

COUNTY OF GLAMORGAN.

PARISH OF LLANBLETHIAN.

Within One Mile of the Town of Cowbridge.



PARTICULARS AND CONDITIONS OF SALE

OF A DESIRABLE

Freehold Residence

KNOWN AS

“HILL HOUSE,”

ALSO

Freehold Accommodation Pasture Land,

CONTAINING IN THE WHOLE

20a. 1r. 35p.

(OR THEREABOUTS),

WHICH WILL BE OFFERED FOR SALE BY AUCTION

AT

THE MART, 5, HIGH STREET, CARDIFF,

ON

SATURDAY, MAY 23rd, 1908,

At THREE O'CLOCK in the Afternoon, by

MESSRS.

Stephenson and Alexander.

PLANS and PARTICULARS OF SALE may be obtained upon application to

Messrs. WARDEN & HODGES, Solicitors, 9, Guild Street, Stratford-on-Avon,

OR TO THE AUCTIONEERS, 5, High Street, Cardiff.

Remarks.



THE Property now offered for Sale consists of a Freehold Residence known as "Hill House," with Stabling and Outbuildings, Gardens and Grounds surrounding, situate at Llanblethian, near Cowbridge, in the County of Glamorgan, together with about 20 Acres of Freehold Accommodation Pasture Land.

The whole Property has been divided into three Lots for the purposes of Sale, Lot 1 comprising the Residence with the Gardens, Grounds, Stables, Coach House, &c., and the Paddock adjoining, the whole covering an area of 2a. 3r. 11p. (or thereabouts). Lots 2 and 3 consist of Freehold Accommodation Lands, containing 6a. 1r. 26p. and 11a. Or. 38p. respectively.

Lot 1 is an unusually attractive Property, and to anyone requiring a comfortable Residence, with Land attached, situate in this delightful district, the opportunity now offered can with confidence be recommended.

The Freehold Accommodation Land is all Pasture of first-class quality, and probably second to none in the County.

The whole Property is situate within 10 minutes walk of the Cowbridge Railway Station, where there is now an excellent Railway Motor Service in addition to the ordinary trains, and is now in the occupation of Mrs. Moon, who will give possession on completion.

The Rent, Tithe, Land Tax, and other outgoings will, if necessary, be apportioned by the Auctioneers.

The Plans annexed to these Particulars and the areas given are taken from the Ordnance Survey. They are published with the consent and approval of the Controller of H.M. Stationery Office, and although believed to be correct are in no way guaranteed.

A Second Edition of these Particulars will be issued with the Conditions of Sale. Copies of these may be obtained upon application to the Solicitors or Auctioneers.

Particulars.

LOT 1.

(Coloured Pink on the Plan annexed.)

The FREEHOLD RESIDENCE

Situate at Llanblethian, in the County of Glamorgan,

KNOWN AS

“ Hill House.”

The House, which stands on high ground overlooking the Village of Llanblethian, contains on

GROUND FLOOR.—Entrance Hall, Drawing Room, Dining Room, Kitchen, Scullery, Dairy and Offices.

FIRST FLOOR.—Six Bedrooms, Laundry, Fruit Room and Offices.

There is an excellent Kitchen Garden stocked with Fruit Trees, and the Outhouses comprise Two Stall Stable with Loft over, Coach House, Cart Shed, Cow House to tie three, Calf House, Coal, Wood and Tool Houses. Also the

Freehold Pasture Field and Plantation,

numbered 759 on the Ordnance Survey for the Parish of Llanblethian, the whole covering an area of

2a. 3r. 11p. (or thereabouts)

There is a reserved rent of $14/3$ per annum, payable to Lord Bute, chargeable on the whole of the property and for the purpose of this Sale the Auctioneers have apportioned same, the amount thereof apportioned by them to this Lot being $5/-$, and the Purchaser shall not require the Vendor to obtain Lord Bute's assent to such apportionment.

LOT 2.

(Coloured Green on the Plan annexed.)

ALL THOSE

Three Closes of Freehold Pasture Land with the Plantation adjoining,

Situate at Llanblethian, in the County of Glamorgan, numbered 751, 753, 755, and 757 on the Ordnance Survey, and containing in the whole

6a. 1r. 26p. (or thereabouts.)

There is a reserved rent of $14/3$ per annum, payable to Lord Bute, chargeable on the whole of the property, and for the purpose of this Sale the Auctioneers have apportioned same, the amount thereof apportioned by them to this Lot being $4/3$, and the Purchaser shall not require the Vendor to obtain Lord Bute's assent to such apportionment.

LOT 3.

(Coloured Yellow on the Plan annexed.)

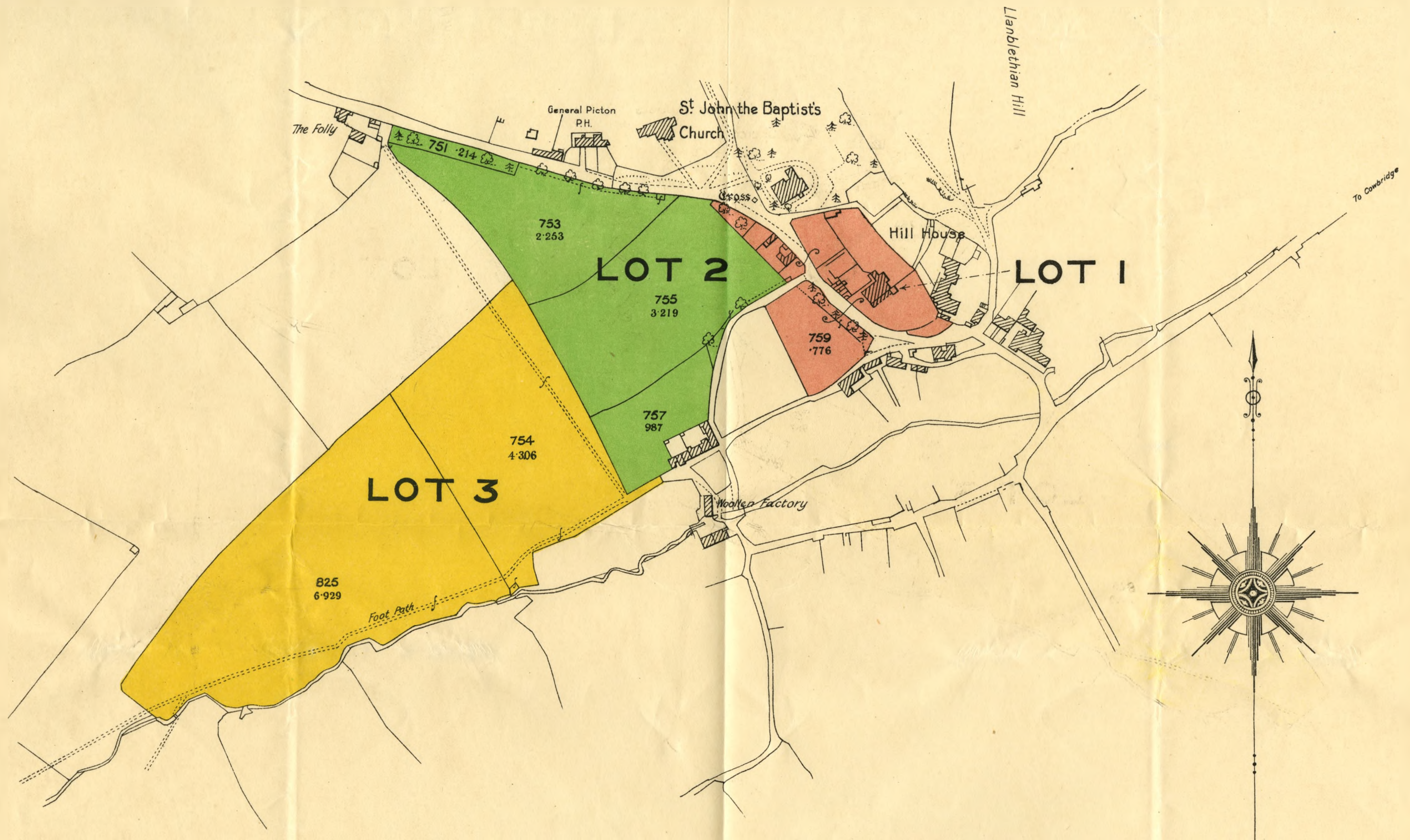
ALL THOSE

Two Closes of Freehold Pasture Land,

Situate at Llanblethian, in the County of Glamorgan, numbered 754 and 825 on the Ordnance Survey, and containing in the whole

11a. Or. 38p. (or thereabouts.)

There is a reserved rent of $14/3$ per annum, payable to Lord Bute, chargeable on the whole of the property, and for the purpose of this Sale the Auctioneers have apportioned same, the amount thereof apportioned by them to this Lot being $5/-$ and the Purchaser shall not require the Vendor to obtain Lord Bute's assent to such apportionment.



Scale—208.33 Feet to one Inch.

Western Mail, Limited Cardiff.

N.B.—Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office, and, although believed to be correct, in no way guaranteed.

STEPHENSON & ALEXANDER,
Auctioneers and Surveyors,
CARDIFF.