

P/D SA 3/630

15/50

TOWN OF COWBRIDGE.

*Sale of Valuable
Freehold Accommodation Pasture Land and Cottage*

FORMING PART OF

THE NICHOLL ESTATE.

Plan, Particulars and Conditions of Sale

. . . OF . . .

Freehold Accommodation Pasture Land

Situate in the centre of the Town of Cowbridge, and having a considerable frontage to Westgate Street, containing a total area of

13a. 1r. 1p.

(OR THEREABOUTS),

TO BE OFFERED FOR SALE BY AUCTION IN THREE LOTS

AT THE BEAR HOTEL, COWBRIDGE,

ON TUESDAY, DECEMBER 13th, 1921,

AT 2.30 O'CLOCK IN THE AFTERNOON, BY

Messrs. STEPHENSON & ALEXANDER

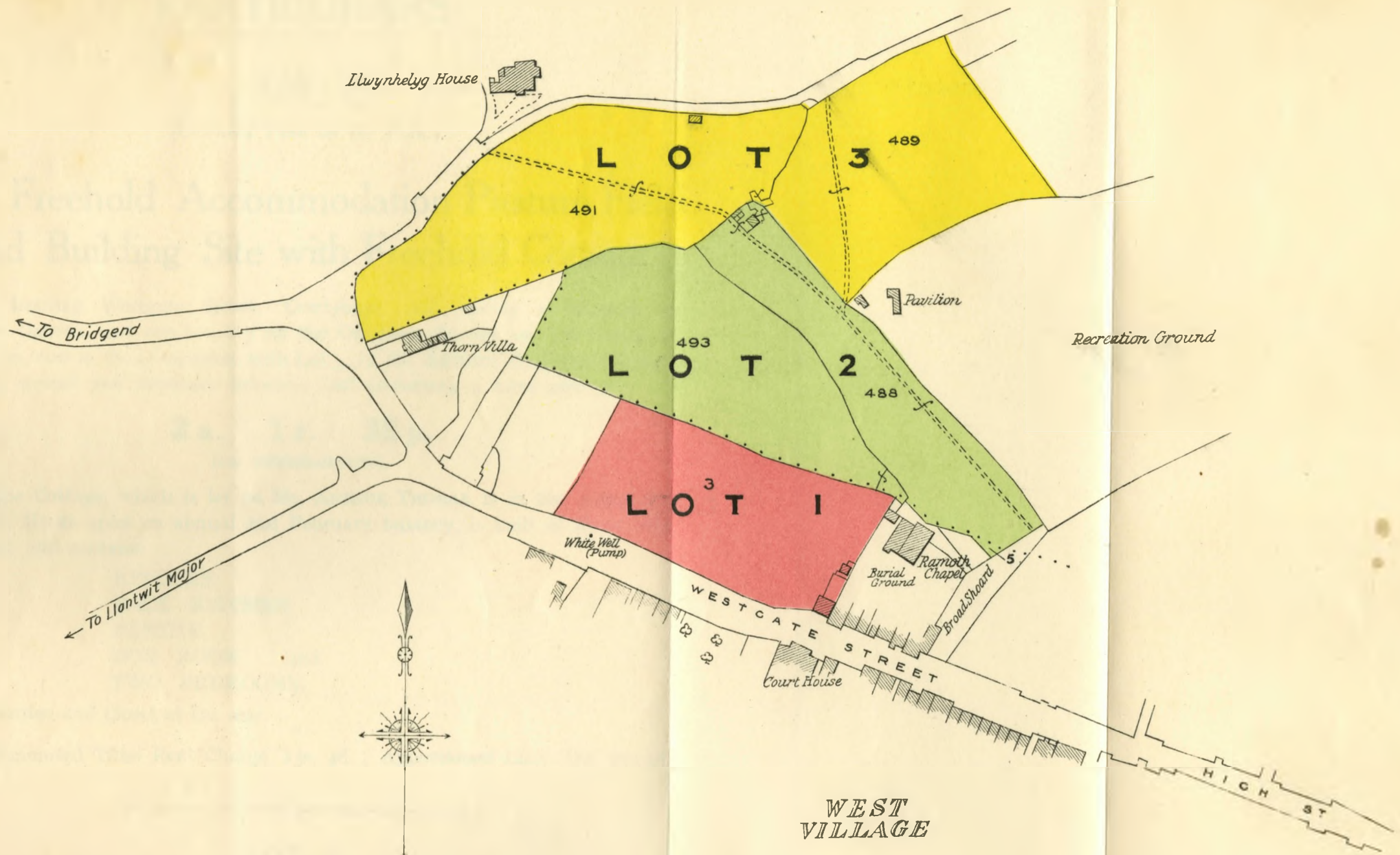
(F.A.I.)

Solicitor :—

W. S. GUSTARD, Esq.,
BANK CHAMBERS,
CAMBRIAN ROAD, NEWPORT, MON.

Auctioneers :—

MESSRS. STEPHENSON & ALEXANDER
5, HIGH STREET, ^{(F.A.I.),}
CARDIFF.



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

COWBRIDGE

Scale - 20833 Feet to one Inch.

Western Mail Limited, Cardiff

STEPHENSON & ALEXANDER, F.A.I.,

Auctioneers and Surveyors.

CARDIFF.

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PARTICULARS.

LOT 1.

(Coloured Pink on the Plan.)

The Freehold Accommodation Pasture Field and Building Site with Freehold Cottage

Situate fronting Westgate Street, Cowbridge, and having a frontage of 465 feet thereto, and numbered 3 on the Ordnance Survey for the Parish of Cowbridge, now in the occupation, with Lot 3, of Mr. ARTHUR WILLIAM THOMAS, upon an annual 2nd February tenancy, and containing a total area of

2 a. 1 r. 35 p.

(OR THEREABOUTS).

The Cottage, which is let to Mr. ARTHUR THOMAS, is in the occupation of Mr. J. MILES upon an annual 2nd February tenancy, is built of Stone with slate roof, and contains

KITCHEN,
BACK KITCHEN,
PANTRY,
BOX ROOM, and
TWO BEDROOMS,

with a Garden and Closet at the rear.

Commuted Tithe Rent Charge, 13s. 4d. ; Apportioned Land Tax, 2s. 5d.

LOT 2.

(Coloured Green on the Plan.)

The Two Freehold Accommodation Pasture Fields

situate adjoining Lot 1 and next to the Recreation Ground at Cowbridge, and numbered 5, 488 and 493 on the Ordnance Survey for the Parishes of Cowbridge and Llanbleddian, now in the occupation of ERNEST WILLIAM KING and ANNIE KING upon an annual 2nd February tenancy, and containing a total area of

4 a. 3 r. 17 p.

(OR THEREABOUTS).

The Stone and Slate Building on this Lot comprises Cow Shed to tie four, with Calf Shed adjoining.

Half of the Pool only adjoining the Buildings is included in the Sale of this Lot, the remaining half is sold with Lot 3, but as the whole of the Pool is

included in the tenancy of Lot 2, the present Tenant has the right to the use of the whole of the Pool so long as his present tenancy continues.

This Lot is also sold subject to the payment of an apportioned Annual Chief Rent of 5s. to the Marquis of Bute (see Remarks).

Commuted Tithe Rent Charge, £1 2s. od. ; Apportioned Land Tax, 4s. 9d.

LOT 3.

(Coloured Yellow on the Plan.)

The Two Freehold Accommodation Pasture Fields

Having a frontage to the Main Road and a very extensive frontage to the Llwynhelyg Lane, situate adjoining Lot 2, and immediately fronting Llwynhelyg House, numbered 489 and 491 on the Ordnance Survey for the Parish of Llanbleddian, now in the occupation of Mr. ARTHUR WILLIAM THOMAS with Lot 1, upon an annual 2nd February tenancy, and containing a total area of

5 a. 3 r. 29 p.

(OR THEREABOUTS).

The remaining half of the Pool referred to in Lot 2 is included in the Sale of this Lot, but as the whole of the Pool is included in the tenancy of Lot 2, neither the Purchaser or his tenant will have a right to the water except by arrangement—such as at present exists—with the tenant of Lot 2.

This Lot is also sold subject to the payment of an apportioned annual Chief Rent of 5s. to the Marquis of Bute (see Remarks).

Commuted Tithe Rent Charge, £1 6s. od. ; Apportioned Land Tax, 5s. 9d.