

HT  
S.A.  
1913  
SALE EDITION.

Under instructions from S. T. SAUNDERSON, Esq.

To be offered FIRST AS A WHOLE, and, if NOT SOLD, in the Lots as set out in the following Particulars, or as these may be divided or conjoined at the Sale.

# GLAMORGANSHIRE

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PARISH OF ST. HILARY,  
NEAR COWBRIDGE.

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## The St. Hilary Estate

COMPRISING

VALUABLE FREEHOLD FARMS,  
RESIDENTIAL PROPERTIES,  
LICENSED PREMISES,  
SMALL HOLDINGS, COTTAGES,  
AND  
ACCOMMODATION LAND.



**SOLICITORS:**

Messrs. CRAWLEY, ARNOLD & CO.,  
3, Arlington Street,  
St. James', LONDON.

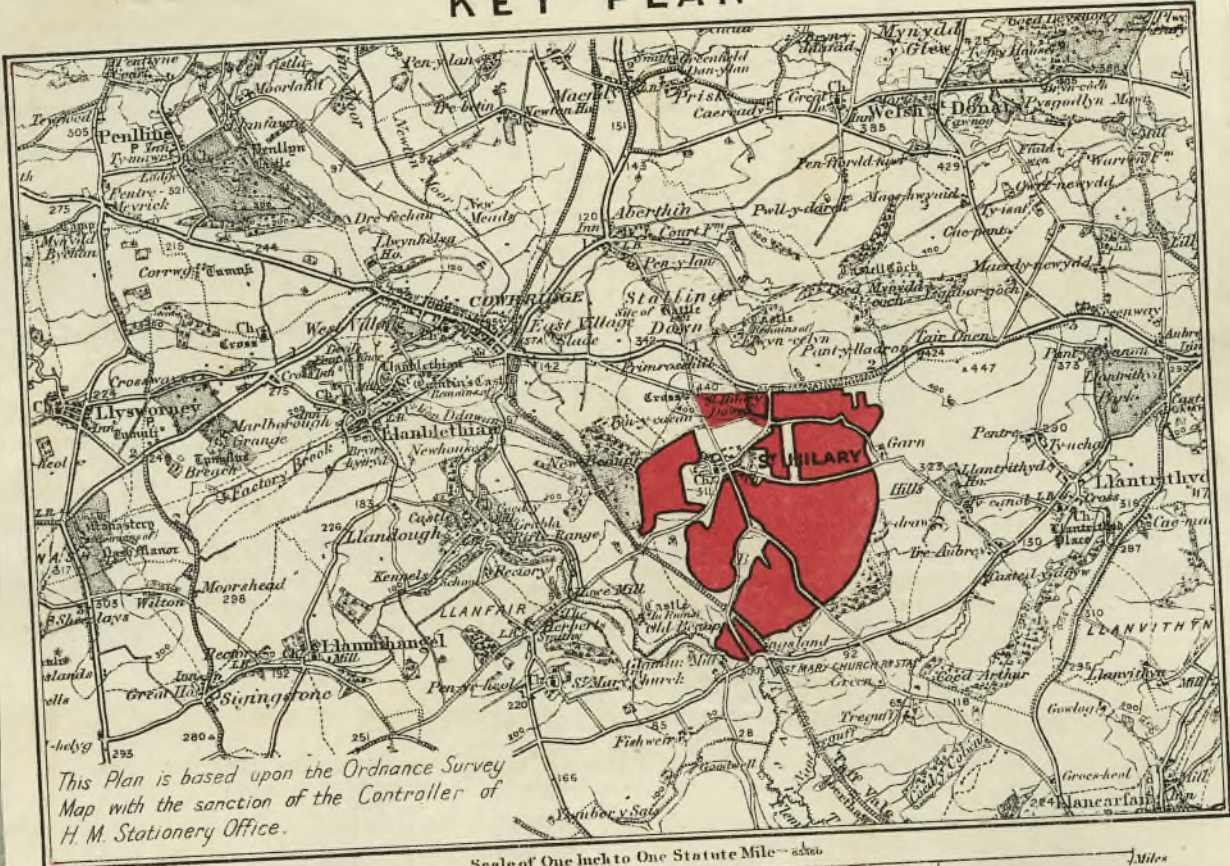
**LAND AGENT:**

Mr. HENRY LYNCH BLOSSE,  
Charles Street Chambers,  
CARDIFF.

**AUCTIONEERS:**

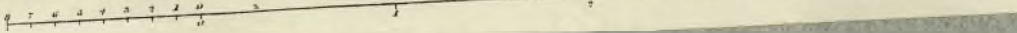
Messrs. STEPHENSON & ALEXANDER (F.A.I.),  
5, High Street, CARDIFF.

# KEY PLAN



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H. M. Stationery Office.

Scale of One Inch to One Statute Mile



Under instructions from S. T. SAUNDERSON, Esq.

# GLAMORGANSHIRE

## PARISH OF ST. HILARY,

and near to the MARKET TOWN of COWBRIDGE, 12 miles from the City of Cardiff,  
and 3½ hours from London.

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PLANS, PARTICULARS AND CONDITIONS OF SALE

OF

# The St. Hilary Estate

COMPRISING

FREEHOLD FARMS, RESIDENTIAL PROPERTIES,  
LICENSED PREMISES, COTTAGES,  
SMALL HOLDINGS & ACCOMMODATION LAND,

TO THE TOTAL AREA OF

**575 ACRES**

(or thereabouts)

Which will be OFFERED FOR SALE BY AUCTION, **FIRST AS ONE LOT**, and if Not Sold,  
in the Lots as set out in the following Sale Particulars, or as may hereafter be determined, at

**THE MART, 5, HIGH STREET, CARDIFF,**

ON

**THURSDAY, the 13th day of NOVEMBER, 1913,**

At 2.30 o'clock in the Afternoon,

BY

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# Messrs. Stephenson & Alexander

(F. A. I.)

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Plans, Particulars and Conditions of Sale may be obtained from the following:—

SOLICITORS:

Messrs. CRAWLEY, ARNOLD & CO.,  
3, Arlington Street,  
St. James', LONDON.

LAND AGENT:

Mr. HENRY LYNCH BLOSSE,  
Charles Street Chambers,  
CARDIFF.

AUCTIONEERS:

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

## GENERAL REMARKS.



THE ST. HILARY ESTATE, is one of the most compact and charming little Estates in the County of Glamorgan, is Freehold, extending over an area of 575 Acres, within a ring fence. It is situate on high ground, on a sunny southern slope, well wooded with beautiful views extending to the sea, which is plainly visible, and includes Well-farmed Compact Attractive Holdings with Sound Homesteads and good tenants, Picturesque Thatched Cottages, The Village Inn and The Old Commodious Manor House with ample accommodation, with the Manorial and Grazing Rights, the whole lying in and surrounding the quaint old world Village of St. Hilary, with all its quiet Picturesque and Historical Associations, in the centre of the fertile Vale of Glamorgan, enjoying all the beauty of Rural surroundings and yet possessing considerable frontage to the main Turnpike Road, which in the old Coaching days connected Milford with London and which to-day is still the main road to the West.

All the Tenants are old respected Tenants who have farmed their Holdings for many years; the Land is of a uniform excellent quality, the Homesteads are sound and in good repair and the Buildings up-to-date and ample, and the whole Estate, while having the advantage of not being too large, possesses all the attractions which a property of this description possesses, within easy reach of all the Business Centres of South Wales; added to which the Manor House is a most attractive Residence where an Owner may reside in the centre of his domain.

The distances to the various Cities and Towns are approximately as follows: London, 3½ hours; Cardiff, 10 miles; Swansea, 40 miles; Cowbridge, 1 mile; Llantrissant—the nearest Station on the main Paddington to Fishguard G.W. Line—5 miles; Bridgend, 8 miles.

The Church and Post Office are in the centre of the Village of St. Hilary, and the Town of Cowbridge is a good Market Town with Railway facilities, good Churches and Schools, Postal, Telegraph and Telephone Offices.

Hunting with the Glamorgan and Pentyrch Hounds, useful Partridge and good Covert Shooting on the Property, Fishing in the Locality and the well-known first-class Golf Links at Porthcawl (13 miles) and Southerndown (8 miles). Good Cricket and Tennis at Cowbridge and good society in the district. The Sea is within easy reach, many most attractive spots being within half an hours' run by Car.

The growing Timber and Underwood upon the various lots, and the Minerals underlying them, are included in the Sale; with the exception of the Timber on Lots 2, 3 and 4, which has been valued by the Auctioneers, and will have to be paid for at such valuation by the respective Purchasers in addition to the purchase money.

The particulars of the Commuted Tithe and the value for 1913 are given in the particulars of the respective lots. The Tithe is paid by the Landlord; but contributions amounting to about £40 per Annum, are made by the various Tenants to the Landlord towards the Tithes paid by him.

The Plans and Areas are taken from the Ordnance Survey with the consent and approval of the Controller of H.M. Stationery Office; they are believed to be correct, but the Vendor does not guarantee their accuracy and the Purchaser shall not be entitled to any reduction in his purchase money on account of any error in such Plans or Areas.

The Cultivations given in the Schedules are believed to be correct, but Purchasers must satisfy themselves as to this and deal with such claims (if any) the Tenants may have for laying down to pasture.

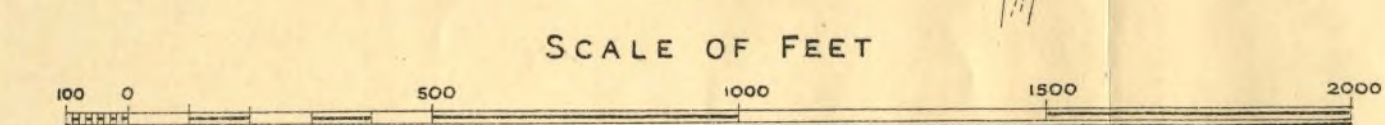
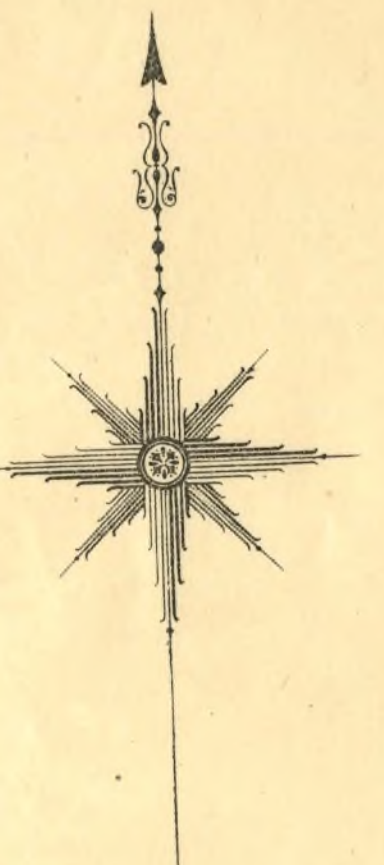
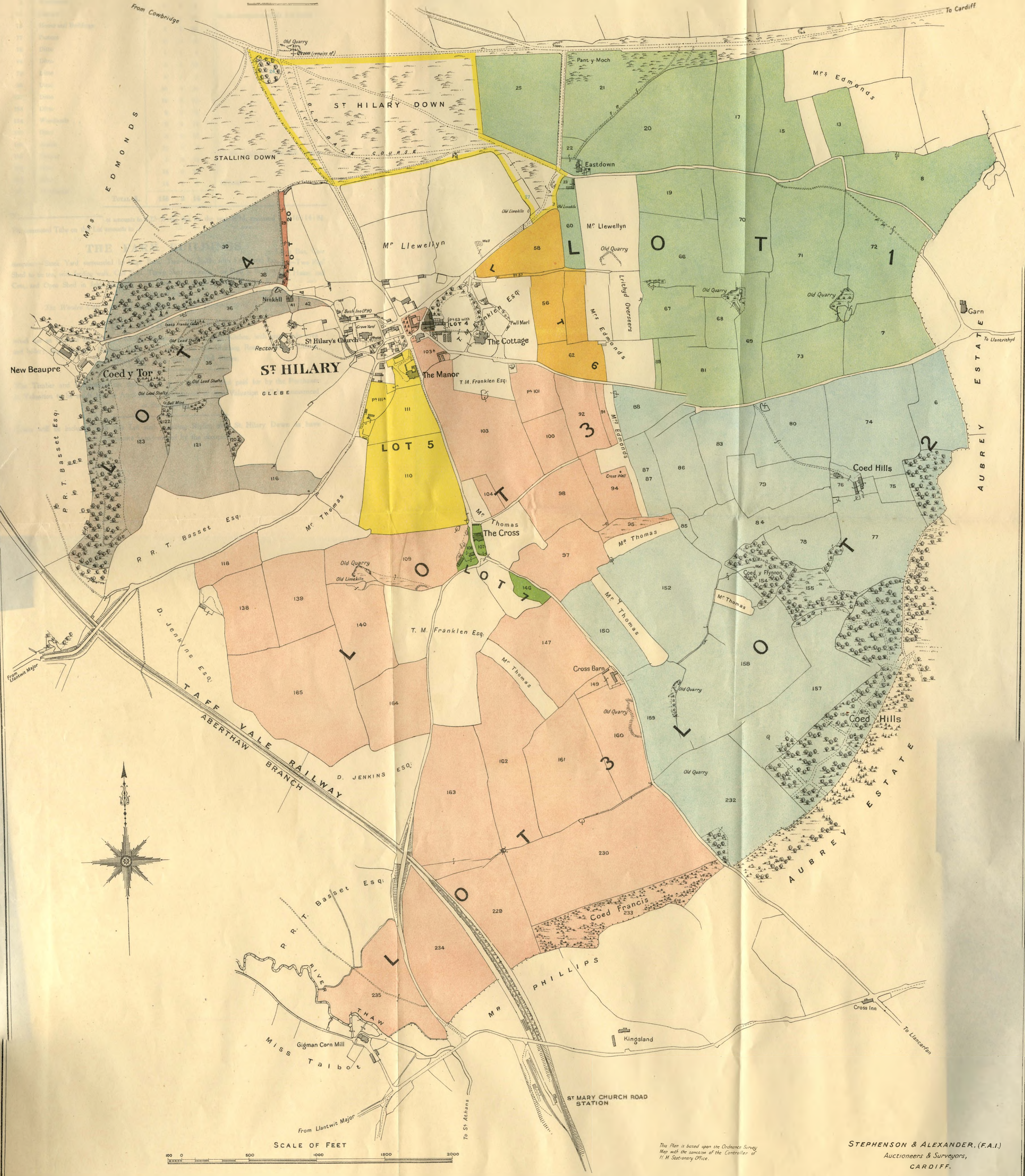
The Rents, Tithe, Land Tax and other outgoings have, or will be, for the purposes of auction, apportioned by the Auctioneers and the Purchaser shall not call for or require a legal apportionment.

The Land Tax on the whole Estate amounts to £15 2s. 4½d., and will, if necessary, be apportioned by the Auctioneers.

# PLAN N<sup>o</sup> 1

## ST HILARY ESTATE

LOTS 1, 2, 3, 4, 5, 6, 7,  
AND 20.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H. M. Stationery Office.

STEPHENSON & ALEXANDER, (F.A.I.)  
Auctioneers & Surveyors,  
CARDIFF.



EAST DOWN FARM  
(Lot 1).



A VIEW OF THE VILLAGE.

# PARTICULARS.

## LOT 1

(Coloured *Green* on Plan No. 1 annexed).

THE

# Valuable Freehold Mixed Farm

with the **Excellent Farm House and Buildings**, situate in the Parish of ST. HILARY,  
in the County of Glamorgan, and known as

## “EASTDOWN FARM,”

part in the occupation of Mr. DAVID DAVIES, part in the occupation of Mr. JAMES LANE, and part  
in the occupation of Mr. T. M. FRANKLEN and others, upon Annual 2nd February Tenancies, at an  
apportioned Rental of

Per **£144** Ann.

and containing in the whole

**125 a. 2 r. 27 p.**

(or thereabouts)

AS SET OUT IN THE FOLLOWING

### SCHEDULE—

No. on Plan.	CULTIVATION.	ARBA.			REMARKS.
		A.	R.	P.	
25	Arable	9	1	2	In the occupation of Mr. DAVID DAVIES
21	Pasture	8	1	5	
22	House, Buildings, etc.	0	3	33	
23	Buildings, etc.	0	0	33	
20	Pasture	10	3	11	
17	Arable	6	1	22	
15	Ditto	5	3	18	
72	Pasture	9	2	38	
71	Ditto	14	3	1	
70	Ditto	6	2	31	
19	Ditto	3	2	6	
66	Ditto	7	0	38	
67	Ditto	3	2	14	
68	Ditto	2	0	20	
81	Ditto	5	0	25	
89	Ditto	0	1	21	In the occupation of Mr. T. M. FRANKLEN In the occupation of Allotment Holders
60	Allotments	1	3	30	
13	Arable	2	3	34	In the occupation of Mr. J. LANE
8	Pasture	9	2	6	
7	Arable	6	1	27	
73	Pasture	5	2	21	
69	Ditto	4	0	31	
TOTAL A.		125	2	27	

The commuted Tithes on this Lot amounts to £20:8:0; this for the year 1913 amounted to £15:4:6½.

## THE FARM BUILDINGS

comprise:—Three-stall Stable and Harness Room, Cow Shed to tie four and Calf Shed, Loose Box, Open Shed, Cow Shed to tie seven with feeding walk, new Calf Shed and Cart Shed with double gates, Corrugated Iron Coal House and Fowl House, all surrounding a good Stock Yard.

## THE FARM HOUSE

which is surrounded by a good Kitchen Garden, contains:—Good Kitchen, with open grate and cemented floor; Two Parlours; Back Kitchen, with good grate and stone floor; Dairy, with slate slabs; Wash-house, with baking oven and boiler; Four good Bed Rooms; W.C.; and Cheese Room.

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Adjoining the Farm House, and under the same roof, is an **Excellent Cottage and Garden**, the Cottage containing Kitchen, with good stone floor; Two Pantries and Three Bed Rooms, also in the occupation of Mr. DAVID DAVIES, the tenant of the Farm, on an Annual 1st May Tenancy.

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There will be included with this Lot such Grazing Rights over St. Hilary Down as have heretofore been enjoyed by the occupiers.

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The Holding is well farmed and in good heart and is situate within a ring fence. It has a very considerable Frontage to the Turnpike Road from Cowbridge to Cardiff in addition to an extensive Frontage to the road leading into the Village of St. Hilary.

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## LOT 2

(Coloured *Blue* on Plan No. 1 annexed).

# THE VALUABLE Freehold Pasture Farm

with the **Farm House and Buildings**, situate in the Parish of ST. HILARY, in the County of Glamorgan, and known as

## “COED HILLS FARM,”

part in the occupation of Mr. JAMES LANE, part in the occupation of Mr. WM. THOMAS, upon Annual 2nd February Tenancies, and part in hand, at an apportioned Rental of

Per £140 Ann.

and containing in the whole

148 a.      3 r.      14 p.

(or thereabouts)



AS SET OUT IN THE FOLLOWING  
SCHEDULE—

No. on Plan.	CULTIVATION.	AREA.			REMARKS.	
		A.	R.	P.		
88	Pasture . . . . .	2	3	31	In the occupation of Mr. JAS. LANE	
87	Ditto . . . . .	2	0	35		
86	Ditto . . . . .	4	3	31		
83	Arable . . . . .	4	1	19		
80	Pasture . . . . .	6	1	19		
74	Ditto . . . . .	10	2	12		
6	Ditto . . . . .	5	1	16		
5	Woodlands . . . . .	2	3	3		
75	Pasture . . . . .	1	0	6		
76	House and Buildings . . . . .	1	1	15		
77	Pasture . . . . .	8	2	34		
78	Ditto . . . . .	3	2	34		
84	Ditto . . . . .	7	0	5		
79	Ditto . . . . .	5	1	20		
85	Ditto . . . . .	0	2	5		
157	Ditto . . . . .	10	3	18		
158	Ditto . . . . .	14	3	23		
154	Woodlands . . . . .	2	3	35		
155	Ditto . . . . .	3	0	14		
150	Arable . . . . .	4	2	39		
152	Pasture . . . . .	11	3	2		In the occupation of Mr. WM. THOMAS
159	Ditto . . . . .	5	3	20		
232	Ditto . . . . .	13	0	10		
156	Woodlands . . . . .	14	1	8		In hand
<b>TOTAL A.</b>		<b>148</b>	<b>3</b>	<b>14</b>		

The commuted Tithe on this Lot amounts to £22 : 8 : 6 ; this for the year 1913, amounted to £16 : 14 : 8½

### THE FARM BUILDINGS

comprise:—Stock Yard surrounded by large Barn, Two-stall Stable with Loft over, Loose Box, Cow Shed to tie ten, with feeding walk, Calf Shed, Turnip Shed and extra Cow Shed to tie three;—Two Pigs' Cots, and Open Shed in field adjoining; Cart Shed with Granary over; Wooden Fowl House and Rick Yard.

*The Wooden Cart Shed and Carpenter's Shop are the property of the Tenant.*

### THE FARM HOUSE

which has an Orchard and Kitchen Garden adjoining, contains:—Back Kitchen, with grate, bake oven and boiler; large Kitchen; Parlour; Dairy, with stone slabs and Churning Room adjoining; Outside Boiler House, with boiler, and Four Bed Rooms.

The Timber and Underwood on this Lot is to be taken to and paid for by the Purchaser at Valuation to be made by the Auctioneers; the amount of such Valuation will be announced at the Auction.

There will be included with this Lot such Grazing Rights over St. Hilary Down as have heretofore been enjoyed by the occupiers.

## LOT 3

(Coloured *Pink* on Plan No. 1 annexed).

# The Valuable Freehold Farm

with the **Farm House and Buildings**, situate near to the Village, and in the Parish of  
ST. HILARY, in the County of Glamorgan, known as

## “THE VILLAGE FARM,”

part in the occupation of Mr. WM. THOMAS, part The Misses HOWELLS, part Mr. JOSEPH STAIEN,  
upon Annual 2nd February Tenancies, and part Mr. T. M. FRANKLEN, upon an Annual 1st May Tenancy,  
at Rentals amounting in the aggregate to

**Per £223 Ann.**

and containing in the whole

**181 a. 3 r. 24 p.**

(or thereabouts)

AS SET OUT IN THE FOLLOWING

### SCHEDULE—

No. on Plan.	CULTIVATION.	AREA.			REMARKS.	
		A.	R.	P.		
98	Pasture . . . . .	4	1	39	In the occupation of Mr. T. M. FRANKLEN	
104	Ditto . . . . .	0	3	2		
103	Ditto . . . . .	10	2	25		
95	Ditto . . . . .	1	0	3		
147	Arable . . . . .	7	2	10		
149	“The Barn” Buildings . . . . .	0	3	11		
160	Pasture . . . . .	5	3	22		
161	Ditto . . . . .	10	0	18		
162	Ditto . . . . .	10	0	10		
163	Ditto . . . . .	12	2	9		
230	Ditto . . . . .	18	3	10		In the occupation of Mr. WM. THOMAS
229	Pasture . . . . .	7	0	23		
234	Ditto . . . . .	9	2	3		
235	Ditto . . . . .	8	2	3		
164	Arable . . . . .	6	0	7		
165	Ditto . . . . .	14	3	23		
140	Ditto . . . . .	6	0	34		
109	Pasture . . . . .	8	2	2		
103A	House, Buildings, Yards and Gardens . . . . .	1	1	20		
Pt. 101	Pasture . . . . .	2	2	27		
100	Ditto . . . . .	2	2	11	In the occupation of The Misses HOWELLS	
92	Ditto . . . . .	3	1	8		
91	Ditto . . . . .	0	2	16		
94	Ditto . . . . .	2	1	20		
97	Ditto . . . . .	5	2	37		
138	Ditto . . . . .	4	3	30		
118	Ditto . . . . .	2	1	17	In the occupation of Mr. JOSEPH STAIEN	
139	Ditto . . . . .	6	0	8		
233	Woodland . . . . .	6	1	16		In hand
<b>TOTAL A.</b>		<b>181</b>	<b>3</b>	<b>24</b>		

The commuted Tithe on this Lot amounts to £32 : 10 : 0 ; this for the year 1913 amounted to £24 : 5 : 3½

## THE FARM BUILDINGS,

At the back of the House, comprise:—Four-stall Stable with large Granary and Hay Loft over, Good Barn, Loose Box and Cart Shed, Two-stall Stable, Cow Shed to tie twelve with feeding walk, Turnip House, Two old Pig's Cots, Rick Yard with pump and cistern.

At end of Kitchen Garden:—Cow Shed to tie eight, Two Pig's Cots, Four good Loose Boxes, Two ditto (one large and one small), Calf Shed and Two Fowl Houses and W.C. in garden.

## THE FARMHOUSE,

Which is an exceptionally good one with Slate Roof, contains:—Two large Parlours; Kitchen with tiled floor, good oven, grate and bake oven; Back Kitchen with three fitted boilers; Coal House; Pantry and Cellars; good cool Dairy with stone slabs; Four good Bed Rooms; Two Attics and Cheese Room.

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The Buildings known as

## “THE BARN,”

Situate below “The Cross” and having a Frontage to the Main Road, are in a most central and useful position for the lower land. They comprise:—Long Open Shed and Stable (40 feet long); large commodious Barn (65 feet long); Open Shed; Two large Stock Yards with stone mangers the entire length of two sides, with separate entrances to both yards; Rick Yard and good Pool.

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This Lot has several Extensive Road Frontages, the land faces due South on a beautiful slope, with attractive views, with the sea in the distance, and presents many admirable

## SITES FOR THE ERECTION OF RESIDENCES.

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There is an

## EXCELLENT STONE QUARRY

on Field No. 234, let to the Cowbridge Rural District Council upon an Annual 1st May Tenancy, subject to six months' notice, and certain Royalties, merging in a Dead Rent of

Per £5 Ann.

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The Timber and Underwood on this Lot is to be taken to and paid for by the Purchaser at Valuation to be made by the Auctioneers; the amount of such Valuation will be announced at the Auction.

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There will be included with this Lot such Grazing Rights over St. Hilary Down as have heretofore been enjoyed by the occupiers.

## LOT 4

(Coloured *Purple* on Plan No. 1 annexed).

THE

# Valuable Freehold Holding

together with the

## WOODLANDS,

## FREEHOLD HOUSE and COTTAGE

Situate in the Parish of ST. HILARY, in the County of Glamorgan, part in the occupation of the Misses D. and M. HOWELLS, upon an Annual 2nd February Tenancy, part Gen. C. R. H. NICHOLL, upon an Annual 1st July Tenancy, and part in hand, at an Apportioned Rental of

**Per £51 2s. 0d. Ann.**

and containing in the whole

**54 a. 1 r. 23 p.**

(or thereabouts)

AS SET OUT IN THE FOLLOWING  
**SCHEDULE—**

No. on Plan.	CULTIVATION.	AREA.			REMARKS.
		A.	R.	P.	
Pt. 53	House, Buildings, etc.	0	0	16	In the occupation of Misses D. and M. HOWELLS
30	Pasture	7	3	38	
38	Ditto	0	3	24	
42	Ditto	0	1	5	
41	Ditto	0	0	33	
121	Ditto	7	0	24	
36	Pasture and Woodlands	3	0	25	
35	Ditto	4	0	35	
123	Pasture	6	2	36	
122	Woodland	0	1	36	
120	Ditto	0	1	30	In hand
34	Ditto	5	3	36	
124	Ditto	14	1	19	In the occupation of Gen. C. R. H. NICHOLL
116	Pasture	2	1	26	
<b>TOTAL A.</b>		<b>54</b>	<b>1</b>	<b>23</b>	

The commuted Tithe on this Lot amounts to £4 : 7 : 0 ; this for the year 1913 amounted to £3 : 4 : 11½

### THE HOUSE

Which is Slate Roofed, contains: Parlour; Kitchen and Back Kitchen; small Dairy; Pantry, and Three Bed Rooms; also a TWO-ROOMED COTTAGE which adjoins (now in the occupation of Mr. WM. THOMAS).

### THE BUILDINGS

at the rear, comprise: Stock Yard, Open Cow Shed, Stable, Cow Shed for two.

*The Chaff House is the property of the Tenant.*

The Timber and Underwood on this Lot is to be taken to and paid for by the Purchaser at Valuation to be made by the Auctioneers; the amount of such Valuation will be announced at the Auction.

There will be included with this Lot such Grazing Rights over St. Hilary Down as have heretofore been enjoyed by the occupiers.

## LOT 5

(Coloured *Yellow* and verged *Yellow* on Plan No. 1 annexed).

# THE PICTURESQUE Freehold Country Residence

WITH THE  
BUILDINGS, CHARMING GARDENS & PASTURE LAND  
BEAUTIFULLY TIMBERED,

Situate at ST. HILARY, in the County of Glamorgan, and known as

## “The Manor House,”

Now in the occupation of Gen. C. R. H. NICHOLL, upon an Annual 1st July Tenancy, at an Apportioned Rental of

Per £90 18s. Od. Ann.

and containing an Area of

16 a. 0 r. 35 p.

(or thereabouts), together with

### The Manor of St. Hilary,

and the Manorial Rights, thereunto belonging, including Fee Farm or Chief Rents (£5:16:0), and Telephone Rentals (5/-), and the Waste of the Manor which is known as ST. HILARY DOWN, and is believed to extend over the area indicated by the *Yellow* verge line on Plan No. 1, and to contain upwards of 32 Acres (subject to the grazing rights and all other rights over the same heretofore exercised by the Occupiers of any of the property comprised in these Particulars or by any other person or persons).

#### SCHEDULE—

No. on Plan.	CULTIVATION.	AREA.			TENANCIES AND RENTALS.			REMARKS.
		A.	R.	P.	£	s.	d.	
Pt. 111A	House, Garden and Grounds	2	1	11	Held by Gen. C. R. H. NICHOLL upon an Annual 1st July Tenancy at an apportioned rent of			
					57	0	0	N.B.—The Rent of £57 includes the use of certain furniture which is not included in the Sale, in the occupation of Gen. NICHOLL.
111	Pasture.	3	0	28	Plus 4 % Interest on special outlay			
					5	8	0	
110	Ditto	10	2	36	Held upon an Annual 2nd February Tenancy			
					8	0	0	
					Held upon an Annual 2nd February Tenancy			
					20	0	0	
		16	0	35	Garden Rent			
					0	10	0	
					Fee, Farm & other Rents			
					90	18	0	
24, 26 & 27	“St. Hilary Down”	32	2	25	In hand,			
					Telephone Rentals			
					0	5	0	
	TOTAL A.	48	3	20	£96 19 0			

The commuted Tithe on this Lot amounts to £2 : 6 : 0; this for the year 1913 amounted to £1 : 14 : 4.

## THE RESIDENCE,

which is a most attractive old Manor House, approached by a short Carriage Drive, contains the following accommodation:—Porch; Outer Hall; Inner Hall; DINING ROOM, 18 feet by 18 feet, with large bow windows; PRETTY DRAWING ROOM, 18 feet by 18 feet, with three pleasant windows; STUDY, BREAKFAST ROOM (both very good rooms); PLEASANT SMOKE ROOM; Back Hall and Glass-roofed Vestibule, communicating with the Kitchen and Offices which comprise:—Good Kitchen with range and concrete floor, Back Kitchen with earthenware sink, Housemaids' Pantry, Butler's Pantry with fitted cupboards, Larder, Two Store Rooms and W.C.

*The First Floor*, which is approached by a Pretty Front Staircase to a most attractive spacious Two-tier Landing and also by a Servants' Staircase, contains:—One particularly Large Bedroom and Dressing Room over the Dining Room and Six other Beautifully Bright and Airy Bedrooms with Two Dressing Rooms and W.C.

*On the Second Floor*—Three Good Bedrooms, Two Large Store Rooms, Box Room and Tank Room.

## THE STABLING

Which surrounds a good Yard, comprises :—Three-stall Stable, Two Loose Boxes, Coach House and Saddle Room with Large Loft over and a fixed Pump.

## THE GARDENS AND GROUNDS

Which are most attractive, commanding most beautiful views of the surrounding country and the distant sea, include Large Kitchen Garden with Grass and Box-edge Paths, Large Greenhouse and Tomato House, Lean-to Vinery, Thatched Tool House, Cucumber Frames, Wooden Tool House and also Cow Shed to tie two and Two Pig's Cots adjoin the Land.

The Garden has a beautiful warm wall the entire length of the Western side and is well stocked with Fruit Trees and Fruit Bushes. The Lawns and Flower Gardens are tastefully laid out and well shaded by many fine old Trees, the whole forming a most attractive, picturesque country Residence.

### LOT 6

(Coloured *Brown* on Plan No. 1 annexed).

## THE FOUR VALUABLE Freehold Accommodation Fields AND ROADWAY

(Subject to such Rights of Way as exist over the same),

Situate in the Parish of ST. HILARY, in the County of Glamorgan, being part of "VILLAGE FARM," part in the occupation of The Misses HOWELLS and part Mr. WM. THOMAS, upon Annual 2nd February Tenancies, at an apportioned Rental of

**Per £17 Ann.**

and containing in the whole

**12 a. 1 r. 32 p.**

(or thereabouts)

AS SET OUT IN THE FOLLOWING  
SCHEDULE—

No. on Plan.	CULTIVATION.	AREA.			REMARKS.
		A.	R.	P.	
58	Arable	4	0	31	In the occupation of Mr. WM. THOMAS
56	Pasture	3	0	0	
62	Ditto	2	2	17	In hand In the occupation of The Misses HOWELLS
Pt. 57	Roadway	0	2	0	
61	Pasture	2	0	24	
<b>TOTAL A.</b>		<b>12</b>	<b>1</b>	<b>32</b>	

The commuted Tithe on this Lot amounts to £3 : 3 : 0; this for the year 1913 amounted to £2 : 7 : 0½.

This Lot is situate in a most attractive position adjoining the Village, surrounded by good roads, and forms a most admirable SITE FOR A COUNTRY RESIDENCE.

There will be included with this Lot such Grazing Rights over St. Hilary Down as have heretofore been enjoyed by the occupiers.

## LOT 7

(Coloured *Green* on Plan No. 1 annexed).

# The VALUABLE Freehold Old-fashioned Residence with the BUILDINGS, COTTAGES & PASTURE LAND

Situate in the Parish of ST. HILARY, in the County of Glamorgan, and known as

## “THE CROSS,”

Now in the occupation of Mr. T. M. FRANKLEN, upon an Annual 1st May Tenancy, at an apportioned Rental of

Per **£35 Ann.**

and containing in the whole

**1 a.      2 r.      6 p.**

(or thereabouts),

AS SET OUT IN THE FOLLOWING  
**SCHEDULE—**

No. on Plan.	CULTIVATION.	AREA.			REMARKS.
		A.	R.	P.	
108	Buildings, Yard, etc.	0	1	30	
107	House, Gardens, etc.	0	1	20	
146	Kitchen Garden	0	2	36	
	<b>TOTAL A.</b>	<b>1</b>	<b>2</b>	<b>6</b>	

The commuted Tithe on this Lot amounts to 12s.; this for the year 1913 amounted to 8s. 11½d.

## THE RESIDENCE

Which is an Old-fashioned Gabled House, with a pretty Terraced Garden in front, contains:—Hall, with tiled floor; Drawing Room; Dining Room with bay window; Study; Kitchen; Lamp Room, with stone floor; Butler's Pantry, with fitted cupboards and sink; Glass-covered Yard, with Back Kitchen; Coal House; Boot Room, with boiler.

*On the First Floor,* Landing; Four Bed Rooms; Servants' Ditto and Linen Cupboard.

There are also Two Outside W.C.'s, and Large Wooden Fowl House in the Back Paddock.

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On the opposite side of the Road is a Quaint

## FOUR-ROOMED COTTAGE & GARDEN,

Two-stall Stable and Coach House with thatched roof, and Two Pig's Cots; Slate roofed Laundry with boiler and stone floor and Ironing Room over, and COTTAGE under the same roof (now used for storage purposes) with a Paved Yard in front. The Large Kitchen Garden (No. 146 on the Ordnance Survey) almost adjoins.

## LOT 8

(Coloured *Blue* on Plan No. 2 annexed).

THE

# Valuable Double Licensed Village Inn AND PREMISES

Situate in the Village of ST. HILARY, in the County of Glamorgan, and known as the

## “BUSH INN”

together with the **Garden** at the rear, now in the occupation of Messrs. WM. HANCOCK & Co.,  
upon Lease for a term of 21 Years from 2nd February, 1898, at a Rental of

Per **£35** Ann.

and containing in the whole

**1 rood 38 perches**

(or thereabouts).

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## THE “BUSH INN”

Contains :—Parlour, Tap Room, Sitting Room with grate, Back Kitchen, Cellar and Pantry, Old Brew House fitted with baking oven and boiler, Four Good Bed Rooms.

Back Yard with Wash House and boiler, Urinal and W.C.

## THE BUILDINGS

Comprise :—Stable with Loft over, Loose Box, Yard with separate entrance, Coach House, Fowl House and Chaff House. Two old W.C.s at the end of the Garden are also included in the Sale of this Lot.

*The Wooden Loose Boxes and the Water Cistern are the Property of the Tenant.*

The Tenants also Rent, at a Nominal Rent of 1s. per Annum, the old Cottage and Garden adjoining the former, now being used as a Loose Box.

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## LOT 9

(Coloured *Red* on Plan No. 2 annexed).

The FREEHOLD

# Thatched Four-Roomed Cottage and GOOD GARDEN,

Situate adjoining Lot 10, in the Village of ST. HILARY, now in the occupation of Gen. C. R. H. NICHOLL,  
and held with the Manor House upon an Annual 24th June Tenancy, at an Apportioned Rental of

Per **£5** Ann.

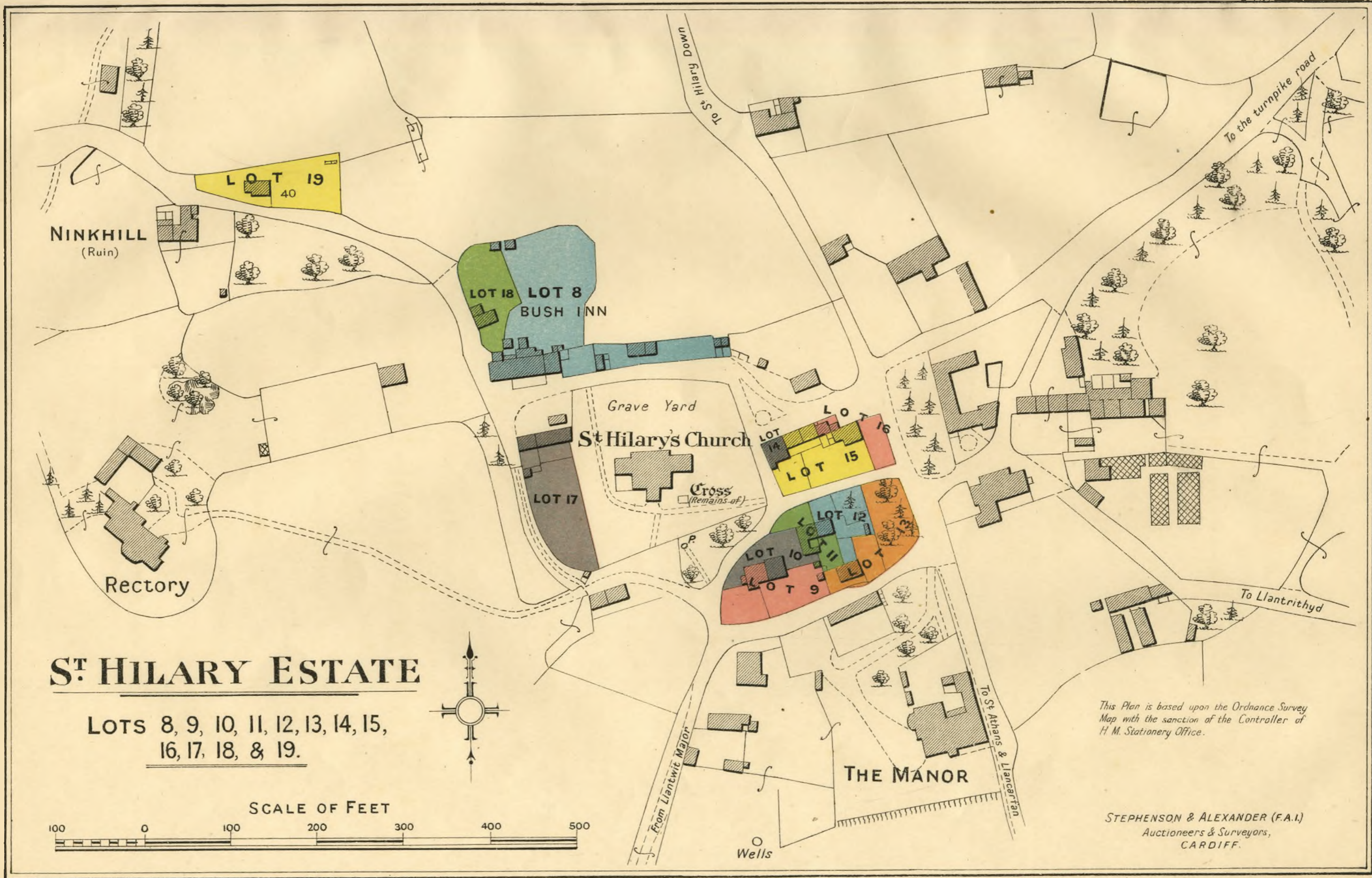
and containing in the whole

**19 perches**

(or thereabouts).

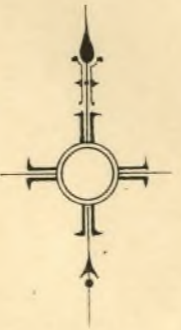
This Lot, together with Lot 10, are under one roof and, at very little expense, could be converted into a very commodious, picturesque Residence with a good Garden.



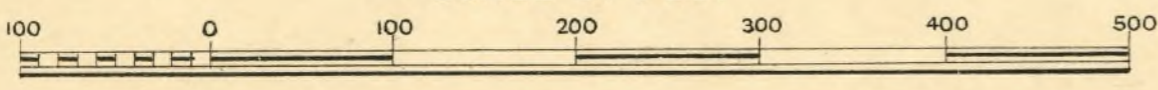


# ST HILARY ESTATE

LOTS 8, 9, 10, 11, 12, 13, 14, 15,  
16, 17, 18, & 19.



SCALE OF FEET



*This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H. M. Stationery Office.*

STEPHENSON & ALEXANDER (F.A.I.)  
Auctioneers & Surveyors,  
CARDIFF.

PLAN No. 2.

LITHO. SPRAGUE & CO. LTD. 69 & 70, DEAN STREET, SOHO, W.

**LOT 10**

(Coloured *Purple* on Plan No. 2 annexed).

**THE FREEHOLD**

**Thatched Four-Roomed Cottage  
and GARDEN,**

(See *Photograph on opposite Page*)

situate adjoining Lot 9, in the Village of ST. HILARY, now in the occupation of Mr. WATTS, upon an Annual 1st May Tenancy, at a Rental of

**Per £3 10s. Od. Ann.**

and containing in the whole

**12 perches**

(or thereabouts),

With the Pig's Cot and outside W.C.

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**LOT 11**

(Coloured *Green* on Plan No. 2 annexed).

**THE FREEHOLD**

**Slate-Roofed Three-Roomed Cottage  
and GARDEN,**

(See *Photograph on opposite Page*)

With the WASH-HOUSE and small LARDER, situate adjoining Lot 12, in the Village of ST. HILARY and known as

**“THE BOTHEY,”**

Now in the occupation of Mr. T. M. FRANKLEN, upon an Annual 2nd February Tenancy, subject to Six Months' Notice at a Rental of

**Per £2 Ann.**

and containing in the whole

**7 perches**

(or thereabouts).

## LOT 12

(Coloured *Blue* on Plan No. 2 annexed).

### THE FREEHOLD

# Slate-Roofed Three-Roomed Cottage and GARDEN,

(See Photograph opposite Page 13)

Situate in the Village of ST. HILARY, adjoining Lot 11, now in the occupation of Mr. WENT,  
upon a Quarterly Tenancy, at a Rental of

**Per £5 Ann.**

and containing in the whole

**13 perches**

(or thereabouts).

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## LOT 13

(Coloured *Brown* on Plan No. 2 annexed).

### THE FREEHOLD THATCHED

# Picturesque Three-Roomed Cottage and GARDEN,

Situate close to the Village Farm, in the Parish of ST. HILARY, now in the occupation of  
Mr. T. M. FRANKLEN, upon an Annual 1st May Tenancy, at a Rental of

**Per £5 Ann.**

together with two pieces of Land, in hand, and containing in the whole

**21 perches**

(or thereabouts).

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The Two Pieces of Land coloured *Brown* on either side, which are in hand, are included  
in the Sale of this Lot; the larger piece containing three most valuable Road Frontages,  
while the smaller plot, formerly the Old Pound, faces the road leading into the Village.

## LOT 14

(Coloured *Purple* on Plan No. 2 annexed).

# The Freehold Slate - Roofed Building

Situate in the Village of ST. HILARY, adjoining Lot 15, and known as

## THE READING ROOM

Let upon an Annual Tenancy at a Nominal Rental of **£1 1s. 0d. per Annum.**

The Building contains good Reading Room fitted with grate, and Coal House.

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## LOT 15

(Coloured *Yellow* on Plan No. 2 annexed).

# The TWO FREEHOLD Four-Roomed Thatched Cottages and Gardens

Situate in the Village of ST. HILARY, adjoining the Reading Room (Lot 14), now in the occupation of Mr. MORGAN THOMAS, upon an Annual 1st February Tenancy, at a Rental of

**Per £7 Ann.**

and containing in the whole

**22 perches**  
(or thereabouts).

including Two outside W.C.s

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## LOT 16

(Coloured *Red* on Plan No. 2 annexed).

# The FREEHOLD THATCHED Two-Roomed Cottage and Garden

Situate in the Village of ST. HILARY, adjoining Lot 15, now in the occupation of Mrs. MARY RUSSELL, upon an Annual 1st May Tenancy, at a Rental of **£1 10s. 0d. per Annum**, and containing  
in the whole

**7 perches**  
(or thereabouts).

**LOT 17**

(Coloured *Purple* on Plan No. 2 annexed).

**THE FREEHOLD**

**Thatched Four - Roomed Cottage  
and GARDEN,**

Situate in the Village of ST. HILARY, opposite to the " Bush Inn " (Lot 8), now in the occupation of the Misses HOWELLS, upon an Annual 1st July Tenancy, at a Rental of

**Per £6 Ann.**

and containing in the whole

**30 perches**

(or thereabouts)

There is also a good Stable with two stalls and loose box, Pig's Cot and outside W.C.

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**LOT 18**

(Coloured *Green* on Plan No. 2 annexed).

**THE FREEHOLD**

**Thatched Three - Roomed Cottage  
and GARDEN,**

Situate in the Village of ST. HILARY, and at the rear of the " Bush Inn " (Lot 8), now in the occupation of Mr. T. M. FRANKLEN, upon an Annual 1st May Tenancy, at a Rental of

**Per £3 10s. Od. Ann.**

and containing in the whole

**21 perches**

(or thereabouts).

**LOT 19**

(Colour *Yellow* on Plan No. 2 annexed).

**THE FREEHOLD**

**Thatched Four-Roomed Cottage  
and GARDEN,**

(with Fowl House).

Situate in the Parish of ST. HILARY, near to Lot 18, now in the occupation of Mr. WM. HOPKINS,  
upon an Annual 1st May Tenancy, at a Rental of

**Per £5 Ann.**

Numbered 40 on the Ordnance Survey and containing in the whole

**26 perches**

(or thereabouts).

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**LOT 20**

(Coloured *Red* on Plan No. 1 annexed).

**THE FOUR FREEHOLD**

**Small Holdings or Allotments**

Situate in the Parish of ST. HILARY, adjoining Lot 4, now in the occupations of Messrs. T. M.  
FRANKLEN, MORGAN THOMAS and others, upon Annual 1st May Tenancies, at a Total Rental of

**Per £1 10s. 0d. Ann.**

Numbered 29 on the Ordnance Survey and containing in the whole

**2 roods 16 perches**

(or thereabouts).

The commuted Tithe on this Lot amounts to 3s. 0d.; this for the year 1913 amounted to 2s. 2½d.

## SUMMARY.

LOT	DESCRIPTION.	AREA.			TENANT.	RENTALS.			REMARKS.
		A.	R.	P.		£	s.	d.	
1	"Eastdown Farm" ....	125	2	27	{ Mr. DAVID DAVIES ..... Mr. JAMES LANE ..... Mr. T. M. FRANKLEN & others }	144	0	0	
2	"Coed Hills Farm" ....	148	3	14	{ Mr. JAMES LANE ..... Mr. WILLIAM THOMAS ..... }	140	0	0	
3	"The Village Farm" ....	181	3	24	{ Mr. WILLIAM THOMAS ..... The Misses HOWELLS ..... Mr. JOSEPH STAIEN ..... Mr. T. M. FRANKLEN ..... }	223	0	0	
4	Freehold Holding, &c. ....	54	1	23	{ Misses D. & M. HOWELLS ..... Gen. C. R. H. NICHOLL ..... }	51	2	0	
5	{ "The Manor House" ..... St. Hilary Down, &c. .... }	48	3	20	Gen. C. R. H. NICHOLL ..... In hand	90	18	0	
	{ Fee, Farm Rents, etc. .... }					6	1	0	
6	Four Pasture Fields ....	12	1	32	{ Mr. WILLIAM THOMAS ..... The Misses HOWELLS ..... }	17	0	0	
7	"The Cross" Residence ....	1	2	6	Mr. T. M. FRANKLEN ....	35	0	0	
8	"Bush Inn," and Buildings	0	1	38	Messrs. WM. HANCOCK & Co.	35	1	0	
9	Freehold Cottage & Garden	0	0	19	Gen. C. R. H. NICHOLL ....	5	0	0	
10	Freehold Cottage & Garden	0	0	12	Mr. WATTS ....	3	10	0	
11	"The Bothey" Cottage ....	0	0	7	Mr. T. M. FRANKLEN ....	2	0	0	
12	Freehold Cottage & Garden	0	0	13	Mr. WENT ....	5	0	0	
13	{ Freehold Cottage & Garden ..... Two pieces of land .... }	0	0	21	Mr. T. M. FRANKLEN ..... In hand	5	0	0	
14	The Reading Room ....	0	0	3	.....	1	1	0	
15	Two Cottages and Gardens	0	0	22	Mr. MORGAN THOMAS ....	7	0	0	
16	Freehold Cottage & Garden	0	0	7	Mrs. MARY RUSSELL ....	1	10	0	
17	Freehold Cottage & Garden	0	0	30	The Misses HOWELLS ....	6	0	0	
18	Freehold Cottage & Garden	0	0	21	Mr. T. M. FRANKLEN ....	3	10	0	
19	Freehold Cottage & Garden	0	0	26	Mr. WILLIAM HOPKINS ....	5	0	0	
20	Four Freehold Holdings ....	0	2	16	{ Mr. T. M. FRANKLEN ..... Mr. MORGAN THOMAS & others }	1	10	0	
	Sporting Rights ....	....	....	....	In hand ....	20	0	0	(Estimated)
	Contributions by Tenants towards Tithe ....	....	....	....	.....	40	0	0	(Estimated)
	<b>A.</b>	<b>575</b>	<b>3</b>	<b>21</b>		<b>£ 848</b>	<b>3</b>	<b>0</b>	

## CONDITIONS OF SALE.

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1. Subject to the right which the Vendor reserves, of bidding once or oftener by himself or his Agent, the highest bidder shall be the Purchaser, and the word "Purchaser" shall, wherever used in these Conditions, mean and include (unless the context forbids) the Purchaser of the whole of the property described in the foregoing Particulars or the Purchaser of any part or parts thereof, as the case may require.

2. No person is to advance less than the sum to be fixed by the Auctioneer on any bidding, or to retract any bidding, and if any dispute arise the subject thereof is to be put up again at the last undisputed bidding, or the Auctioneer may determine the dispute.

3. The Purchaser shall, immediately after the sale, pay to the Auctioneer a fee at the rate of £1 : 5 : 0 for every £100 or fractional part of £100 of the amount of his purchase-money, and a like fee to the Vendor's Solicitors for the Contract, and shall also pay to the Auctioneer, as Agent for the Vendor, a deposit of 10 per cent. on the amount of his purchase-money, and sign an agreement in the form subjoined to these Conditions, and shall pay the remainder of his purchase-money and the amount of his valuation, as hereinafter provided, to the Vendor or as he shall direct, on the 22nd day of December next, at the Office at No. 3, Arlington Street, St. James's, London, of Messrs. CRAWLEY, ARNOLD & Co., the Vendor's Solicitors, at which time and place the purchase shall be completed.

4. The outgoings will be discharged by the Vendor up to the said 22nd day of December next, as from which day all outgoings, including any rates made before, but not demanded until after that day, shall be discharged by and the rents and profits or possession shall belong to, the Purchaser, and the rents, profits and outgoings shall, if necessary, be apportioned for the purpose of this provision, but the Purchaser shall not be let into the actual possession or receipt of the rents and profits until the completion of his purchase, and the Purchaser shall, on completion, pay to the Vendor the Vendor's proportion of the current rents less his proportion of the current outgoings. If from any cause whatever, other than the wilful default of the Vendor, any purchase shall not be completed on or before the 22nd day of December next, the Purchaser shall pay to the Vendor interest on the balance of the purchase-money and the amount of the aforesaid valuation at the rate of 5 per cent., per annum, from that day until the completion of the purchase, and shall not be entitled to any compensation for the Vendor's delay or otherwise, but this stipulation is without prejudice to the Vendor's rights under any other of these conditions.

5. The timber and other trees and underwood on Lots 2, 3 and 4 shall be paid for by the Purchaser or Purchasers thereof in addition to the amount of his or their bidding or biddings at the price or prices mentioned in the Particulars or to be announced at the Auction, such price having been previously fixed by the valuation of the Auctioneer, and the amount of such valuation shall, for all the purposes of these Conditions (including payment of the deposit), be deemed part of the purchase-money.

6. The property shall, as to any damage by fire, tempest or other inevitable accident arising after the sale, be at the risk of the Purchaser, and no claim shall be made against the Vendor for any deterioration or damage from whatever cause, unless occasioned by his wilful neglect or default.

7. The property is sold subject to all chief, quit and other rents and outgoings, and to all incidents of tenure, rights of way, water, light, drainage and other easements affecting the same, and all rights of adjacent owners, and to any liability to repair or contribute to the repair of roads, ways, passages, bridges, dykes, sewers, drains, gutters, fences and other like matters, and subject also to the existing leases and tenancies and all allowances to and claims for compensation and other rights of the tenants.

8. The counterparts or copies of the leases or written agreements (if any) to or with the tenants will be produced at the sale, and may be inspected at the office aforesaid of the Vendor's Solicitors or at the office at Charles Street Chambers, Cardiff, of the Vendor's Agent, Mr. HENRY LYNCH BLOSSE, at any time previously, and the Purchaser (whether availing himself of such opportunity of inspection or not) shall be deemed to have full notice of the contents thereof, whether of a usual character or not, notwithstanding any partial, incomplete or inaccurate Statement of such contents or of the terms of the leases or tenancies in the Particulars or these Conditions and of the state of the property as to repairs, insurance, party walls and all other matters, and no objection shall be taken with respect to the terms of any lease or agreement or any irregularity therein. In any case in which the Vendor has no counterpart of the lease or agreement of tenancy or there is no written agreement, the Purchaser shall be satisfied with such evidence of the terms of the lease or tenancy as the Vendor may be able to adduce.

9. The Purchaser shall in every case be satisfied with and accept as sufficient the statement in the Particulars as to the amount of any land tax, or tithe rent charge, or apportioned part thereof, or other outgoings to which the property or any part thereof is now subject or is for the purpose of the present sale to be taken as subject, and shall not make any objection on the ground of any land tax, tithe rent charge, or other outgoing, not being now, or not having been on a former occasion, legally apportioned, or require the same to be apportioned, or any indemnity against any part thereof which ought to be borne by other property. The Purchaser shall also be satisfied with the arrangements made by the Particulars for the apportionment of the rents payable by the tenants in the case of properties held by one tenant being separated into one or more lots or parts of lots, and any further or other apportionment of such rents, or any tithe, land tax or other outgoings which may be necessary, shall be made by the Auctioneer and shall be binding on the Purchaser who shall not require the consent of the tenants, or of any other person or persons, to any such apportionment, or require any legal apportionment of the said rents, tithe, land tax or other outgoings, or make any requisition in respect thereof.

10. After any Purchaser shall have given notice in writing to the Vendor's Solicitors that he accepts the title, the Vendor shall, upon the request and at the cost of such Purchaser, give to the tenant or tenants of the property purchased by him, such notice to quit as will terminate his or their tenancy or tenancies on the first day on which the same can be legally determined after such request, whether the property be the whole or part of the holding or holdings of the tenant or tenants, and in the latter case whether the residue of such holding or holdings be sold to another Purchaser or other Purchasers or not.



## CONDITIONS OF SALE--*continued.*

11. The title shall commence with the Will of The Rev. John Montgomery Traherne, who died on the 6th day of February, 1860, and no proof shall be required of the testator's seisin or ownership, and the Purchaser shall not require the production of, or investigate or make any requisition or objection in respect of the prior title, whether the same shall appear to be in the Vendor's possession or power or not.

12. No Purchaser shall require any further or other evidence of the identity of the property purchased by him with that comprised in the muniments beyond the evidence afforded by such muniments, and a statutory declaration to be made, if required, at the Purchaser's expense, that the property has been enjoyed according to the title shown for 20 years or upwards prior to the day of sale.

13. The Vendor shall not be required to show the boundaries, extent, nature or constituents of the Manor of St. Hilary, or to furnish any other evidence or information in relation thereto than may appear from the Manorial books and documents in the Vendor's possession, and no objection shall be taken on account of any such books or documents being defective or wanting, or of none such existing. Nor shall the Vendor be required to furnish any other evidence of title to, or information concerning the several rents of £3:12:0, £1:18:0 and 6/- comprised in Lot 5, beyond the evidence afforded by a statutory declaration to be made, if required, at the Purchaser's expense, that the said rents have been duly paid to the owner of the St. Hilary Estate for 20 years and upwards. The waste of the Manor is sold subject to the grazing rights and other rights (if any) heretofore exercised by the occupiers of any of the property comprised in the foregoing Particulars, or by any other person or persons, but the Vendor shall not be required to define such rights.

14. On payment of the balance of the purchase-money the Purchaser shall be entitled to a proper assurance of the property purchased by him from the Vendor, and all other necessary parties (if any); such assurance to be prepared by and at the cost of the Purchaser.

15. Muniments of title, including counterparts of leases or agreements for leases, in the possession of the Vendor will, if relating to one lot only, be delivered to the Purchaser of such lot, but if relating to more than one lot will be retained by the Vendor until the whole of the property to which they relate shall have been disposed of, whether at the present, or at any past or future sale, whereupon the same will be delivered to the largest Purchaser in value of the lots to which the same relate, or in the event of equality of purchase-money to the Purchaser of the first lot in order of sale of the lots in respect of which the purchase-money is equal, and the Vendor will, if required, give to any Purchaser a statutory acknowledgment of the right to production and delivery of copies, and undertaking for safe custody of any muniments retained by him, whether permanently or temporarily, under this Condition. The Manorial books and documents in the Vendor's possession will be delivered to the Purchaser of Lot 5.

16. Within ten days after the delivery of the Abstract the Purchaser shall furnish to the Solicitors of the Vendor a statement in writing of his requisitions and objections arising on the Abstract, Particulars and Conditions, and within seven days after the delivery of the Vendor's replies to the Purchaser's requisitions and objections (if any), the Purchaser shall furnish to the Solicitors of the Vendor a statement in writing of his further requisitions and objections (if any) arising on such replies, and every requisition or objection not so stated shall be considered as waived, and for the purpose of any objection or requisition an Abstract shall be deemed perfect if it supply the information suggesting the same, although otherwise defective, and if no requisition or objection is so stated the title shall be considered as accepted, and in these respects time shall be deemed of the essence of the Contract, and if any Purchaser shall make and insist on any objection or requisition either as to title, conveyance or any matter appearing on the Particulars, Conditions or Abstract or otherwise which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall, notwithstanding any previous negotiation or litigation, be at liberty on giving to the Purchaser not less than seven days' notice in writing to annul the sale, in which case, unless the objection or requisition shall have been in the meantime withdrawn, the Sale shall at the expiration of the notice be annulled, the Purchaser being in that event entitled to a return of the deposit, but without interest, costs or compensation, and thereupon the Contract and Abstract and all documents delivered by either party to the other shall be returned.

17. The property is believed and shall be taken to be correctly described as to quantity and otherwise, and any error, misstatement or omission in the Particulars or Plans shall not annul the sale or be a ground for any abatement or compensation on either side.

18. Completion shall not be delayed on account of the non-payment of the death duties which became payable on the death, on the 30th day of March last, of Llewellyn Bassett Traherne Saunderson, the late tenant for life of the property, and each Purchaser shall accept the covenant or undertaking of the Vendor to pay and indemnify him and the property purchased by him from such death duties, and to produce to such Purchaser the proper evidence of the payment of such duties when paid.

19. The Vendor shall, at his own expense, on completion hand over to the respective Purchasers the official forms of acknowledgment issued by the Office of Inland Revenue, upon production of which denoting stamps under Section 4 (3) of The Finance Act, 1910, may be procured to be affixed to the respective Conveyances.

LASTLY. If any Purchaser shall fail to comply with any of these conditions, his deposit shall be absolutely forfeited, and the Vendor shall be at liberty (without being obliged to tender a conveyance) to resell the property sold to him, either by public auction or private contract; and the deficiency (if any) arising on such resale, and all expenses attending the same or any attempted resale, shall be made good and paid by the Purchaser at the present sale as liquidated damages, and any increase of price on such resale shall belong to the Vendor.

## MEMORANDUM.

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I,  
of  
do hereby acknowledge that I have this day purchased by Public Auction Lot forming part  
of the Property described in the foregoing Particulars for the sum of £  
and having paid into the hands of Messrs. STEPHENSON & ALEXANDER the sum  
of £ as a Deposit and in part payment of the said  
Purchase-money, I hereby agree to pay the balance of the said Purchase-money, and to complete the  
said Purchase in all other respects agreeably to the foregoing Conditions of Sale.

AS WITNESS my hand this                      day of                      , 1913.

Purchase-money	-	£	:	:
Deposit	-	£	±	±
Balance	-	£	±	±

As Agents for the Vendor, SAMUEL TRAHERNE SAUNDERSON, we hereby confirm the Sale on the  
above Conditions, and as Auctioneers acknowledge to have received the said deposit of £

Abstract of Title to be sent to:--