221
Pt. 321	Wood ...	0-750
350	Pasture	4-045
Pt. 351	Pasture	3-308
352	Pasture	0-908
353	Pasture	0-811
354	House, Buildings, etc.	1-028
355	Pasture	4-092
356	Garden	0-393
427	Arable ...	0-221
Parish of Llanvithyn		
26	Pasture	10-495
41	Pasture	0-375
27	Pasture	3-098
29	Pasture	2-436
38	Pasture	0-507
37	Pasture	5-252
33	Pasture	1-610
40	Pasture	1-718
36	House, Mill, etc.	0-881
36A	Pond ...	0-135
42	Pasture	0-805
43	Pasture	0-403
Total		165-033

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

The modernisation of Monastery Mill cottage to provided Bathroom, W.C., Hot water and Electricity; the provision of Electricity to the farmhouse and buildings; and the 3-bay steel Dutch Barn in field O.S. No. 140.

RIGHT OF WAY

A right of way is granted to the Ministry of Agriculture for an access track of width 30 ft. to cross fields O.S. Nos. 36, 42, 351 and 353, for Forestry Commission purposes to gain access to Coed Garn-lwyd Woodland. The right includes the construction and maintenance of a 15 ft. metalled track for timber extraction when required.

LOT 4—Item 35
(Coloured *Blue* on Plan D)

THE
Combined Stock and Dairy Farms

KNOWN AS

TY-TO-MAEN and GOWLOG FARMS

Situated just North of the Village of Llancarfan, and comprising in all:—

ABOUT 177·220 ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. F. ROWLANDS	Annual tenancy from the 2nd of February, 1945.	£ s. d. 406 10 0 per annum

The Farm comprises:—

FARMHOUSE at Ty-to-Maen Farm

The well constructed farmhouse set slightly back from the road side and to the extreme Northern end of Llancarfan Village is built in stone with brick quoins and slate roof. The accommodation comprises:—

Hall, Dining Room, Sitting Room, Kitchen, Pantry, Larder, Four Bedrooms, Bathroom and W.C.

Outside Coal Store and Washhouse.

SERVICES

Mains Water and Electricity, Drainage to Cesspool.

THE FARMBUILDINGS at Ty-to-Maen Farm

At the homestead and on the opposite side of the main road to the farmhouse, are a stone and slate range of buildings containing:—

Calf Shed, T.T. Cow Shed to tie 5, and to tie 9, Meal Store and brick with asbestos T.T. Cow Shed to tie 8, detached concrete block and asbestos Dairy, Loose Box with T.T. standings for 2, old Stables for 2, pair of cottager Pigsties, detached timber and corrugated iron Boiler House. On the Northern side is a three-bay steel Dutch Barn with lean-to Implement Shed; and beside the main road a detached stone and slate Garage with nearby two-storey building containing Implement Storage with Loft over and lean-to Loose Box and Bull Box.

THE FARMHOUSE at Gowlog Farm

A substantial stone and brick rendered with slate roof farmhouse containing:—

Sitting Room, Kitchen, Scullery and Four Bedrooms.

There is mains water supply to this house.

THE FARMBUILDINGS at Gowlog Farm

Close to the farmhouse is a stone and slate range comprising old Stables for 3, Loose Box, Cow Shed to tie 8, and further Loose Box, a detached timber and corrugated iron open-fronted Wagon Shed, detached timber and corrugated iron Store and adjoining the farmhouse itself are a stone and corrugated iron Barn part lofted, with lean-to timber and corrugated iron Implement Shed, pair of cottager Pigsties, timber and corrugated asbestos Pigsty and Store.

NOTE: The Farmhouse at Gowlog is at present unoccupied.

RIGHT OF WAY

A right of way is granted to Mr. & Mrs. Dobbie over a track crossing Ty-to-Maen Farm at O.S. No. 46 for access to the Old Woollen Mill.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of Llancarfan		
249	Pasture	7.682
254	Pasture	1.646
256	Pasture	3.875
257	Wood	1.304
258	Pasture	2.233
261	Pasture	1.136
296	Pasture	6.795
299	Pasture	5.615
425	Pasture	5.895
426	Pasture	3.223
544	Pasture	0.805
670	Pasture	7.473
Pt. 671	Pasture	1.000
743	Pasture	5.321
766	Buildings, etc.	0.262
766A	Buildings, etc.	0.736
767	House Garden	0.286
423	Pasture	1.079
545	Pasture	0.477
49	Pasture	2.258
46	Pasture	4.745
Pt. 298	Pasture	3.562
420	Pasture	7.424
245	Pasture	11.790
247	Pasture	10.066
259	Pasture	6.605
260	Pasture and Wood	0.724
260A	Pasture and Wood	0.576
263	Pasture	8.024
264	Pasture	0.804
265	Pasture	3.397
266	Pasture	1.000
266A	House Building, etc.	0.650
267	Pasture	7.210
268	Pasture	2.062
269	Pasture	9.460
270	Arable	9.180
Llanvithyn Parish		
73	Pasture	9.420
Llantrithyd Parish		
276	Pasture	21.420
Total		177.220

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

- (a) As improvements carried out with the Landlord's consent:
Installation of Electricity to the farmhouse and buildings at Ty-to-Maen Farm; the 3-bay steel Dutch Barn and lean-to at Ty-to-Maen Farm.
- (b) As tenant's fixtures or improvements carried out without the Landlord's consent:
Mains water extension to three field troughs at Gowlog Farm.

LOT 4—Item 36
(Coloured *Pink* on Plan D)

THE ACCOMMODATION FIELD

Situated at the Village of Llancarfan (O.S. No. 539), and comprising:—

ABOUT 4.113 ACRES

BEING A PASTURE FIELD

let as follows:

Tenant	Tenancy	Rent
Mr. G. GIBBON	Annual tenancy from the 27th of January, 1947.	£ s. d. 8 0 0 per annum

SHOOTING RIGHTS

Shooting rights over lands within Lot 4 are let as follows:—

- (i) Shooting rights over lands at Llancafarn comprising approximately 424 acres are at present let on an annual basis to Mr. R. H. Williams, at a rental of £17. 0s. 0d. per annum.
- (ii) Shooting rights over lands in the four Parishes of Llantrithyd, Bonvilston, Llancafarn and St. Hilary, comprising approximately 1,254 acres, are at present let on an annual basis to Mr. I. A. Brown, and produce a rental apportioned at £40 13s. 0d. per annum.
- (iii) Shooting rights over Garn-Lwyd and Ty-to-Maen Farms, comprising approximately 112 acres, are at present let on an annual basis together with further rights comprised at St. Mary Hill (Lot 5) to Dr. W. Thomas and Mr. W. Jones. The Rent, apportioned for the purpose of this sale, amounts to £2. 1s. 9d. per annum.

Shooting rights over any remaining properties within this Lot are in hand.

TOWN AND COUNTRY PLANNING ACTS

On land forming part of this Lot amounting to some 65.539 acres there is an unexpended balance of established development value arising out of an agreed claim for loss of development rights made under the Town and Country Planning Act 1947 (original C.L.B. Ref. No. 8/8/S/2514).

This Lot is sold subject to the charge in respect of compensation received by the Vendors under Part II of the Town and Country Planning Act 1954 amounting to some £937 in respect of 9 acres Pt. O.S. 3 Llantrithyd Park (item 14.)

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Water Supply

- (i) An easement in respect of a Water Supply pipe to the Old Mill, Llantrithyd, crossing Castell-y-drew Farm (Item 17), at field O.S. Nos. 246^a and 242, is held by Dr. J. Loudon, at a rent of 2s. 6d. per annum.
- (ii) An easement in respect of Water Supply pipes crossing Village Farm, St. Hilary (Item 2), at field O.S. Nos. 109, 143, and 164 is held by Mr. T. Llewellyn at a rent of 5s. per annum.
- (iii) An easement in respect of a Water Supply pipe crossing Village Farm, St. Hilary (Item 2), at field O.S. No. 234 is held by Mr. T. B. Palling at a rent of 1s. per annum.
- (iv) An easement in respect of a Water Supply Pipe crossing Lower Greenway Farm (Item 27) at field O.S. Nos. 10 and 11, is held by the Hon. F. G. Morgan and Mr. L. E. W. Williams at a rent of £1 per annum.
- (v) An easement in respect of a 3 in. Water Supply Pipe crossing Village, East Down, and Coed Hills Farms, St. Hilary, between O.S. No. 103 and O. S. No. 80 is granted to The Mid-Glamorgan Water Board free of payment.

Electricity Wayleaves

- (i) The South Wales Electricity Board Wayleaves on this Lot currently produce rentals of £7. 17s. 6d. per annum.
- (ii) The Central Electricity Generating Board Wayleaves on this Lot currently produce £1. 10s. 0d. per annum.

G.P.O. Wayleaves

The Post Office and Telephone Wayleaves established on this Lot currently produce rentals of £4. 4s. 6d. per annum.

Easement Payable

An easement is payable by the Vendors in respect of a Water Supply Pipe over pt. field O.S. No. 227 to O.S. No. 234, Village Farm, St. Hilary (Item 2) amounting to 1s. per annum.

MINERALS

An area amounting to some 20.291 acres at field O.S. Nos. 65, 141 and 143, being parts East Down Farm (Item 1) and Village Farm (Item 2) is sold subject to the mineral reservation contained in a conveyance dated 27th April, 1871, an abstract of which may be inspected at the Radcliffe Estate Office.

LOT 5

THE VALUABLE

Agricultural and Mineral Investment

Comprising

THE ST. MARY HILL ESTATE

including

The Limestone Workings

KNOWN AS

RUTHIN QUARRIES

with

FIVE DAIRY AND STOCK FARMS, 180 acres of AGRICULTURAL LAND let for SMALLHOLDINGS,
SPORTING RIGHTS and MINERAL RIGHTS

AS AT PRESENT LET

and

21 acres of WOODLANDS

IN HAND

in all

ABOUT 955·327 ACRES

with annual income from lands let and quarry royalties currently amounting to

PER £4,291 14s. 5d. ANNUM

All as set out in the following Particulars, subject to the General Remarks and General and Special Conditions of Sale; and to the Wayleaves, Easements, Rights of Way, etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 5

Item No. on Plan E	Colour	Holding	Tenant	Acreage	Income
1	Yellow	Tan-y-lan Farm	Mr. C. Rees	116·805	£ 216 15 6
2	Blue	Craig Tanylan (Woodland)	In hand	21·612	—
3	Green	Ty-Candy Farm	Mrs. M. Rees	73·462	180 10 6
4	Brown	Village Farm	Mr. W. Jones	223·802	446 3 10
5	Yellow	Hill House Farm	Mrs. G. M. Jones	48·374	111 0 0
6	Purple	Ruthin Quarries	Ruthin Quarries (Bridgend) Ltd.	36·155	2,021 18 4
7	Blue	Broadway and other County Council Small-holdings	The Glamorgan County Council	0·651	} 261 0 0 (3 yr. average)
8	Blue	Lands for County Council Small-holdings	The Glamorgan County Council	28·942 149·952	
9	Pink	Tynycaeau and Cwrt Farms	Mr. V. Radcliffe	255·458	1,022 0 0
10	Red	Observer Corps Site	Air Ministry	0·114	5 0
		Shooting Rights	Various	—	17 6 3
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	14 15 0
			Totals	955·327	£4,291 14 5

OUTGOINGS:

Tithe Redemption Annuities £61 18 3

LOT 5—Item 1
(Coloured *Yellow* on Plan E)

THE COMPACT

T.T. Licensed Dairy Farm

KNOWN AS

TAN - Y - LAN FARM

at *St. Mary Hill* and amounting to

ABOUT **116·805** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. C. REES	Annual tenancy from 2nd February, 1947.	£ s. d. 216 15 6 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse is built in stone, roughcast, with slate roof and overlooks the Ewenny Valley. The accommodation comprises:—

Dining Room, Sitting Room, Kitchen, Lobby, Large Larder, Five Bedrooms and Bathroom, with Outhouse and Dairy adjoining.

SERVICES

Mains Water and Electricity, Earth Closet.

FARMBUILDINGS

At the homestead built around a concreted yard mainly of stone and slate are:—

A pair of cottager **Pigsties**, Large **Loose Box**, Open **Implement Bay**, Single **Cow Shed** with ties for 8, **Meal Store**, Single **Cow Shed**, with ties for 6, and ties for 4 adjoining. **Store and Engine House**, **Loose Box**, **Old Stable** and **Loose Box** adjoining. **Lean-to Implement Shed**. To the rear a 4-bay steel **Dutch Barn**, timber and corrugated iron **Implement Shed**; also a detached **Wagon Shed**, small timber and slate **Poultry House**, timber and corrugated iron **Cow Shed** to tie 6.

Outlying in field O.S. No. 168 is a stone and slate part-covered **Stock Yard**.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>	<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of St. Mary Hill					
17	Arable	4·345	171	Pasture	1·854
75	Pasture	9·636	172	Pasture	1·600
76	Arable	4·772	173	Pasture	5·902
76A	Wood	0·418	174	Arable	9·234
77	Wood	0·219	175	Arable	3·967
79	Pasture	0·367	176	Pasture	2·583
80	Pasture	0·205	176A	Pasture	5·289
81	Pasture	4·356	177	Pasture	2·613
91	Road	0·937	179	Pasture	0·676
92	Wood	0·212	180	Pasture	2·862
93	Pasture	8·679	181	Pasture	2·635
100	Pasture	0·308	182	Pasture	4·944
101	Pasture	0·292	183	House, Buildings, etc.	0·937
165	Pasture	11·345	184	Pasture	3·901
167	Pasture	6·088	185	Pasture	0·329
168	Pasture and Buildings	1·426	187	Pasture	3·404
169	Pasture	1·119	188	Pasture	6·851
170B	Wood	2·500			
	<i>Carried forward</i>	57·224		Total	116·805

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

The Concrete Apron on South-East side of the yard; Electrical installations to the farmhouse and farm buildings; the 4-bay steel Dutch Barn; two timber and corrugated iron Implement Sheds; the timber and corrugated iron Cowshed to tie 6; and three Mains water troughs in fields.

LOT 5—Item 2
(Coloured *Blue* on Plan E)

Woodland Suitable for Re-afforestation

KNOWN AS

CRAIG TAN - Y - LAN

Situated at St. Mary Hill and amounting to

ABOUT **26.612** ACRES
IN HAND

Comprising an area of Scrub Woodland on a bank above Tan-y-lan Farm with North-West aspect.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage
Parish of St. Mary Hill		
78	...	0.140
170A	...	13.222
170C	...	8.250
Total		21.612

WITH IMMEDIATE POSSESSION

LOT 5—Item 3
(Coloured *Green* on Plan E)

THE SMALL

T.T. Licensed Dairy Farm

KNOWN AS

TY-CANDY FARM

Situated at St. Mary Hill and extending to

ABOUT **73.462** ACRES

let as follows:

Tenant	Tenancy	Rent
Mrs. M. REES ...	Annual tenancy from 2nd February, 1954.	£ s. d. 180 10 6 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse is substantially built in stone with brick quoins and tiled roof. The accommodation comprises:—
Sitting Room, Dining Room, Kitchen, Larder, Five Bedrooms and Boxroom.

SERVICES

Mains Water and Electricity, Earth Closet.

FARMBUILDINGS

The buildings at the homestead are mainly of stone and slate construction and comprise:—
Cow Shed to tie 7 with **Loft** above, and ties for 2 adjoining, **Modern Dairy**, three-bay **Implement Shed**, **Loose Box**, **Store**, **Tractor Shed** with **Loft** over. **Detached range** of three cottager **Pigsties** and lean-to timber **Poultry house**.

Outlying buildings adjoining the main road at O.S. Nos. 208 and 212 are:—

A stone and slate **Barn**, **Implement Shed** and **Store** and **Wagon Shed**.

In field O.S. No. 200 is a detached stone and corrugated iron **Stock Shelter**.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of St. Mary Hill			Brought forward ... 59.143		
82	Arable ...	3.373	203	Arable ...	0.710
83	Pasture ...	5.230	204	House, Buildings, etc.	0.628
89	Arable ...	3.176	207	Pasture ...	1.826
189	Pasture ...	2.466	208	Mill ...	0.255
191	Pasture ...	1.688	209	Pasture ...	1.776
192	Pasture ...	2.760	210	Wood ...	1.315
193	Pasture ...	4.973	211	Pasture ...	3.577
194	Pasture ...	4.765	212	Buildings, etc.	0.339
195	Pasture ...	4.929	213	Pasture ...	2.755
197	Pasture ...	8.697	Parish of Coychurch Lower		
199	Arable ...	5.973	172	Pasture ...	1.138
200	Pasture ...	5.141	Total ... 73.462		
202	Pasture ...	5.972			
Carried forward ...		59.143			

IMPROVEMENTS AND FIXTURES

The tenant claims the Electricity installations to farmhouse and buildings.

LOT 5—Item 4
(Coloured *Brown* on Plan E)

A VALUABLE
T.T. Licensed Dairy and Stock Farm

KNOWN AS

VILLAGE FARM

Situated at St. Mary Hill and amounting to

ABOUT **223·802** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. W. JONES 	Annual tenancy from 2nd February, 1949.	£ s. d. 446 3 10 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse is substantially constructed of roughcast stone with slate roof and commands an impressive view overlooking Liangan. The accommodation comprises:—

Dining Room, Two Sitting Rooms, Pantry, Kitchen and Larder and Five Bedrooms, Boxroom, Bathroom and W.C.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

COTTAGE

The detached cottage known as “**Church Cottage**” at O.S. No. 84 is let with this farm, the construction is of stone, roughcast, with tiled roof and the accommodation comprises:—

Sitting Room, Kitchen/Living Room, Scullery and Larder, Two Bedrooms and Boxroom with lean-to Garage.

In the garden is a detached **Pigsty**.

SERVICES

Mains Water and Electricity, Earth Closet.

FARMBUILDINGS

At the homestead and mainly constructed of stone with slate surrounding a concrete yard are:—

Dairy, Double Cow Shed to tie 14, **Garage and Loose Box with Grain Loft over, Barn with Loose Box and Loft over, Single range Cow Sheds** to tie 24, the Old School building used as **Poultry House, Range of Two Loose Boxes** with additional **Box with Lean-to and Sheep Dip** added by tenant, **6-bay steel Dutch Barn, lean-to brick and slate Engine House.**

Outlying Building: Situated in Pt. field O.S. No. 129 is a corrugated asbestos **Store Shed**.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of St. Mary Hill			<i>Brought forward</i> ... 205·696		
85	Pasture	8·573	262	Pasture	0·547
90	Pasture	9·609	283	Arable	7·970
113	Arable	9·273	303	House Garden, etc.	1·161
127	Arable	10·082	306c	Buildings, etc.	0·485
Pt. 128	Arable	1·712	306B	Site of Buildings, etc.	0·875
Pt. 129	Pasture	0·305	307	Pasture	1·508
158	Pasture	16·548	306D	Old School Room	0·269
159	St. Mary Hill Down	23·300	154 & 154A	Pasture	0·363
Pt. 160	St. Mary Hill Down	71·916	86	Garden	0·170
161	Pasture	9·711	153	Garden	0·361
162	Pasture	7·020	84	Church Cottage and Garden	0·376
163	Pasture	10·698	154c	Pasture	0·176
164	Arable	9·107	266	Pasture	0·279
224	Pasture	8·690	87	Pasture	2·280
Pt. 253	Pasture	0·412	154B	Pasture	0·166
254	Pasture	3·433	157	Garden	0·492
258	Pasture	3·993	274	Garden	0·392
259	Pasture	1·314	275	Garden	0·236
<i>Carried forward</i> ... 205·696			Total ... 223·802		

IMPROVEMENTS AND FIXTURES

The tenant claims the following items as tenant's fixtures or improvements, carried out without the Landlord's consent:—

Conversion of Part North Range to double cowhouse for 14; Electrical installation to farmhouse, cottage, and buildings; Concreting the farmyard; Extension Loose Box and timber and corrugated iron lean-to with sheep dip; 6-bay steel Dutch Barn. Mains water extensions to certain fields; Reclamation of 60 acres of hill land; and one fireplace in the farmhouse. The asbestos Shed at Pt. O.S. No. 129.

Consent has recently been granted for the construction of two Cattle Grids and a 3-bay Silo/Barn.

LOT 5—Item 5
(Coloured *Yellow* on Plan E)

A Small Stock-Rearing Farm

KNOWN AS

HILL HOUSE FARM

Situated at St. Mary Hill and amounting to

ABOUT **48·374** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mrs. G. M. JONES	Annual tenancy from 2nd February, 1938.	£ s. d. 111 0 0 per annum

Note:—The tenant of this farm is the wife of the tenant of Village Farm and the two farms are at present run as one and are well suited to amalgamation.

The Farm comprises:—

FARMHOUSE

The farmhouse is well constructed of dressed stone with brick quoins with a new slate roof. The accommodation comprises:—

Sitting Room, Dining Room, Kitchen, Dairy, Larder, Four Bedrooms, Bathroom and W.C., with lean-to Outhouse and garden Closet.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

To the rear of the farmhouse the buildings are stone built with slate and corrugated iron roofing, being grouped around a concrete yard and comprising:—

Three large Loose Boxes, pair of cottager Pigsties, Barn, and detached Timber Shed.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of St. Mary Hill		
256	Pasture	9·537
256A	Pond	0·108
257	Pasture	3·485
260	Pasture	4·752
261	House, Buildings, etc.	0·449
263	Pasture	3·595
264	Pasture	0·275
267	Pasture	7·096
263A	Garden	0·079
265	Pasture	0·305
155	Pasture	10·287
156	Pasture	8·406
Total ...		<u>48·374</u>

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As tenant's fixtures or improvements carried out without the Landlord's consent:

Mains water extension to fields; Electrical installations to Hill House; and timber and corrugated iron Stock Shelter in O.S. No. 256.

LOT 5—Item 6
(Coloured Purple on Plan E)

A Valuable Mineral Investment

KNOWN AS

RUTHIN QUARRIES

Situated in the Parish of St. Mary Hill

At present occupying

ABOUT **36·155** ACRES

let to

Messrs. RUTHIN QUARRIES (BRIDGEND) LTD.

comprising in all

ABOUT **65·097** ACRES

of which

ABOUT **60·220** ACRES

are let for Surface Limestone Workings on a lease expiring 2nd August, 2000, which provides for an annual certain rent of **£75 0s. 0d. per annum** and a royalty of 4d. per cubic yard of stone extracted, and

ABOUT **4·877** ACRES

are let under a supplemental lease expiring 2nd August, 2000, which provides for a Surface Rent of **£5 0s. 0d. per annum**.

The average Gross annual income over the years 1958, 1959 and 1960
was

PER **£2,021 18s. 4d.** ANNUM

WORKING RIGHTS

Of the area demised about 36·155 acres are in the possession of the Quarry Company. Possession of the remainder (Item 7 coloured blue on Plan A) can be obtained from the occupiers, The Glamorgan County Council, as shown under Item 7.

SCHEDULE OF WORKED AREAS AS AT MARCH, 1961

Field O.S. No.	Description	Acreage
Parish of St. Mary Hill		
141	Quarry Entrance	3·877
Pt. 142	Office and Equipment	1·000
Pt. 142	Limestone Workings	6·936
Pt. 142A	Limestone Workings	5·250
Pt. 143	Limestone Workings	6·956
Pt. 145	Limestone Workings	0·420
148	Limestone Workings	2·525
Pt. 149	Limestone Workings	2·580
Pt. 151	Limestone Workings	3·075
Pt. 152	Limestone Workings	3·536
		36·155
Area still occupied by Glamorgan County Council Small Holdings		
Pt. 142A	Pasture	2·376
Pt. 143	Arable	5·470
Pt. 145	Pasture	2·190
Pt. 149	Pasture	3·262
150	Pasture	7·281
Pt. 151	Arable	4·268
Pt. 152	Arable	4·095
		28·942
Total ...		65·097

Note:—"Broadway", O.S. No. 144, House and Garden, 0·651 acres, mentioned under Item 7 of these Particulars is not included under the mineral lease.

LOT 5—Item 7
(Coloured *Blue* on Plan E)

The Agricultural Land

with underlying minerals adjoining Ruthin Quarries

in the Parish of St. Mary Hill, comprising:—

ABOUT 28·942 ACRES

together with the

Small House, Garden, and Buildings

KNOWN AS

“BROADWAY”

Situated at O.S. 144 close to the road, being

ABOUT 0·651 ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
The Glamorgan County Council	Annual Agricultural tenancy	£ s. d. 43 0 0 per annum

THE LAND

The land is held by the Glamorgan County Council for Smallholdings and was originally leased for a term of 35 years from 2nd February, 1921, for that purpose. The land including the smallholding “Broadway” is sublet to various tenants by the County Council. The land comprised in Item 8 is held with the above land at a total rental of £261 0s. 0d. per annum.

“BROADWAY”

The smallholding known as “Broadway” comprises:—

A dwellinghouse and Garden with Cow Shed and approximately 5½ acres of land.

The House is constructed of rendered brick with slate roof and is on two floors; the accommodation comprises:—

Hall, Kitchen/Living Room, Scullery, and Dairy, with Two Bedrooms.

SERVICES

Mains Water and Electricity, Earth Closet.

The **Cowhouse** constructed of stone with slate has ties for 4 and a small **Store** adjoining.

MINERALS

Of the above land Messrs. Ruthin Quarries (Bridgend) Ltd. have quarrying rights under the Mineral Lease mentioned in Item 6 over the 28·942 acres of land. The Landlord has power to resume possession of any land shown to be required for mineral workings after 12 months prior notice in writing served on the tenant.

SCHEDULE OF AREAS

A Schedule of the 28·942 acres affected by the Mineral Lease is given under Item 6.

LOT 5—Item 8

(Coloured *Blue* on Plan E)

Land, part of Court Farm let for

County Council Smallholdings

Situated at

ST. MARY HILL

and amounting to

ABOUT **149.952** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Glamorgan County Council...	Statutory tenancy under the Agricultural Holdings Act, 1948.	£ s. d. 218 0 0 per annum

The Glamorgan County Council hold the above land for smallholdings as Statutory Tenants of an Agricultural Holding together with the land detailed in Item 7 and at a total rental of £261 0s. 0d. per annum.

THE LAND

The land comprises useful dairy or stock rearing land on the South-West slopes of St. Mary Hill. A number of buildings, including a farmhouse, have been erected at the North-West corner of the land and are marked "Court Farm" at O.S. No. 230. All these buildings are tenant's fixtures erected without the consent of the Landlord.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of St. Mary Hill		
222	Pasture	3.782
223	Pasture	8.008
227	Pasture	11.023
228	Arable	5.411
229	Pasture	8.131
230	Pt. Arable, Pt. House and Buildings	6.407
237	Pasture	5.205
238	Arable	7.127
239	Pasture	1.320
240	Pasture	10.253
241	Arable	10.658
242	Pasture	13.531
243	Pasture	11.718
244	Pasture	10.779
245	Pasture	9.012
246	Pasture	10.818
249	Pasture	16.769
Total		149.952

APPORTIONMENT OF RENT

The Auctioneers have made an informal apportionment of the rent between the land affected by the Ruthin Mineral workings, Item 7 of these Particulars, and the above land of a purely agricultural nature.

LOT 5—Item 9

(Coloured Pink on Plan E)

Two Stock-Rearing and Arable Farms

KNOWN AS

TYN-Y-CAEAU FARM

and

CWRT FARM

Situated at St. Mary Hill and amounting to

ABOUT 255·458 ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. V. RADCLIFFE	Annual tenancy from 2nd February, 1961.	£ 1,022 0 0 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse, substantially constructed in stone roughcast and with a slate roof, comprises:—
Sitting Room, Dining Room, Kitchen, Scullery and W.C., lean-to Larder, Five Bedrooms, Bathroom and W.C. and Boxroom.

SERVICES

Mains Electricity and Water, Cesspool Drainage.

COTTAGE

The detached stone and thatch cottage situated at O.S. No. 270 and known as "Rock Cottage" is let with this farm.

The accommodation comprises:—

Kitchen/Living Room, Pantry, and Two Bedrooms, Washhouse and adjoining Coal Store.

SERVICES

Mains Water and Electricity, Earth Closet.

Outside are a stone and corrugated iron Stock Shed and pair of cottager Pigsties.

This cottage is subject to a Closing Order under the Housing Act 1957.

FARMBUILDINGS

At Tyn-y-caeau the buildings at the homestead built in stone with slate roofs comprise:—

Detached Store and Boiler House, Garage and Hay Store with Loft over, Loose Box, old Stables, two-storey Barn, Root Store, old Cow Shed, Loose Box, Cow Shed with ties for 8. Walled Yard with open-fronted Stock Shelter, pair of cottager Pigsties with lean-to Poultry House.

At Cwrt Farm, grouped around the old farmhouse now derelict is an extensive range of buildings constructed in stone with slate, and comprising:—

Two-storey block with Two open Implement Bays, Store and Loft over, two-storey building with Three open Implement Bays and Loft over, Hay Barn with adjoining Tractor Shed and Lean-to at rear, a 4-bay steel Dutch Barn, and timber and corrugated iron Implement Shed, together with a Comprehensive Range of Stock and Storage Buildings grouped around three good stock yards.

SERVICES

Mains Water is laid on at these buildings which are approached by a good hard road.

SCHEDULE OF AREAS

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of St. Mary Hill			<i>Brought forward</i> ...		
1. Cwrt Farm			319	Arable	88·881
Pt. 253	Pasture	3·500	320	Arable	10·318
226	Pasture	11·864	321	Arable	6·554
247	Pasture	4·980	255	Pasture	8·666
248	Pasture	1·582			7·314
250	Pasture	1·751	2. Rock Cottage and Land		
251	Pasture	10·239	269	Pasture	0·351
252	Buildings, etc.	1·914	270	Condemned Cottage and Garden	0·280
252A	Garden, etc.	0·460	271	Pasture	0·352
252B	Garden, etc.	0·300	272	Pasture	1·686
295	Pasture	11·388	268	Site of Cottage	0·405
298	Pasture	11·091	3. Tyn-y-caeau Farm		
299	Roadway	0·233	215	Pasture	4·863
300	Pasture	5·196	216	Pasture	5·102
301	Pasture	11·259	217	Pasture	5·826
302	Pasture	10·794	219	Pasture	8·960
308	Pasture	1·129	220	Pasture	6·812
309	Pasture	4·057	221	Pasture	9·552
310	Pasture	1·755	232	House, Buildings, etc.	1·146
311	Pasture	9·238	232A	Pond	0·104
312	Pasture	5·544	233	Arable	3·407
313	Pasture	1·622	234	Pasture	5·993
314	Pasture	9·953	235	Pasture	6·858
315	Pasture	8·515	236	Pasture	11·998
316	Pasture	9·743			
317	Pasture	4·335			
318	Pasture	6·469			
	<i>Carried forward</i> ...	88·881		Total ...	255·458

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with Landlord's consent:

The Conversion of the stable into calf shed and Concreting of adjoining yard; the Electrical installations; and Mains water extensions to the farmbuildings and to the fields; 4-bay steel Dutch Barn; and lean-to timber and corrugated iron Implement Shed.

LOT 5—Item 10
(Coloured Red on Plan E)

The Observer Corps Site

at

ST. MARY HILL

amounting to

ABOUT 0·114 ACRES

being part O.S. No. 160 in the Parish of St. Mary Hill

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
The Air Ministry	21 year lease from 1st May, 1958	s. d. 5 0 per annum

SPORTING RIGHTS

- (i) Shooting Rights over an area at St. Mary Hill amounting to about 934 acres, are at present let to Dr. Thomas and Mr. W. Jones on an annual basis together with further rights over land in Llancarfan (Lot 4). The rent, apportioned for the purpose of this sale, amounts to £17. 6s. 3d. per annum.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Aerial Ropeway

A wayleave is granted to Messrs. Ruthin Quarries (Bridgend) Ltd. in respect of an aerial ropeway (now obsolete) crossing Tan-y-lan Farm (Item No. 2), at a rent of £9. 3s. 0d. per annum.

Electricity Wayleaves

The South Wales Electricity Board Wayleaves established on this Lot currently produce rentals of £4. 4s. 0d. per annum.

G.P.O. Wayleaves

The Post Office and Telephone wayleaves established on this Lot currently produce rentals of £1. 8s. 0d. per annum.

LOT 6

THE

Freehold Agricultural Properties

comprising

LANDS AT PENMARK

including

25 acres of WOODLANDS IN HAND

and

TWO LARGE ARABLE AND STOCK FARMS, COTTAGE SITE in Fonmon Village, FOUR GROUND RENTS, SPORTING RIGHTS, Etc.

as at present let

in all

ABOUT 582.321 ACRES

mainly in the Parish of Penmark

with income from land let currently amounting to

PER £1,130 19s. 7d. ANNUM

All as set out in the following Particulars, subject to the General Remarks and General and Special Conditions of Sale; and to the Wayleaves, Easements, Rights of Way, etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 6

Item No. on Plan F	Colour	Holding	Tenant	Acreage	Income
1	Pink	Penmark Farm	Messrs. D. B. and W. T. B. Rees	319.242	£ s. d. 563 16 4
2	Green	Woodland	In hand	25.413	—
3	Yellow	Refuse Tip	Cardiff R.D.C.	1.673	5 0 0
4	Yellow	Three Ground Rents— Penmark Village	Various	0.566	27 10 0
5	Blue	Penmark Place Farm	Mr. E. Radcliffe	234.705	491 2 4
6	Yellow	Ground Rent	Mr. L. Thomas	0.342	3 0 0
7	Green	Small Field and Old Cottage, site Fonmon	E. T. Mills	0.380	6 0 0
		Shooting Rights	Sir Hugo Boothby	—	30 0 0
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	4 10 11
Totals ...				582.321	£1,130 19 7

OUTGOINGS

Tithe Redemption Annuities £96 13 3

LOT 6—Item 1
(Coloured *Pink* on Plan F)

THE EXTENSIVE
Corn and Stock Farm

KNOWN AS

PENMARK FARM

Situated at and to the East of Penmark Village, and comprising:—

ABOUT **319·242** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Messrs. D. B. and W. T. B. REES ...	Annual tenancy from 2nd February, 1940.	£ s. d. 563 16 4 per annum

The Farm comprises:—

FARMHOUSE

The large farmhouse close to the church in Penmark Village is constructed in stone and brick, externally rendered, with slate roof and is suited to sub-division to form two separate dwellings.

The West part contains:—

Sitting Room, Kitchen/Living Room, Scullery, Bathroom, Old Dairy, Pantry with Five Bedrooms and Outhouse containing W.C., Fuel Store and Washroom.

The Eastern part contains:—

Hall, Sitting Room, Kitchen/Living Room, Scullery, Store Room, with Three Bedrooms and Boxroom.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

FARMBUILDINGS

At the homestead is a very extensive range of buildings principally constructed of stone and brick with slate roofs.

Grouped around two yards are:—

Large two-storey range containing **Old Stables** for 8 and for 2 with **Five Loose Boxes** and **Grain Lofts** over, **Three** single-storey **Loose Boxes**, **7-bay** open-fronted **Stock Sheds**, **Seven Loose Boxes** and **Food Store**, two-storey range containing **Implement** and **Tractor Sheds**, and **Store** with lean-to **Tractor Shed**, single **Cow House** to tie 10, **Box**, and **Store**, **6-bay Stock Shed** and **Store** lean-to **Poultry House**. **Detached Dairy**.

Adjoining are **Small Stock Yard** part covered, **Wagon Shed**, **Two Calf Sheds**, **Three small Covered Yards**, and two-storey building containing **Stock Cover** with **Granary** over.

In the Rick yard are **11-bay steel Dutch Barn**, detached **Implement Shed** with **Four** lean-to **Pigsties** and **Sheep Dip**.

Outlying buildings:—

There is a stone and slate **Barn** with partly covered **Stock Yard** known as **Cringallt** buildings at O.S. No. 128. Also let with this farm are the now derelict buildings at "**Cuckoo Mill**" O.S. No. 135, beside the **River Waycock** and adjoining a minor road, and with building possibilities.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Penmark		
124	Pasture	20.412
125	Pasture	3.570
126	Pasture	10.662
127	Pasture	4.136
128 and		
Pt. 130	Pasture and Barn	13.103
129	Pasture	5.447
131	Arable ...	10.523
132	Arable ...	11.490
Pt. 133	Arable ...	8.995
Pt. 133A	Woodland and Rough Pasture	0.060
134	Pasture	1.609
135	Cuckoo Mill Ruins of Cottage, etc....	0.644
136	Pasture	0.746
137	Pasture	0.850
142	Pasture	0.871
147	Pasture	0.603
148	Pasture	0.875
149	Pasture	1.437
150	Pasture	2.111
152	Pasture	0.645
152A	Pasture	1.423
153	Pasture	9.554
155	Ruins of Castle and Pasture	1.921
156	House and Garden	0.660
Pt. 158	Buildings, etc.	2.000
160	Pasture	4.617
Pt. 171	Pasture	19.507
172	Pasture	1.662
190	Pasture	0.607
192	Pasture	1.224
192A	Pasture	1.136
Pt. 198	Pasture	0.570
199	Pasture	4.867
200	Pasture	7.687
200A	Plantation	0.319
201	Arable ...	8.422
202	Pasture	10.825
203	Arable ...	12.814
205	Pasture	3.272
207	Arable ...	27.009
208	Arable ...	17.761
209	Arable ...	9.031
211	Pasture	2.210
212	Arable ...	8.969
213	Arable ...	11.272
214	Roadway	0.479
215	Pasture	11.390
216	Pasture	3.233
Pt. 228	Arable ...	14.490
Pt. 231	Pasture	0.422
232	Arable ...	8.186
233	Pasture	6.105
234	Pasture	1.351
298	Pasture	5.458
Total		319.242

IMPROVEMENTS AND FIXTURES

The tenants claim the following items:—

As improvements carried out with the Landlord's consent:
Electricity installations to the farmhouse and buildings.

LOT 6—Item 2
(Coloured *Green* on Plan F)

Two Areas of Woodland

INCLUDING

MILL WOOD

PENMARK

comprising

ABOUT **25.413** ACRES
IN HAND

both these Woods are on the Southern side of the valley of the River Waycock and contain mixed hardwood trees.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Pt. 130	Mill Wood	12.886
154	Woodland	12.527
Total		25.413

WITH IMMEDIATE POSSESSION

LOT 6—Item 3
(Coloured Yellow on Plan F)

AN AREA OF LAND

Situated in the Parish of Penmark at O.S. Nos. 133 and 133A and comprising:—

ABOUT **1·673** ACRES

let to
THE CARDIFF RURAL DISTRICT COUNCIL

Used as a rubbish tip and let on an annual tenancy from the 2nd February, 1955, at a rental of

PER **£5 0s. 0d.** ANNUM

SCHEDULE OF AREAS

Field O.S. No.	Acreage
Pt. 133A	0·675
Pt. 133	0·998
Total	<u>1·673</u>

LOT 6—Item 4
(Coloured Yellow on Plan F)

THREE FREEHOLD GROUND RENTS

in the Village of Penmark being part O.S. No. 171 comprising:—

ABOUT **0·566** ACRES

and producing

PER **£27 10s. 0d.** ANNUM

Secured as follows:—

Description	Lessee	Details of Lease	Ground Rent	G.A.V. for rating purposes
“Trevene”—Brick and tiled bungalow, with garage (0·250 acres).	Mr. T. E. Brace	99 year lease from 25.12.1957	£ s. d. 12 10 0	£ 39
“Wilmar”—A similar bungalow with garage (0·240 acres).	Mr. & Mrs. J. W. Clarke	99 year lease from 25.12.1957	12 10 0	39
Two Portions of Land—with garage and garden to “Penmark House” (0·076 acres)	Mr. W. J. Jones and Mrs. E. M. Chamberlain	99 year lease from 24.6.1951 and 96 year lease from 24.6.1954	} 2 10 0	—

LOT 6—Item 5
(Coloured *Blue* on Plan F)

THE VALUABLE
Arable and Stock Farm

KNOWN AS

PENMARK PLACE FARM

Situated just South of the Village of Penmark, and comprising:—

ABOUT **234·705** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. E. RADCLIFFE	Annual tenancy from 2nd February, 1940.	£ s. d. 491 2 4 per annum

The Farm comprises:—

FARMHOUSE

The farmhouse is a large house of character set at the top of Kenson Hill, with fine outlook. The construction is of stone, roughcast and with slate roof. The accommodation comprises:—

Hall, Sitting Room, Dining Room, Breakfast Room, Kitchenette, Kitchen, back Lobby, Scullery, a Larder with Cellar and Five Bedrooms, Boxroom, Bathroom with W.C., and Second Bathroom.

Outbuildings contain **Fuel Store, Wash House, and Store.**

SERVICES

Mains Water and Electricity, Cesspool Drainage.

COTTAGE

Let with this farm is a detached cottage constructed in stone, colourwashed, with corrugated asbestos roof, and known as "**Kenson Cottage**". The cottage is situated close to Kenson Bridge crossing the River Waycock and contains:— **Sitting Room, Kitchen/Living Room, Scullery, and Two Bedrooms** with adjoining large **Outhouse** and lean-to timber corrugated iron **Garage, Earth Closet, and detached Fuel Store.**

SERVICES

Mains Electricity is installed.

FARMBUILDINGS

At the homestead are:—

A detached stone and slate two-storey building containing **Stock Shed** with **Grain Loft** over, a detached range of **Four Pigsties**, and built around a **Yard** in brick and stone with corrugated iron roofing are a two-storey building with **Stock and Implement Sheds** and **Two lean-to Tractor Garages, Two Calf Sheds, Implement Shed** with **Loft** over; and 4-bay steel **Dutch Barn.**

On the opposite side of the main road are a 5-bay steel **Dutch Barn** with 5-bay lean-to, stone and corrugated iron, part open **Shed** housing grain drier with concrete block and corrugated iron **Implement Shed** and stone and slate **Stock Shed** with yard.

SCHEDULE OF AREAS

<i>Field O.S. No.</i>	<i>Description</i>	<i>Acreage</i>
Parish of Penmark		
168	Pasture	1·604
175	Pasture	0·110
176	Pasture	7·770
177	Garden	0·200
178	Cottage and Garden ...	0·120
179	House and Buildings ...	1·367
Pt. 180	Roadway and Waste...	0·250
181	Buildings, etc.	0·945
182	Pasture	9·690
186	Arable	12·252
187	Pasture	0·526
195	Pasture	9·965
222	Pasture	5·805
223	Pasture	5·170
235	Pasture	8·758
236	Pasture	8·597
Pt. 237	Arable	20·402
238	Pasture	17·916
Pt. 241	Arable	6·224
Pt. 243	Arable	6·094
Pt. 281	Pasture	7·299
Pt. 282	Arable	18·121
283	Arable	10·384
Pt. 287	Old Quarry	0·212
288	Pasture	19·173
289	Pasture	18·361
291	Pasture	10·852
292	Arable	10·401
293	Pasture	7·472
294	Pasture	1·413
294A	Pasture Stable, etc. ...	0·494
295	Pasture	2·599
296	Pasture and Part Ruins ...	1·478
Pt. 301	Pasture	2·099
Parish of Llancarfan		
Pt. 981	Pasture	0·582
Total ...		234·705

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

Extension to lean-to Implement Shed; the Calf Shed in farmyard; the 4-bay Dutch Barn; Electrical installations to farmhouse and buildings.

LOT 6—Item 6
(Coloured *Yellow* on Plan F)

THE
FREEHOLD GROUND RENT

well secured on

The detached bungalow, constructed of brick, pebbledashed, with slate roof situated on the outskirts of the village of Penmark at O.S. No. 194 and

KNOWN AS

“SUFTON BUNGALOW”
PENMARK

ABOUT **0·342** ACRES

<i>Lessee</i>	<i>Lease</i>	<i>Ground Rent</i>	<i>G.A.V. for rating purposes</i>
Mr. L. THOMAS	99 year lease from 2.8.1922 ...	£3 0 0 per annum	£27

LOT 6—Item 7
(Coloured *Green* on Plan F)

A Valuable Site

in the village of

FONMON

Near **PENMARK**

With frontage on to the main village street at O.S. 364, Parish of Penmark, and comprising:—

ABOUT **0·380** ACRES

at present let as follows:—

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
Mr. E. T. MILLS	Monthly agreement from 1st November, 1951.	£ s. d. 6 0 0 per annum (10s. monthly)

This site comprises a grass field with the ruin of the old "Forge Cottage". There are sundry temporary pig shelters, the property of the tenant.

VACANT POSSESSION

can be obtained by service of one month's notice.

SHOOTING RIGHTS

Shooting rights over lands in this Lot comprising approximately 580 acres are at present let on an annual basis to Sir Hugo Boothby and produce a rent of £30 0s. 0d. per annum.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Aviation Poles

An easement in respect of 11 Poles and 920 feet run of underground cable for airfield runway lights is held by the Ministry of Civil Aviation in O.S. Nos. 208, 209 and 238 under four agreements and producing a total consideration amounting to £1 7s. 6d. per annum.

Water Supply

- (i) An easement in respect of a water supply pipe over O.S. Nos. 149 and 137, Penmark Farm, is held by Mr. R. G. Williams at a rental of 2s. 6d. per annum.
- (ii) An easement in respect of a water supply pipe crossing this Lot between O.S. No. 153 to O.S. No. 186 is held by the Cardiff Corporation.

Electricity Wayleaves

- (i) South Wales Electricity Board wayleaves established on this Lot currently produce rentals of £1 13s. 6d. per annum.
- (ii) Central Electricity Generating Board wayleaves established on this Lot currently produce rentals of 9s. 5d. per annum.

G.P.O. Wayleaves

Post Office and Telephone wayleaves established on this Lot currently produce rentals of 18s. 0d. per annum.

LOT 7

THE
Valuable Coastal Properties

being

LANDS AT MARCROSS

including

A SMALL CARAVAN PARK WITH VACANT POSSESSION

and

THE HORSE SHOE INN (Free House), VILLAGE FARM (213 acres) with NASH POINT HEADLAND
FORESHORE RIGHTS and CAR PARK.

As at present let

in all

ABOUT 213·852 ACRES

in the Parish of Marcross

with a total annual income currently amounting to

PER £987 1s. 10d. ANNUM

All as set out in the following Particulars, subject to the General Remarks and General and Special Conditions of Sale and to the Wayleaves, Easements, Rights of Way, Etc., as detailed.

SUMMARY OF PROPERTIES COMPRISING LOT 7

<i>Item No. on Plan G</i>	<i>Colour</i>	<i>Holding</i>	<i>Tenant</i>	<i>Acreage</i>	<i>Income</i>
1	Pink	Village Farm	Mr. G. Morgan... ..	213·079	£ 417 7 3
2	Yellow	Horse Shoe Inn	Mr. S. Deere	0·444	107 4 0
3	Green	Caravan Park	In hand	0·329	78 0 0
		Car Park—Nash Point	With Vacant Possession On part Village Farm	—	332 15 1 (3 yr. average)
		Foreshore Rights for Sale of Ice Cream	Messrs. T. Wall & Son Ltd.	—	50 0 0
		Wayleaves, Easements, Rights of Way, Etc.	Sundry	—	1 15 6
			Totals ...	213·852	£987 1 10

OUTGOINGS:

Tithe Redemption Annuities	£28 13 8
Easement	5 0
TOTAL ...	£28 18 8

LOT 7—Item 1
(Coloured *Pink* on Plan G)

THE VALUABLE

Arable T.T. Licensed Dairy Farm

KNOWN AS

VILLAGE FARM
MARCROSS

comprising

ABOUT **213·079** ACRES

let as follows:

<i>Tenant</i>	<i>Tenancy</i>	<i>Rent</i>
MR. G. MORGAN	Annual tenancy from 2nd February, 1958.	£ s. d. 417 7 3 per annum

The Farm comprises:—

FARMHOUSE

The excellent farmhouse in the village of Marcross constructed in stone with slate roof, contains:—
Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Scullery/Larder with Four Bedrooms, Boxroom, Bathroom and W.C. and Outhouses.

SERVICES

Mains Water and Electricity, Cesspool Drainage.

COTTAGES

A pair of well-built semi-detached agricultural cottages are let with the farm, set beside Llan Road, Marcross, at Pt. O.S. No. 50. The construction is of brick and stone, pebbledashed, with slate roof, and the accommodation of each

comprises:—

Sitting Room, Kitchen/Living Room, Scullery, Larder with Three Bedrooms and Outhouse containing Fuel Store and W.C.

SERVICES

Mains Water, Mains Electricity, Cesspool Drainage.

FARMBUILDINGS

The extensive farmbuildings principally constructed of stone with slate comprises:—

At the homestead built around a concreted yard, a range containing:—**T.T. Cow Sheds**, to tie 11, and to tie 12, with **Dairy**, small lean-to **Store**, two-storey **Granary**, **Cow Shed** to tie 7 with **Grain Loft** over, 4-bay open-fronted **Stock Shed**. Large lean-to **Hay Store**, timber, block and corrugated iron; 2-bay **Tractor Shed** with open-fronted extension, **Cart Shed** roofed in corrugated iron. Detached pair of **Pigsties**, 3-bay timber and corrugated iron and 2-bay steel and asbestos **Dutch Barn**, **Two Loose Boxes**. Detached open-fronted **Wagon Shed** and **Poultry House** with **Grain Loft** over, detached **Garage**.

At O.S. No. 98 are a further group of buildings containing:—

Stock Shed with **Loft** over and **Hay Barn**, range of open-fronted **Stock Sheds** with two yards, **Two detached Stores**, 3-bay steel **Dutch Barn**, **Loose Box**, open-fronted **Wagon Shed** and range containing **Two Pigsties**, **Loose Box** and **Stock Shed** to tie 8.

Outlying buildings, are a stone and slate **Stock Shed** at the roadside opposite the Horse Shoe Inn, with lean-to **Garage**.
Stone and slate **Store** O.S. No. 57.

SCHEDULE OF AREAS

Field O.S. No.	Description	Acreage	Field O.S. No.	Description	Acreage
Parish of Marcross					
28	Arable ...	5.094	109	Pasture and Furze ...	5.162
34	Pasture ...	6.314	109A	Pasture and Furze ...	11.503
35	Arable ...	3.403	110	Arable ...	9.919
44	Pasture ...	12.294	111	Pasture ...	8.364
45	Pasture ...	5.625	112	Arable ...	6.691
49	Pasture ...	0.336	144	Arable ...	3.492
Pt. 50	Two Cottages and Gardens ...	0.462	145	Arable ...	6.804
53	Pasture ...	10.997	148	Arable ...	5.473
56	Pasture ...	6.411	149	Arable ...	9.835
81	Pasture ...	4.247	Pt. 150	Pasture and Furze ...	22.335
87A	House, Buildings, etc. ...	0.816	Pt. 152	Cliff ...	2.500
115	Arable ...	5.843	154	Pasture and Furze ...	12.311
117	Arable ...	6.549	83	Pasture ...	2.200
120	Arable ...	6.153	57	Pasture ...	2.607
121	Pasture ...	6.477	89	Pasture ...	1.470
36	Arable ...	5.647	90	Pasture ...	3.006
87C	Buildings, etc. ...	0.075	97	Pasture ...	0.366
98	Buildings, etc. ...	0.566	108	Pasture ...	5.200
99	Pasture ...	0.894	Pt. 108A	Pasture ...	2.983
100	Pasture ...	2.655			
	<i>Carried forward</i> ...	90.858		Total ...	213.079

IMPROVEMENTS AND FIXTURES

The tenant claims the following items:—

As improvements carried out with the Landlord's consent:

Two W.C's and drainage to cottages; the Dutch Barns at the homestead; Lean-to Hay Store; Extension to implement cover; Concrete Roadway; Electrical installations to farmhouse and buildings; and Mains water extension to three field troughs, Conversion of open shed and stable to Cow Sheds.

RIGHTS OF WAY

Rights of way are reserved over this farm to the Caravan and Car Parks and to Nash Lighthouse. The maintenance of the roadways are the responsibility of the Vendors up to the standard of a fourth-class road and the Trinity House Brethren contribute one-third of this cost.

LOT 7—Item 2
(Coloured *Yellow* on Plan G)

THE ATTRACTIVE

Fully Licensed "Free" House

KNOWN AS

THE HORSE SHOE INN
MARCROSS

Situated in the centre of the village and with a thriving Summer trade resulting from seaside visitors. No. O.S. 87B in the Parish of Marcross, comprising:—

ABOUT **0.444** ACRES

let as follows:

Tenant	Tenancy	Rent
Mr. S. DEERE ...	Agreement dated 24.1.1953 determinable on 3 months' notice.	£ s. d. 107 4 0 per annum

Well placed on a cross roads in the centre of the village of Marcross, the inn is strongly constructed in stone with brick quoins with slate roof. There is a small extension in concrete block and tile forming a porch to the lounge bar entrance.

The accommodation is as follows:—

Ground Floor: Lounge Bar, Public Bar, Living Room, Kitchenette, Larder.

Upper Part: Four Bedrooms, Boxroom, Bathroom and W.C.

Outside: Detached Conveniences, detached Bottle Store with lean-to extension and open-fronted Garage, storage Loft above. Car Park and Garden.

SERVICES

Mains Water, Mains Electricity, Cesspool Drainage.

RATES:—

Gross Annual Value: £90.

Rateable Value: £72.

LOT 7—Item 3

(Coloured Green on Plan G)

WITH VACANT POSSESSION

The Valuable
MARCROSS CARAVAN PARK
at
NASH POINT

With at present 6 Caravan Sites

occupying Part O.S. No. 150, Parish of Marcross, comprising:—

ABOUT **0.329** ACRES
IN HAND

producing an annual income from rentals of

PER **£78 0s. 0d.** ANNUM

FIXED EQUIPMENT

Constructed on the Site and maintained by the Vendors are:—
A detached **Toilet Building** constructed in brick with asbestos roof and fitted with Mains Water and W.C's, a detached **Store Shed** constructed of timber with bituminous felt roof.

SERVICES

Mains water. Drainage to cesspool.

TOWN AND COUNTRY PLANNING

Planning consent for the above site has been obtained in respect of six caravans and a seasonal Site Licence under the Caravan Sites and Control of Development Act, 1960, was granted by the Cowbridge Rural District Council in respect of the period 1st April, 1961, to 30th September, 1961.

THE CAR PARK

at

NASH POINT

Occupying part of Village Farm at Pt. O.S. No. 150, Parish of Marcross

with annual takings of about

PER **£332 0s. 0d.** ANNUM

The average annual income taken over the past three years has been £332 15s. 1d.

For many years now the Vendors have made a small charge for vehicles gaining access to Nash Point and beach by the private road to Nash Point Lighthouse passing over Village Farm, Marcross. The point is an undisputed natural beauty spot with access to a small beach and interesting archaeological features nearby.

Charges levied by the Radcliffe Estate on vehicles entering by St. John's Cottage, Marcross have been 1s. per car and 2s. 6d. per coach. Parking is permitted at the cliff tops on land at present let with Village Farm.

RIGHTS FOR SALE OF ICE CREAM

The right to sell ice cream on the foreshore at Nash Point Beach is granted by the Vendors to Messrs. T. Wall & Sons Ltd., for a consideration of £50 0s. 0d. per annum.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY, Etc.

Pipe Easement

An easement in respect of a sewer pipe crossing Village Farm at pt. O.S. No. 108 is held by the Cowbridge Rural District Council.

Electricity Wayleaves

South Wales Electricity Board wayleaves established on this Lot currently produce rentals of 18s. 6d. per annum.

G.P.O. Wayleaves

Post Office and Telephone Wayleaves established on this Lot currently produce rentals of 17s. 0d. per annum.

Easement Payable

An amount of 5s. per annum is payable by the Vendors to Mr. I. J. Evans in respect of a water supply pipe crossing field O.S. No. 113, Marcross Farm.

TOWN AND COUNTRY PLANNING ACTS

There is an unexpended development value of £457 2s. 10d. arising out of an agreed claim for loss of development rights on land forming part of this Lot (C.L.B. Ref. No. 8/8/S/2515).

AGREEMENT

I
of
hereby acknowledge myself to be the Purchaser of the property described as Lot in the within
particulars at the price of £
and that I have paid into the hands of the Auctioneers, Messrs. ALFRED SAVILL & SONS, as Agents for the Vendors
the sum of £ as a deposit and in part payment
of the said purchase money and I agree to pay the balance thereof and in all respects to complete the purchase according
to the within Particulars, General Stipulations and Conditions and Special Conditions of Sale.

Dated this day of 1961.

Purchase money	...	...	£
Deposit ...	...	...	£
Balance to be paid	...	...	£

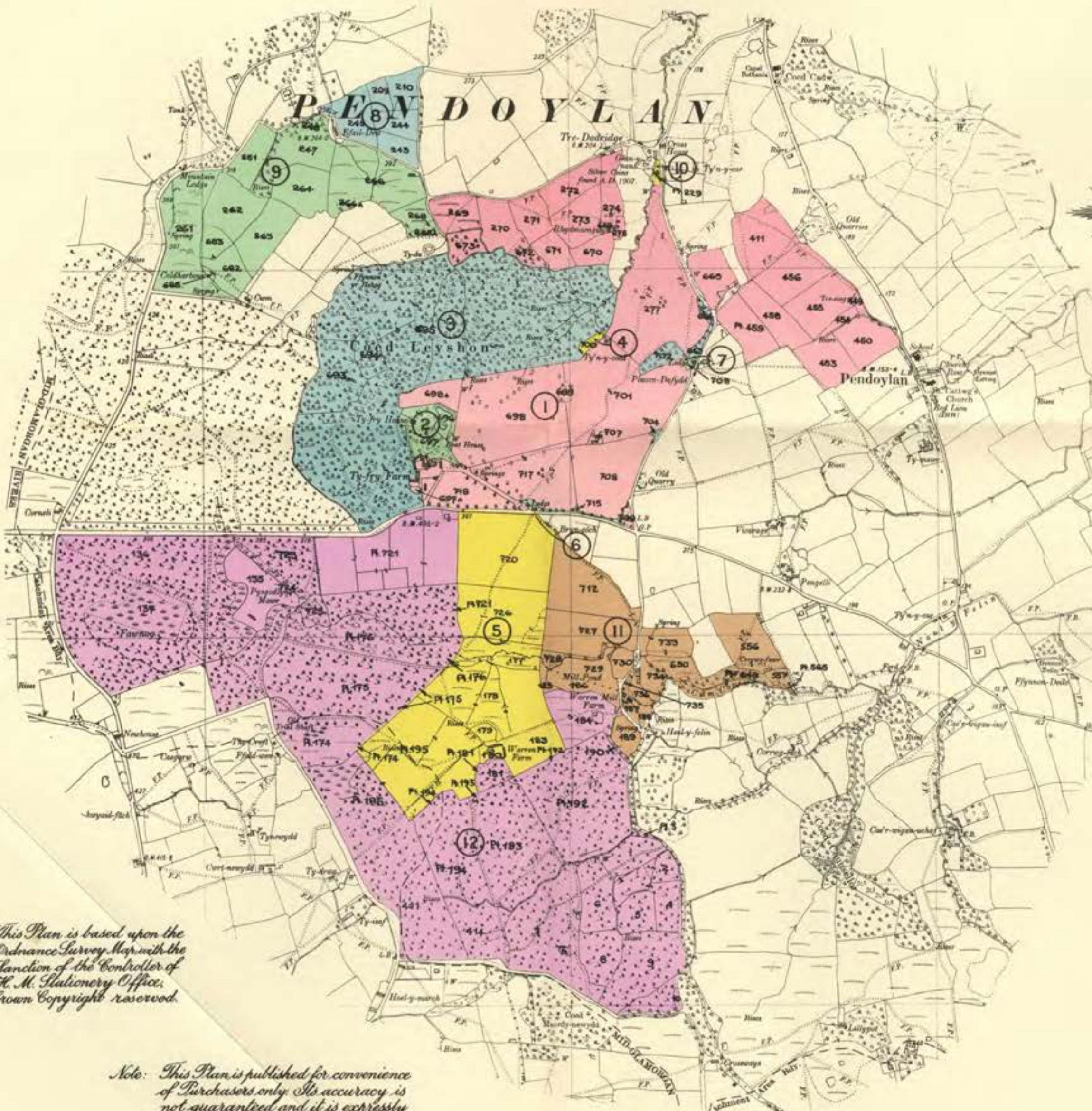
As Agents for the Vendors, *Edmund Wilfred Jarvis and Philip Brian Martineau both*
of 8, Princes Street, London E.C.2.
we hereby confirm the sale and acknowledge the receipt of the said deposit.

Abstract of Title to be sent to:

PLAN A
Lot 1

Plan of
THE RADCLIFFE ESTATE
THE TY-FRY ESTATE
GLAMORGAN

For Sale by Auction by
ALFRED SAVILL & SONS
1961



Note: This Plan is based upon the Ordnance Survey Map with the Sanction of the Controller of H. M. Stationery Office. Crown Copyright reserved.

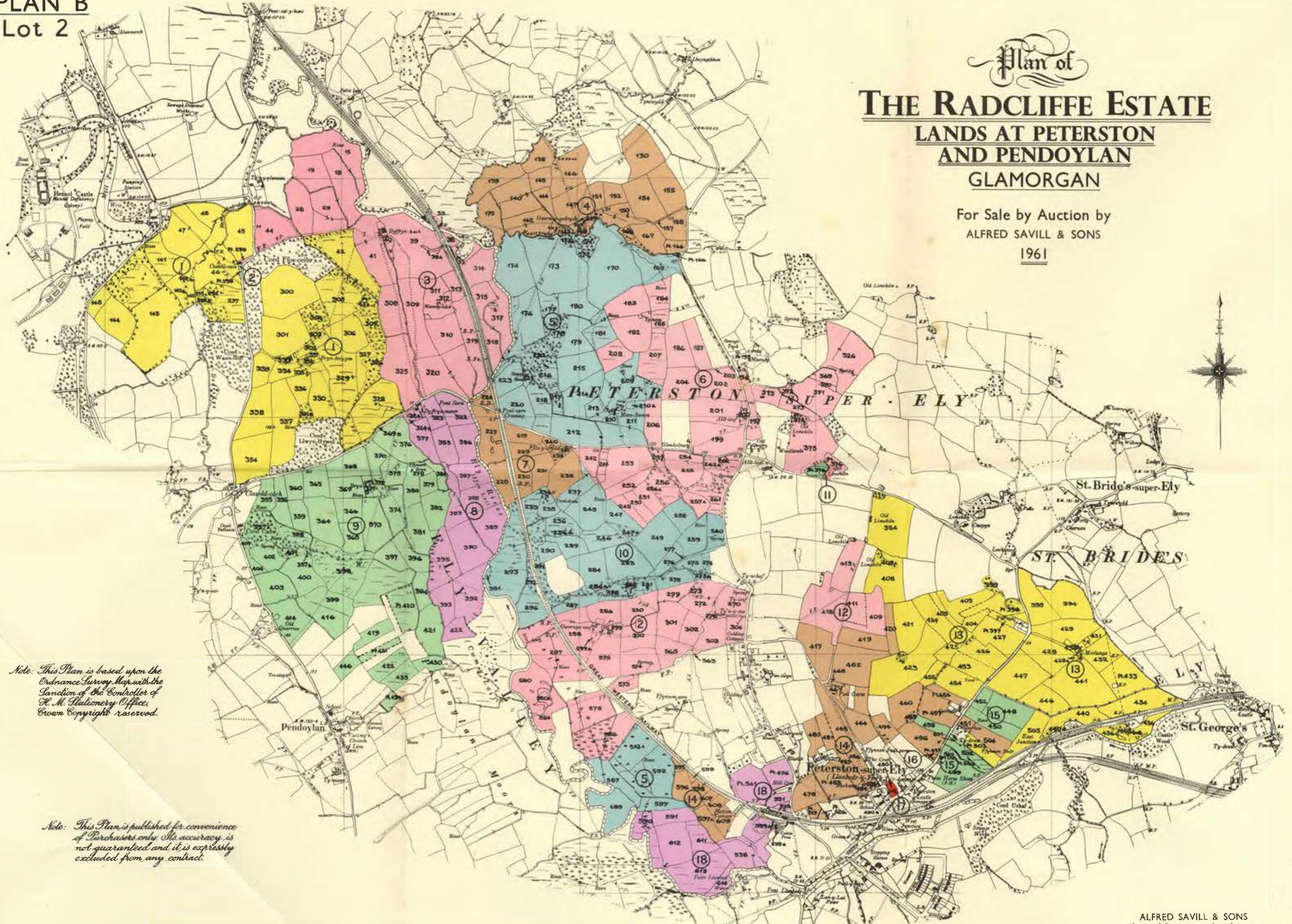
Note: This Plan is published for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Scale
Six inches to one mile

ALFRED SAVILL & SONS
Chartered Surveyors and Land Agents
15, LINCOLN INN FIELDS

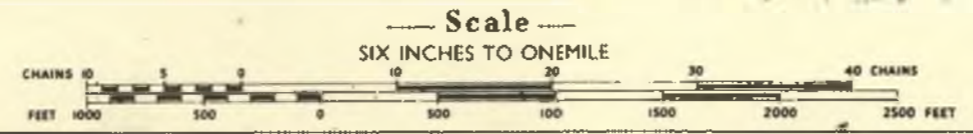
Plan of
THE RADCLIFFE ESTATE
LANDS AT PETERSTON
AND PENDOYLAN
GLAMORGAN

For Sale by Auction by
ALFRED SAVILL & SONS
1961



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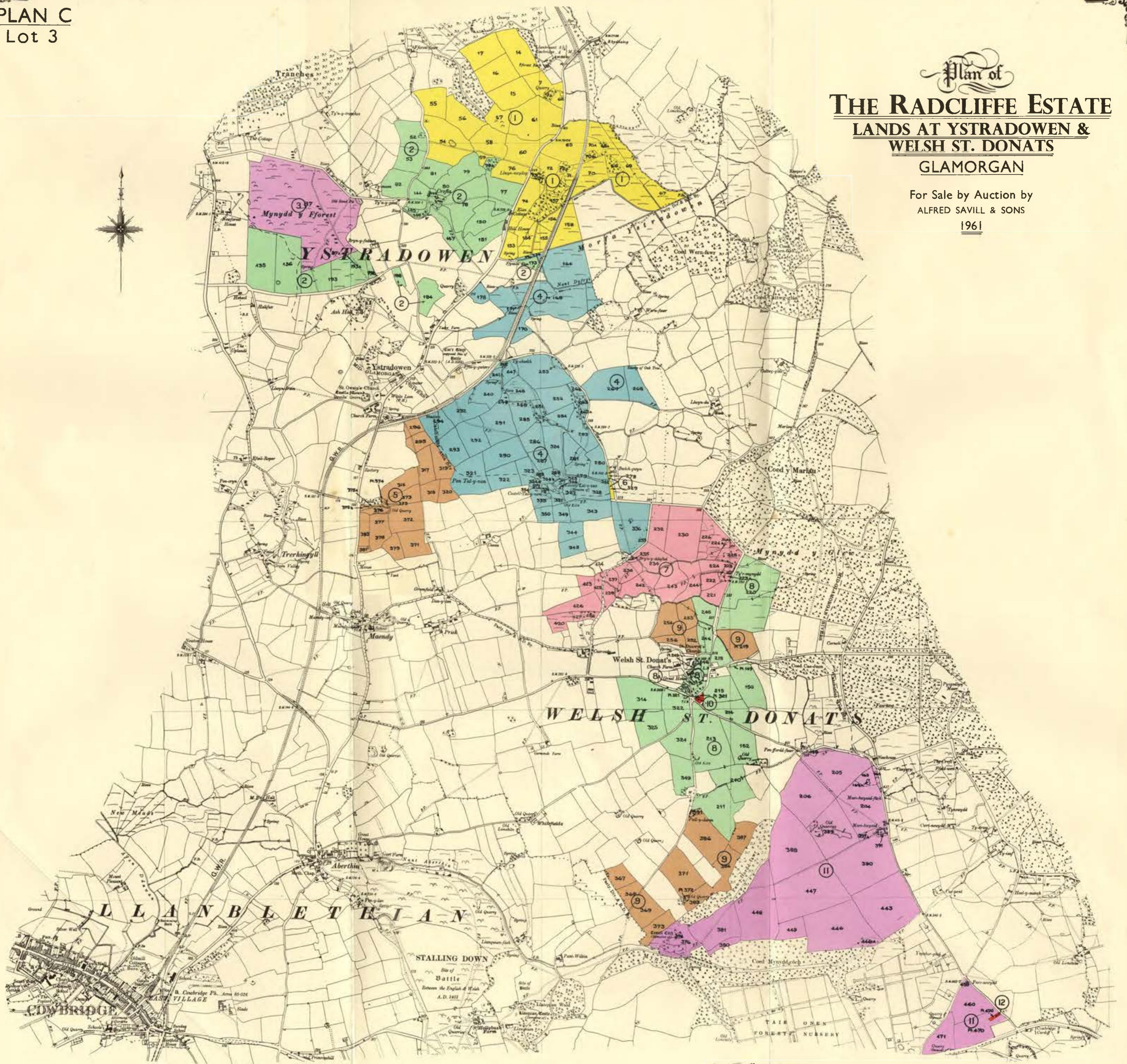
Note: This Plan is published for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



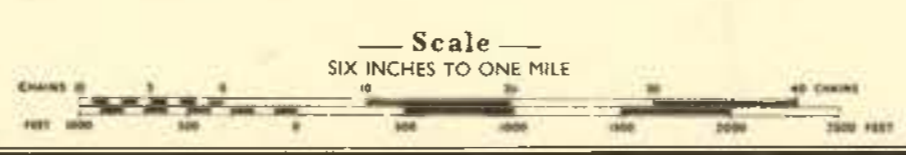
ALFRED SAVILL & SONS
Chartered Surveyors and Land Agents,
51a LINCOLN'S INN FIELDS
LONDON W.C.2

Plan of
THE RADCLIFFE ESTATE
LANDS AT YSTRADOWEN &
WELSH ST. DONATS
GLAMORGAN

For Sale by Auction by
ALFRED SAVILL & SONS
1961



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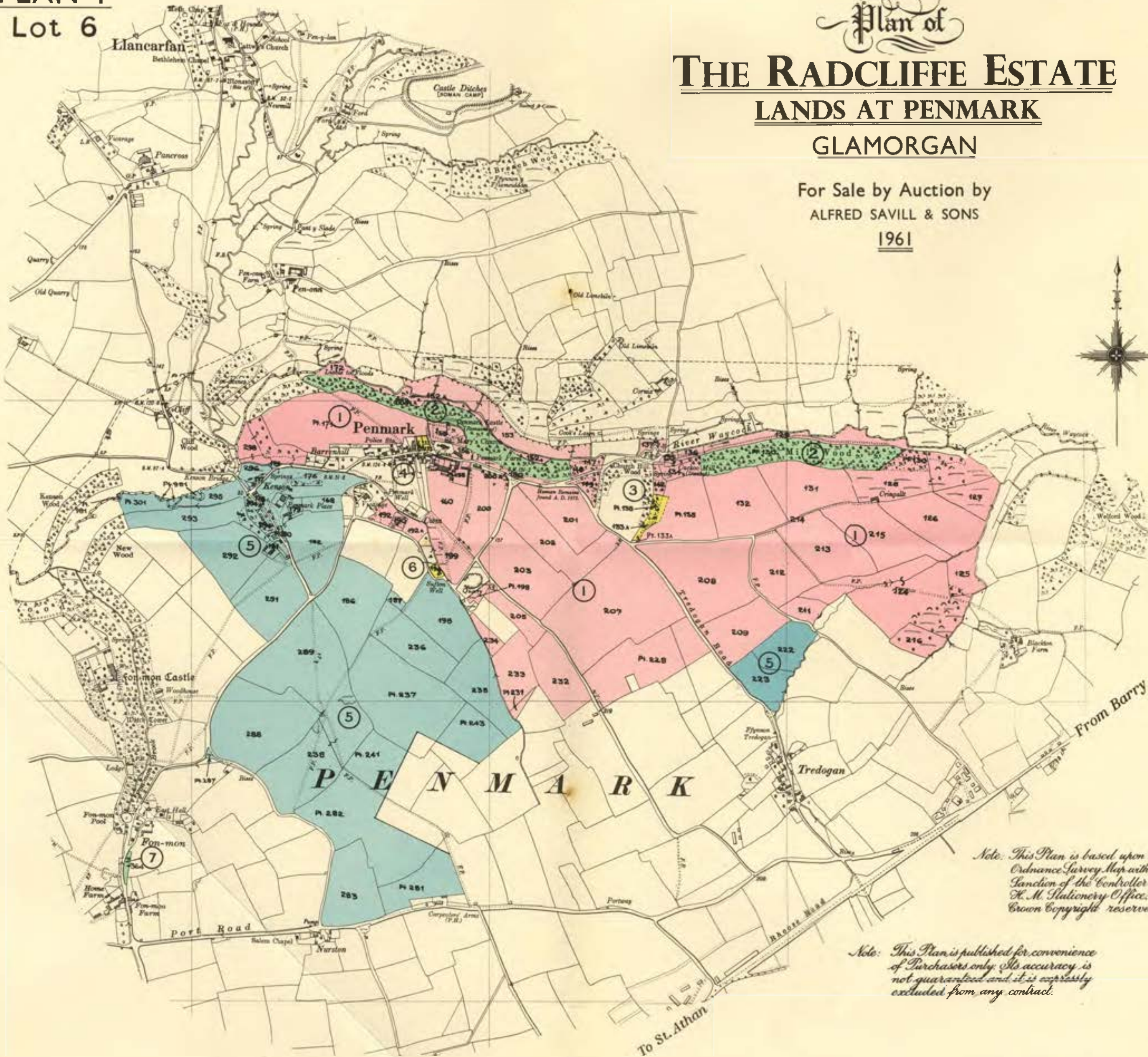
ALFRED SAVILL & SONS
Chartered Surveyors and Land Agents,
51a LINCOLN'S INN FIELDS
LONDON W.C.2

PLAN F

Lot 6

Plan of
THE RADCLIFFE ESTATE
LANDS AT PENMARK
GLAMORGAN

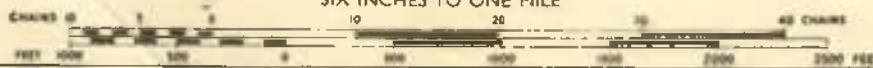
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Scale
 SIX INCHES TO ONE MILE

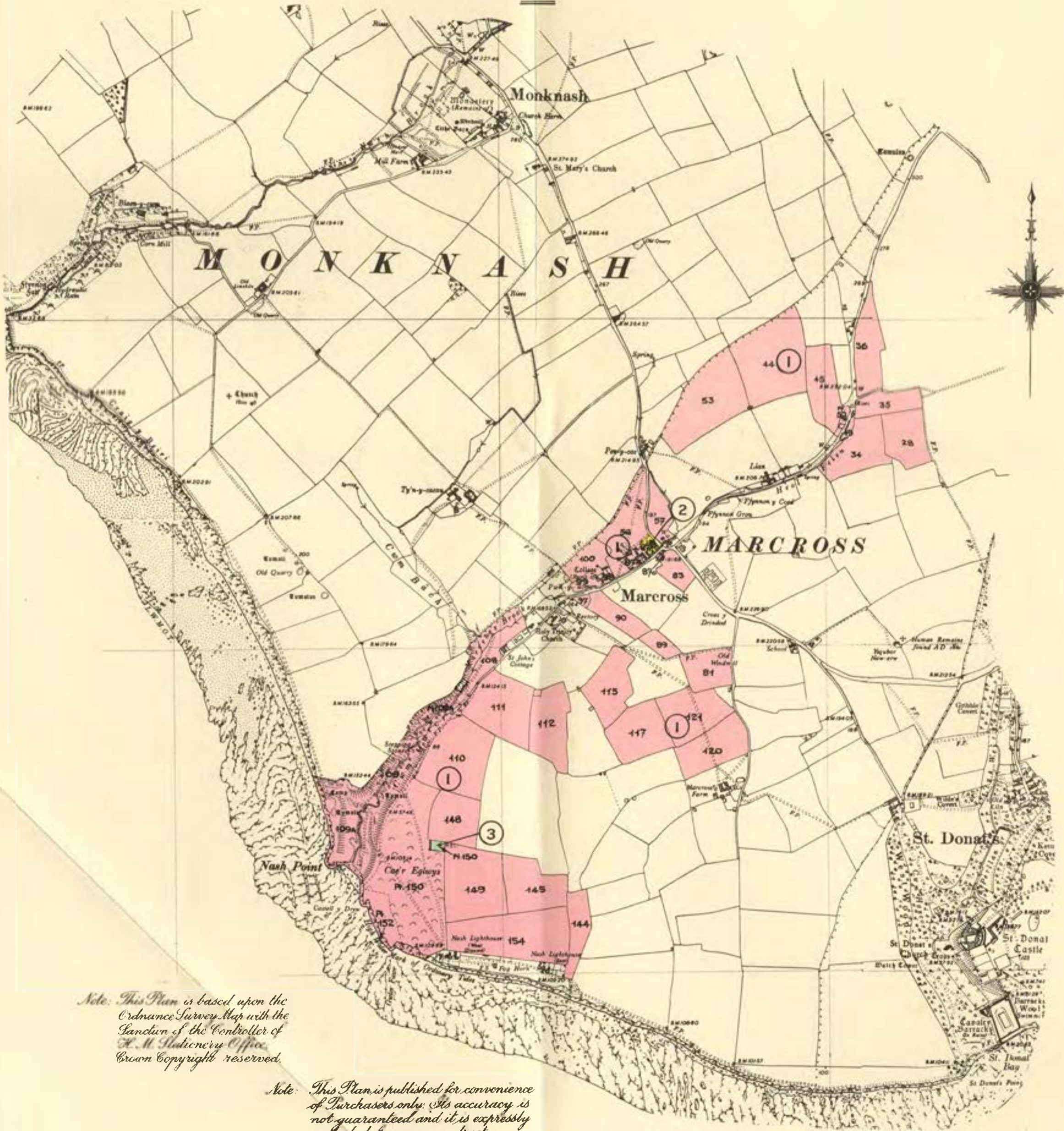


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 51a LINCOLN'S INN FIELDS
 LONDON W.C.2

PLAN G
Lot 7

Plan of
THE RADCLIFFE ESTATE
LANDS AT MARCROSS
GLAMORGAN

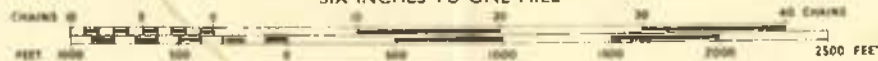
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1961



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Scale
SIX INCHES TO ONE MILE



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LONDON W.C.2