

7/p 593/774

15/61

The Estate of Miss EMILY SAMUEL.

COUNTY OF GLAMORGAN, near COWBRIDGE

Plan, Particulars and Conditions of Sale  
OF  
THE COUNTRY RESIDENCE  
KNOWN AS  
NEWTON HOUSE  
NEWTON FARM,  
TINYWAUN FARM, and  
ACCOMMODATION LAND

ALL FREEHOLD  
196 ACRES

WHICH

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Messrs. STEPHENSON & ALEXANDER  
(F.A.I.)

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ARE INSTRUCTED TO OFFER FOR SALE BY AUCTION, AT THE  
MART, 5, HIGH STREET, CARDIFF, on TUESDAY, the 23rd DAY OF  
JUNE, 1931, at 3 O'CLOCK IN THE AFTERNOON.

*Solicitors :*

Messrs. L. G. WILLIAMS & PRICHARD,  
32, CHARLES STREET,  
CARDIFF.

*Auctioneers :*

Messrs. STEPHENSON & ALEXANDER (F.A.I.),  
5, HIGH STREET,  
CARDIFF.  
And MARKET STREET,  
BRIDGEND.

*SUMMARY.*

LOT No.	DESCRIPTION.	AREA.		
		A.	R.	P.
1	" NEWTON HOUSE," ETC. .. ..	10	0	13
2	" NEWTON HOUSE FARM "	54	1	30
3	" TYNywaUN FARM "	71	2	23
4	ACCOMMODATION PASTURE LAND ..	36	0	38
5	Do. do. ..	23	3	22
	TOTAL ..	A. 196	1	6

## REMARKS.

THE Property now offered for Sale, comprises what is known as the Newton Estate, consisting of the Residence known as "Newton House," with the surrounding Freehold Farms and Lands, the whole containing

196a. 1r. 6p.

(OR THEREABOUTS),

situate in the Parishes of Llanblethian and Penline in the County of Glamorgan, and near to the Town of Cowbridge.

The property will be offered as a whole, and if not so sold, will be divided as lotted in the Particulars of Sale. The Auctioneers, however, reserve the right of offering Lots 1 and 3 as one Lot, should they so determine.

The land is of excellent quality, is well watered, and could be farmed in connection with "Newton House," or let off in tenancies.

The Water Main of the Mid-Glamorgan Water Board is laid in the road adjoining the property, and the Electric Light Cable of the South Wales Electrical Power Distribution Co. passes over Lot 2.

The Standing Timber on Lots 3 and 4 is not included in the Sale of those Lots, but has been valued by the Auctioneers at the sums of £                      and £                      respectively. The respective Purchaser of each Lot may purchase the Timber at these prices, but the option to do so must be exercised at the fall of the hammer. In the event of the Purchasers not exercising such option, the Timber in question is reserved to the Vendors with all necessary free and proper powers of felling, converting and carrying away the same by the shortest available routes, on or before the 1st April, 1935.

The Plan annexed to these Particulars and the areas given are taken from the 25-in. Ordnance Survey Maps, Glam. XL, 15 and 16; XLV 3 and 4, 1920 Edition. They are published with the consent and approval of H.M. Stationery Office and the Minister of Agriculture and Fisheries, and, although believed to be correct, are in no way guaranteed.

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

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

# PARTICULARS.

LOT ONE.

(COLOURED PINK ON THE PLAN).

THE . . .

## Freehold Country Residence and Land

KNOWN AS

### Newton House

near Cowbridge, now in the occupation of Mr. GERALD RALPH WILLAN, with part of Lot 3, under a Lease expiring on the 29th September, 1932, at an Apportioned Rental of £100 os. od. per annum, numbered 121, 123, Pt. 124, and 125 on the Ordnance Survey of the Parish of Llanblethian, and containing

10a. Or. 13p.

(OR THEREABOUTS).

THE RESIDENCE (Stone and Slate) contains :—

GROUND FLOOR : Front Hall, Side Hall, Dining Room, Drawing Room, Morning Room, Study, Butler's Pantry, Kitchen, Larder, Dairy, and Scullery.

FIRST FLOOR : Six Bedrooms, Store Room, Box Room, Lavatory (on half landing), Bathroom (H. & C.).

OUTSIDE :

Coach House or Garage for two Cars, Loft over ; Saddle Room, Loft over ; Stable for four, and Two Loose Boxes, Loft over ; Two Pigs' Cots ; Two W.C.'s ; Kitchen Garden, and about EIGHT ACRES of Excellent Pasture Land.

The Apportioned Commuted Tithe Rent Charge amounts to £1 6s. 8d.

LOT TWO.

(COLOURED BLUE ON THE PLAN).

THE . . . .

FREEHOLD FARM

KNOWN AS

Newton House Farm

containing

54a. 1r. 30p.

(OR THEREABOUTS)

as set out in the following

SCHEDULE.

No. ON O.S.	DESCRIPTION.	AREA.	TENANT AND TENANCY.	RENTAL OR APPORTIONED RENTAL.
		ACRES.		
PARISH	OF LLANBLETHIAN.			
127a	Farmhouse, etc. . . . .	.325	} Mr. T. E. REES Annual 2nd Feb. Tenancy, with Part Lot 3 and Lot 4.	} £77 11 6 (Apportioned.)
127	Buildings, etc. . . . .	.743		
129	Paddock and Garden . . . . .	.616		
130	Pasture . . . . .	4.490		
132	Arable . . . . .	5.300		
134	Pasture . . . . .	1.701		
135	Do. . . . .	6.415		
138	Do. . . . .	6.161		
165	Do. . . . .	8.887		
166	Arable . . . . .	4.647		
167	Pasture . . . . .	3.474		
Pt. 239	Do. . . . .	4.282		
159	Do. . . . .	4.742		
160	Do. . . . .	2.561		
Pt. 140	Roadway . . . . .	.095		
	TOTAL . . . . .	A.54.439		

THE FARMHOUSE

(Stone and Slate) contains : Hall, Sitting Room, Living Room, Kitchen, Dairy, Pantry, Store Room, and Six Bedrooms, detached Wash-house, with boiler, etc.

THE BUILDINGS

(Stone and Slate) comprise : Cart House, with Granary over ; Cowshed to tie eight ; Another ditto ; Bull Box ; 3-stall Stable and Barn.

The following are the property of the Tenant, and are excluded from the Sale, viz. :—The Corrugated Iron Coal House ; the Milk Shed and contents ; the Fowl House ; Implement Shed and Trap House.

The Apportioned Commuted Tithe Rent Charge amounts to £8 13s. 3d.

This Lot is sold subject to but with the benefit of a Lease for a term of 21 years from the 1st January, 1926, at an apportioned rental of £2 5s. od. per annum, to the South Wales Electrical Power Distribution Co., in respect of Electrical Transmission Lines across this Lot, as shewn in DOTTED lines on the Plan and thereon marked " Electrical Transmission Line."

**LOT THREE.**

(COLOURED GREEN ON THE PLAN).

THE . . . .

**FREEHOLD FARM**

KNOWN AS

**Tynywaun Farm**

Now subject to Tenancies and Rentals, and containing

**71a. 2r. 23p.**

(OR THEREABOUTS)

as set out in the following

**SCHEDULE.**

No. ON O.S.	DESCRIPTION.	AREA.	TENANT AND TENANCY.	RENTAL OR APPORTIONED RENTAL.
		ACRES.		
PARISH	OF LLANBLETHIAN.			
110a	Coppice .. .. .	.333	} Mr. T. E. REES, Annual 2nd Feb. Tenancy with Part Lot 2 and Lot 4.	} £70 0 0 (Apportioned)
110	Do. .. .. .	.753		
115	Pasture .. .. .	3.317		
118	Pasture and Old Kennels, etc. .. .. .	11.491		
120	Pasture .. .. .	4.190		
122	Buildings, etc. .. .. .	.669		
142	Pasture .. .. .	6.273		
141	Do. .. .. .	4.095		
143	Arable .. .. .	4.197		
144	Do. .. .. .	5.331		
146	Do. .. .. .	6.627		
156	Pasture .. .. .	5.413		
157	Do. .. .. .	5.013		
158	Do. .. .. .	6.160		
		63.862		
Pt. 124	House, etc. .. .. .	.090	} Mr. G. R. WILLAN, Lease expiring 29th September, 1932.	} £20 0 0 (Apportioned)
109	Pasture .. .. .	3.812		
111	Do. .. .. .	3.882		
		7.784		
	TOTAL ..	A. 71.646	TOTAL ..	£90 0 0

### THE HOUSE

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

### THE BUILDINGS

comprise : Old Cottage (Stone and Thatch) ; Two Open Sheds, Barn, and Cow-house to tie eight (all Stone and Pantile).

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

The Apportioned Commuted Tithe Rent Charge amounts to £8 7s. 8d.

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### LOT FOUR.

(COLOURED PURPLE ON THE PLAN).

THE . . .

## Freehold Accommodation Pasture Land and Coppice

Situate on Newton Moors, now in the occupation of Mr. T. E. REES, with Part Lots 2 and 3, upon an Annual 2nd February Tenancy, at an apportioned rental of £35 os. od. per annum, numbered 147 and 154 (Pasture) and 148 and 150 (Coppice) on the Ordnance Survey of the Parish of Llanblethian, and 361 (Pasture) on the Ordnance Survey of the Parish of Penlline, and containing

**36a.      0r.      38p.**

(OR THEREABOUTS).

The Apportioned Commuted Tithe Rent Charge amounts to 14s. 8d.

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### LOT FIVE.

(COLOURED YELLOW ON THE PLAN).

THE . . .

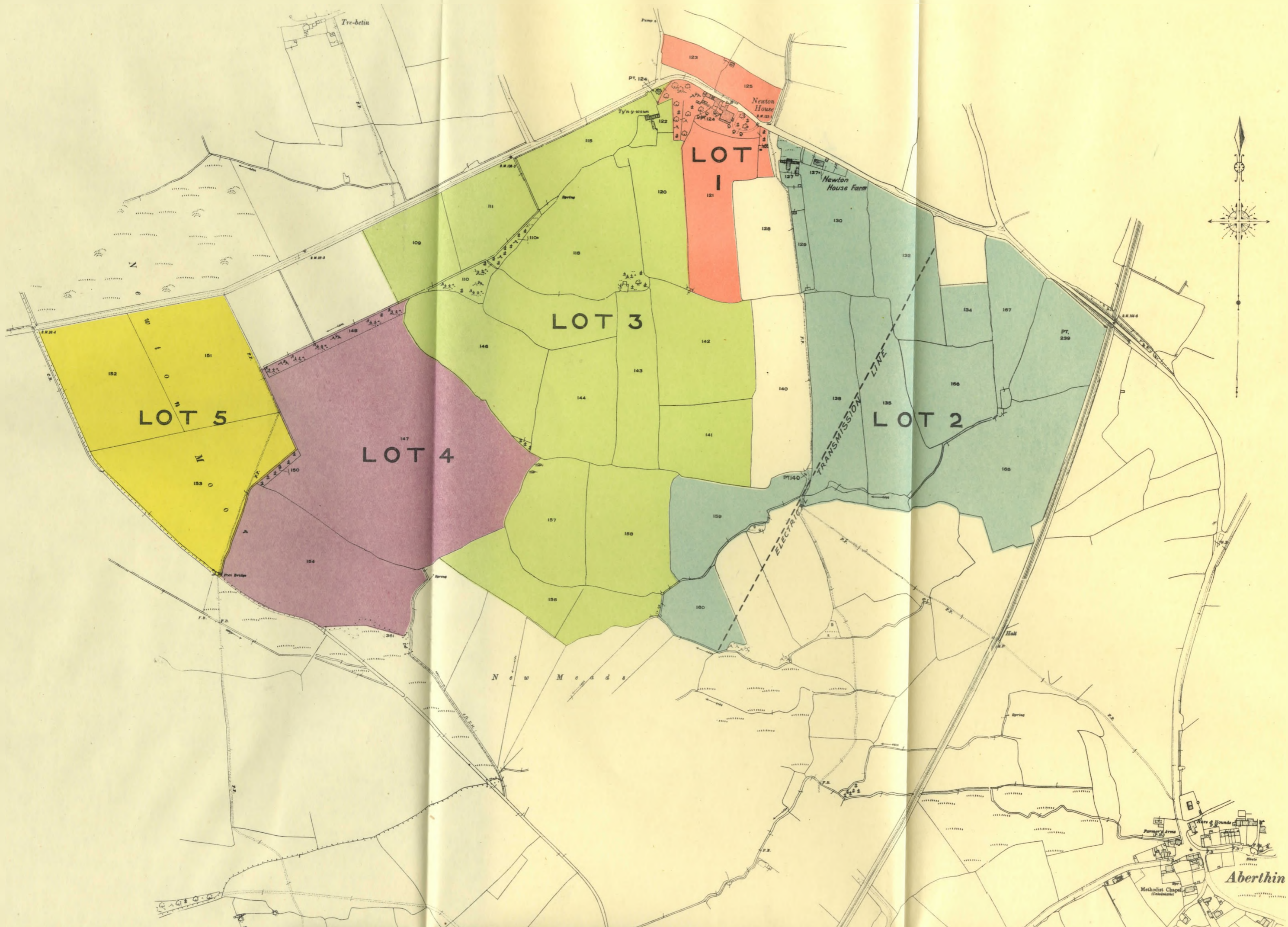
## Freehold Accommodation Pasture Land

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

**23a.      3r.      22p.**

(OR THEREABOUTS).

The Apportioned Commuted Tithe Rent Charge amounts to 2s. od.



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