

Auction
Cardiff
2/11/1922

Sale arises on the
death of Mrs Emma
Edmond. widow of
Archdeacon C.G.E.

16/6

THE OLD HALL ESTATE

TOWN of COWBRIDGE
AND PARISHES OF
LLANBLETHIAN, ST. HILARY AND COLWINSTON

Archdeacon Charles Gresford Edmondse deceased.

PARTICULARS OF SALE (as within)

THE FREEHOLD FARM

OF ABOUT
108 ACRES

CALLED
"TY'N-Y-CAEAU"

Twenty-four Acres of Land near "Pant-y-Lladron"

Nearly 12 Acres known as "Waldwen"

About 11 Acres abutting on "Stalling Down"

About 11½ Acres adjoining "Primrose Hill"

And Several other SMALLER PARCELS

all of which are situate in the Parishes of Llanblethian and St. Hilary

Eight Valuable Parcels of Accommodation, Garden and Building Lands,
and the "Stumpy" Allotments in the Town of Cowbridge

FOUR LICENSED HOUSES

THE "EAGLE" IMPLEMENT STORES

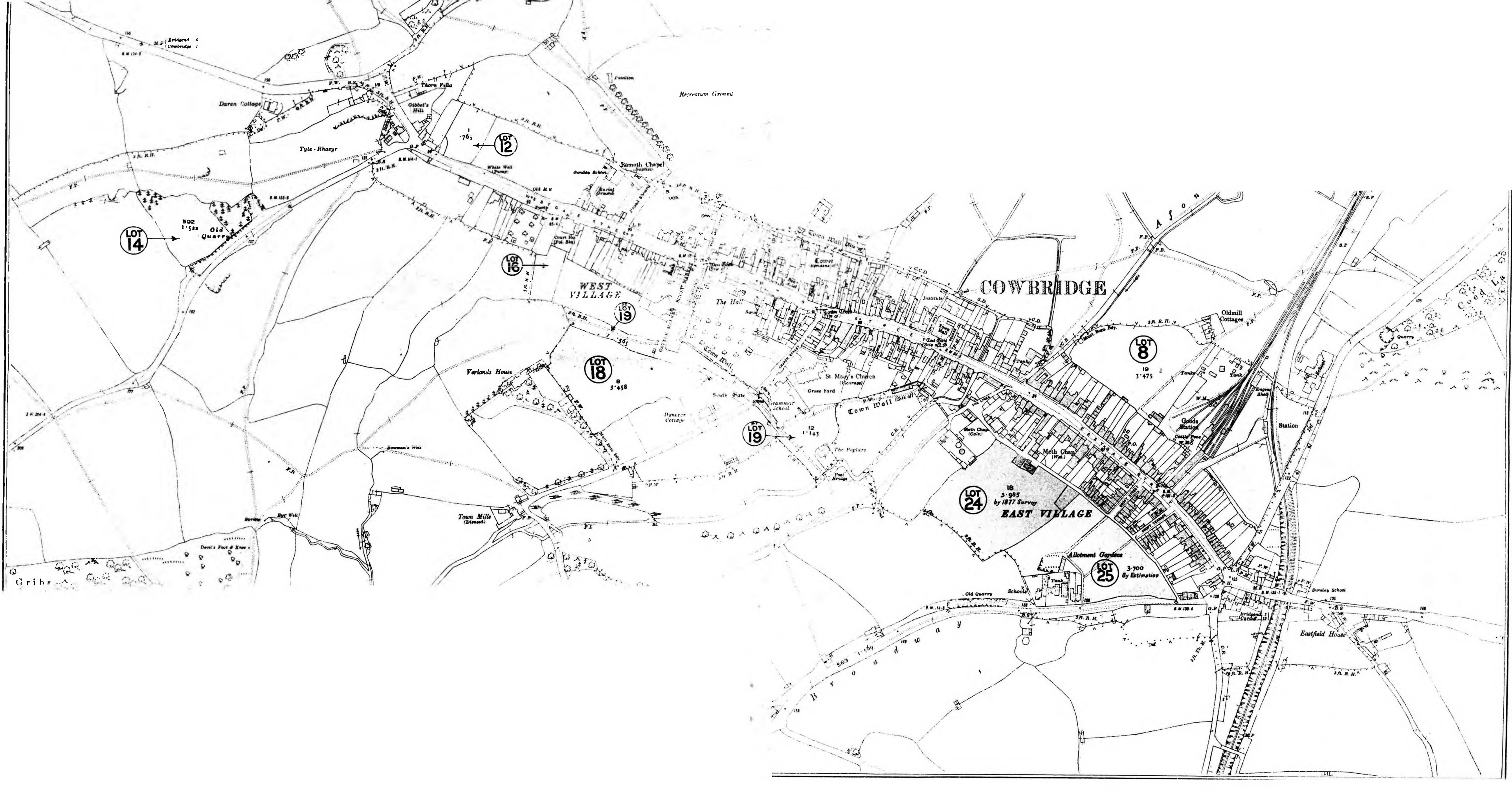
FIFTEEN RACK-RENTED COTTAGES

AND THIRTY FREEHOLD GROUND RENTS

IN THE SAME TOWN

Together with sundry other outlying portions of the Estate

Which will be submitted in 71 LOTS (as within)



(or thereabouts), situate in the TOWN OF COWBRIDGE, next adjoining and with a right-of-way to and from Eastgate Street through and over the Goods and Cattle Pens Yard of the Railway Station, and known as

THE MILL FIELD

now in the occupation of Mr. W. J. ESCOTT, on a Year to Year Tenancy, as from the 2nd February, at the Annual Rent of £11, the Tenant paying Rates and Taxes, numbered 19 and delineated and coloured *Yellow* on Plan **A** hereof. Commuted Tithe, 19s. 8d.

LOT 9

ALL THAT

Freehold Public House and Premises

known as

“THE WHITE LION,”

High Street, Cowbridge,

together with its Yard, Garden, Stabling, and other Outbuildings, as now occupied by Mr. EDWIN WILLIS, as the sub-tenant of Messrs. WM. HANCOCK & CO., LIMITED, “The Brewery,” Cardiff, who hold the Premises as Yearly Tenants as from the 1st May, at the Rent of £5 per Annum, paying Rates and Taxes, and subject to a repairing covenant. They also insure against loss or damage by fire.

Commuted Tithe, 4d.

ALL THOSE EXTENSIVE

LOT 10

FREEHOLD

BUSINESS PREMISES and RESIDENCE

known as

THE "EAGLE" IMPLEMENT STORES

most centrally situated in HIGH STREET, COWBRIDGE, on the corner of Eagle Lane and practically opposite to The Market, as now in the several occupations of Mr. W. H. JOHN, Mr. DAVID TILLEY, Mr. VIVIAN LLEWELLYN and Mr. J. W. SAUNDERS.

The Premises are let by the Vendor as follows:—

The portion known as "The Smithy," at **£6** per Annum, to Mr. SAUNDERS on whom Notice to Quit has been served, expiring the 30th June, 1923.

The portion in Mr. TILLEY'S occupation at **£2 10s.** per Annum, to him, on whom Notice to Quit has been served, expiring the 1st May, 1923.

The remainder of the Property to Mr. W. H. JOHN, on a Yearly Tenancy as from the 1st May, at **£60** per Annum, of which **£7 10s.** is payable in respect of certain other Properties, leaving **£52 10s.** apportioned to such remainder.

Commuted Tithe, 8d.

LOT 11

ALL THAT VALUABLE AND EXCELLENT

FREEHOLD BUILDING PLOT

situate in, and with a frontage of about **60 FEET** to WESTGATE STREET, COWBRIDGE, formerly the Site of the THREE COTTAGES, known as Nos. 15, 17 and 19, WESTGATE STREET, the estimated area of the said Plot approximating

ALL THAT VALUABLE AND EXCELLENT

FREEHOLD BUILDING PLOT

situate in, and with a frontage of about **60 FEET** to WESTGATE STREET, COWBRIDGE, formerly the Site of the **THREE COTTAGES**, known as Nos. 15, 17 and 19, WESTGATE STREET, the estimated area of the said Plot approximating

1,000 SQUARE YARDS,

The Garden Land is let to Mr. JAMES TREW, at £1 per Annum, on whom Notice to Quit has been served, expiring the 2nd February, 1923.
Commuted Tithe, 4d.

NOTE.—The Building Material at present on the Plot is of considerable value, particularly if the Purchaser should contemplate the erection of new premises.

LOT 12

(Coloured *Pink* on Plan **A** hereof)

ALL THAT VALUABLE PARCEL OF

FREEHOLD BUILDING LAND,

(now in hand) situate on the north side of, and with a good frontage to, WESTGATE STREET, COWBRIDGE, containing, according to the Ordnance Survey, a little more than

THREE-QUARTERS OF AN ACRE,

delineated and numbered 1 on Plan **A** hereof, being thereon coloured *Pink*, now in Pasture, and to be sold with vacant possession to the Purchaser on completion.

Commuted Tithe, 4s. 8d.

NOTE.—The adjoining Land is now undergoing Building development.

LOT 13

ALL THOSE

THREE FREEHOLD COTTAGES,

situate and being

Nos. 29, 31 and 33, Westgate Street, Cowbridge,

and the **Two Parcels of Garden Land** at the rear and east side thereof, as now in the occupations of Mr. P. SEVIOUR, Mrs. ELIZA SHEARS and Mr. EVAN WILLIAMS as follows:—

Mr. SEVIOUR holds No. 29, with the small piece of Garden Land adjoining on its east side, on a Monthly Tenancy at the apportioned rent of **6s. 3d.** per calendar month, the Tenant paying Rates and Taxes. The Garden Land on the opposite side of the road, in his occupation, is not included in this Lot.

Mrs. SHEARS holds No. 31 on a Monthly Tenancy at the apportioned rent of **7s. 9d.** per calendar month, inclusive of Rates and Taxes. The Garden Land on the opposite side of the road, in her occupation, is not included in this Lot.

Mr. EVAN WILLIAMS holds No. 33 and the Garden at the rear of the Three Cottages, on a Yearly Tenancy as from the 1st May at **£6** per Annum, the Tenant paying Rates and Taxes.

Commuted Tithe, 8d.

LOT 14

(Hatched *Purple* on Plan **A** hereof)

ALL THOSE VALUABLE PARCELS OF

FREEHOLD LAND with QUARRY

containing **GOOD BUILDING STONE,**

situate in the PARISH OF LLANBLEDDIAN, on the north side of the Cowbridge to Llantwit Major Road, having

ALL THOSE VALUABLE PARCELS OF

FREEHOLD LAND with QUARRY

containing **GOOD BUILDING STONE,**

situate in the PARISH OF LLANBLEDDIAN, on the north side of the Cowbridge to Llantwit Major Road, having, according to the Ordnance Survey, the area of a little under

TWO ACRES,

delineated and numbered 502 and 503 on Plan **A** hereof, being thereon hatched *Purple*, as now in the occupation of Mr. REES (The Daren), on a Yearly Tenancy as from the 2nd February, at **£4** per annum.

The standing Larch and other useful Timber will be included in the purchase-money.

This Lot is subject to the payment of a Chief Rent of 6 $\frac{1}{2}$ d. per Annum to THE MARQUIS OF BUTE.

Commuted Tithe, 7s.

NOTE.—The "Old Hall," Cowbridge, is built of Stone from this Quarry.

LOT 15

ALL THAT

FREEHOLD GARDEN LAND,

formerly the Site of a Cottage, situate in the VILLAGE OF COLWINSTON, on the road leading from Colwinston to Crack Hill, numbered 150 on the Tithe Map for the Parish of Colwinston, as now in the occupation of Mr. CHARLES ROACH, on a Yearly Tenancy as from the 2nd February, at the Rent of **£1** per Annum.

This lot is subject to the payment of a Quit Rent of 2s. per Annum to Col. H. CECIL PRICHARD.

C

LOT 16

(Delineated on Plan **A** hereof and thereon coloured *Blue*)

ALL THAT VALUABLE PARCEL OF

FREEHOLD GARDEN LAND,

situate in the TOWN OF COWBRIDGE, at the rear of the COUNTY POLICE STATION PREMISES, now in the occupation of the Trustees of T. R. HAMLEN-WILLIAMS, ESQ., or their sub-tenant, on a Yearly Tenancy as from the 29th September, at the Rent of **£4** per Annum, the Tenant paying Rates and Taxes, containing by estimation, approximately

HALF AN ACRE,

with access to and from Westgate Street, through and over Land next adjoining the said Police Station on its West side.

Commuted Tithe, 3s. 10d.

LOT 17

ALL THAT SEMI-DETACHED AND ATTRACTIVE

FREEHOLD MESSUAGE and GARDEN,

known as

No. 34, Westgate Street, Cowbridge,

as now in the occupation of Mr. MATHIAS DAVIES, as the sub-tenant of Mr. W. A. JAMES, of Cowbridge, who holds on a Yearly Tenancy at the very low Annual Rent of **£10**, as from the 1st May.

Commuted Tithe, 1s. 4d.

NOTE.—This is a nice type of Cottage Property and is in capital condition.

LOT 18

(Delineated on Plan **A** hereof and thereon coloured *Brown*)

ALL THAT HIGHLY VALUABLE PARCEL OF

LOT 18

(Delineated on Plan **A** hereof and thereon coloured *Brown*)

ALL THAT HIGHLY VALUABLE PARCEL OF

Freehold Accommodation Pasture Land

known as

“The College Field,”

situate in the TOWN OF COWBRIDGE, on the Road from the CATTLE MARKET to SOUTHGATE, numbered 8 on the Ordnance Survey, and containing according thereto,

3·458 ACRES

(or thereabouts), as now in the occupation of R. WILLIAMS, Esq., the Headmaster of the Grammar School, on a Yearly Tenancy as from the 2nd February, at the Annual Rent of **£10**, the Tenant paying Rates and Taxes.

Commuted Tithe, £1 0s. 6d.

LOT 19

(Hatched *Green* on Plan **A** hereof)

ALL THOSE SEVERAL PARCELS OF

LEASEHOLD LAND

situate in the TOWN OF COWBRIDGE, known as

“COUNCIL TWT” and “THE BOWLING GREEN,”

held for the term of 99 Years from the 25th August, 1831, at the Rent of **£2 6s.** per Annum, numbered 12 and 7 on the Ordnance Survey of the Parish of Cowbridge, and containing together according thereto

1·706 ACRES

(or thereabouts)

LOT 20

ALL THAT WELL-KNOWN AND EXTENSIVE

Freehold and Fully-Licensed Property

called

“THE BLUE BELL,”

situate in HIGH STREET, COWBRIDGE, together with its Garden, Yard, Stables and other Outhouses and Premises, as now leased to Messrs. WM. HANCOCK & CO., LIMITED, for a term expiring 24th June, 1924, at the Annual Rent of **£26**, the Lessees doing all repairs and insuring against loss or damage by fire.

Commuted Tithe, 4d.

NOTE.—This Property is in a good position.

LOT 21

ALL THAT

FREEHOLD RESIDENCE

and Garden, situate and known as

No. 66, Eastgate Street, Cowbridge,

as now in the occupation of Mr. DANIEL EVANS, until the 1st May, 1923, and thereafter subject to a Quarter's Notice, at the Yearly Rent of **£21**, the Tenant paying Rates and Taxes. It has three Storeys and affords the accommodation of five Bed Rooms and two Reception Rooms, with the usual Domestic Appointments. There is a Back Entrance with a small Stable, etc.

Commuted Tithe, 4d.

LOT 22

ALL THAT

FREEHOLD COTTAGE

LOT 22

ALL THAT

FREEHOLD COTTAGE

known as

No. 7, The Limes, Cowbridge,

situate just at the rear of and adjoining No. 66, EASTGATE STREET, now in the occupation of Mr. A. J. TREW, on a Monthly Tenancy at the Rent of 10s. per Lunar Month, the Tenant paying Rates and Taxes.

LOT 23

ALL THAT

Freehold Public House and Premises

called

“ THE WHEELWRIGHTS’ ARMS,”

together with its Garden Land and the Building popularly known as

“ THE BALL COURT,”

all now in the occupation of Mr. RICHARD AUBREY, on a Tenancy expiring on the 1st November, 1922, by notice to quit given by him. The Frontage of this Lot to Eastgate Street is approximately **66 FEET** with a width of about **80 FEET** at the rear to THE LIMES ROAD. The Property thus provides ample accommodation for carrying on, in addition to the Licensed Trade, **any business requiring plenty of space, whilst “ The Ball Court ”**

Building is a substantial and roomy structure with good access from the main thoroughfare.

LOT 24

(Delineated on Plan **A** hereof and thereon coloured *Purple*)

ALL THAT HIGHLY VALUABLE PARCEL OF

FREEHOLD LAND

(Part Pasture and Part Arable)

containing, according to the Ordnance Survey (1877),

3·985 ACRES

(or thereabouts), situate in the TOWN OF COWBRIDGE, adjoining THE GAS WORKS, with access from the Accommodation Road leading from "Broadway" to "The Limes," now in the occupation of Mr. RICHARD AUBREY, at the Annual Rent of £12, the Tenant paying Rates and Taxes, on a Tenancy which by Notice given by him terminates on the 1st November 1922.

Commuted Tithe, £1 2s. 4d.

LOT 25

(Delineated on Plan **A** hereof and thereon coloured *Green*)

ALL THAT VALUABLE PARCEL OF

FREEHOLD ARABLE LAND

known as

The Upper Stumpy Garden Allotments,

containing, by estimation,

3·700 ACRES,

The Upper Stumpy Garden Allotments,

containing, by estimation,

3·700 ACRES,

(or thereabouts), situate in the TOWN OF COWBRIDGE, adjoining and on the North side of the Road from Cowbridge to Llanbleddian, called "Broadway," now in various occupations on Annual Tenancies, as from the 2nd February, at Rents aggregating **£21 4s.** per Annum, the Landlord paying Rates and Taxes.

The Lessees of the Stables and Premises at or near the South-west corner of the said Allotments hold a Right-of-Way at all times for themselves, the occupiers of the said Stables and others with or without horses and carriages, to pass over and along a certain part of the said Allotments to and from a Gateway on the said "Broadway" Road, and the said Stables and Premises. The Lot will therefore be sold subject to such rights.

The sale of this Lot will include the benefit of the Annual Rents of **4s.**, payable by H.M. Postmaster General, in respect of certain Poles erected on the Lot.

Commuted Tithe, £1 6s. 0d.

LOT 26

ALL THAT

FREEHOLD MESSUAGE AND GARDEN

situate and known as

No. 20, Eastgate Street, Cowbridge,

as now in the occupation of Mr. SAMUEL OAKLEY, on a Quarterly Tenancy, at the Yearly Rent of **£8**, the Tenant paying Rates and Taxes; containing three Bed Rooms, two Sitting Rooms and Domestic Offices.

Commuted Tithe 4d.

ALL THAT

LOT 27

ANNUAL RENT of £28,

derived from the

Fully-Licensed Public House and Premises

known as

“THE EDMONDES ARMS,”

Cowbridge,

excellently situate at the junction of EASTGATE STREET, with Roads to Cardiff, Llantwit Major, Llanbleddian and Ystradowen, such rent being reserved by a Lease, dated 17th November, 1898, granted to Messrs. WM. HANCOCK & CO., LIMITED, “The Brewery,” Cardiff, for the term of **99 YEARS from 24th JUNE, 1898.**

The Freehold Reversion to such Premises at the expiration of such Lease is included in the Sale.

Commuted Tithe 4d.

LOT 28

ALL THAT

FREEHOLD

CARPENTER'S SHOP, YARD or CURTILAGE

therewith, situate on the CARDIFF ROAD, COWBRIDGE as now in the occupation of Mr. EDWARD

FREEHOLD

CARPENTER'S SHOP, YARD or CURTILAGE

therewith, situate on the CARDIFF ROAD, COWBRIDGE, as now in the occupation of Mr. EDWARD LLEWELLYN, at the Rent of £4 per Annum, on a Yearly Tenancy as from the 1st June, the Tenant paying Rates and Taxes.

LOT 29

(Coloured *Yellow* on Plan **B** hereof)

ALL THOSE MOST VALUABLE PARCELS OF

FREEHOLD ACCOMMODATION LAND

(Part Pasture and Part Arable)

situate adjoining "PRIMROSE HILL," in the PARISH OF LLANBLEDDIAN, containing, according to Ordnance Survey of the said Parish,

11.568 ACRES

(or thereabouts), now in the occupation of J. W. HALL, ESQ., on a Yearly Tenancy, as from the 2nd February at the Annual Rent (including Lot 30) of **£31 17s.**, the Tenant discharging Tithe, numbered 357, 411 and 868 and delineated and coloured *Yellow* on Plan **B** hereof.

This Lot will be sold subject to the Apportioned Rent of **£30.**

Commuted Tithe £1 10s. (which includes Tithe on Lot 30).

Perpetual Rent Charge of £4.48 p.a. arising from 'London No' 91 Eastgate in occ. of John W's created by a deed of Grant 29/3/32 between Jas Reynolds & Thos. Edwards.

The following SCHEDULE contains:—

PARTICULARS OF LOTS 41 TO 70,

which comprise

30 Freehold Annual Ground Rents,

the amount of each of which is given in such Schedule, together with Particulars of the Leases reserving the same respectively, subject to which each Lot will be sold.

Lot No.	Amount of Annual Ground Rent	Date of Lease.	Term and Commencing Date	Premises securing such Ground Rent.	Expiring Year	Other Particulars.
41	£ s. d. 3 10 0	11th Sept., 1867	99 years from 1st May, 1867	No. 6, Eastgate Street, Cowbridge	1966	Commuted Tithe 1/-
42	2 10 0	30th Nov., 1875	99 years from 1st May, 1874	No. 22, Eastgate Street, Cowbridge	1973	
43	10 0	5th Dec., 1865	99 years from 1st May, 1865	Nos. 1 and 2, Croft Terrace, Cowbridge	1964	
44	1 3 11	8th May, 1866	99 years from 1st May, 1866	No. 3 ditto ditto	1965	
45	1 2 6	29th May, 1876	99 years from 1st May, 1876	No. 4 ditto ditto	1975	
46	2 4 6	16th Dec., 1876	99 years from 1st May, 1876	Nos. 5 and 6 ditto ditto	1975	
47	4 9 4	14th Aug., 1867	99 years from 1st May, 1867	The Commercial Hotel (fully licensed), Eastgate Street, Cowbridge	1966	
48	5 11 0	8th May, 1871	95 years from 1st May, 1871	Premises at rear and part of Commercial Hotel, Eastgate Street, Cowbridge	1966	} Co-terminus

47	4 9 4	14th Aug., 1867	99 years from 1st May, 1867	The Commercial Hotel (fully licensed), Eastgate Street, Cowbridge	1966	} Co-terminus
48	5 11 0	8th May, 1871	95 years from 1st May, 1871	Premises at rear and part of Commercial Hotel, Eastgate Street, Cowbridge	1966	
49	3 0 0	5th Feb., 1877	99 years from 1st May, 1876	No. 26, Eastgate Street, Cow- bridge	1975	Shop
50	12 0 10	18th June, 1878	99 years from 1st Nov., 1876	Nos. 28, 30, 32 and 34, East- gate Street, Cowbridge, and Nos. 2, 4, 6, 8, 10 and 12, Croft Street, Cowbridge	1975	
51	6 5 7	5th Feb., 1878	99 years from 1st May, 1878	No. 36, Eastgate Street, Cow- bridge	1977	
52	1 2 11	} 28th Aug., 1866	99 years from 1st May, 1866	{ No. 1 Croft Street, Cowbridge }	1965	} This Lease reserves the annual rent of £2 5s. 10d. which has been apportion- ed (as here detailed) and will be so sold
53	1 2 11			{ No. 3 ditto ditto }		
54	1 3 4	15th Nov., 1866	99 years from 1st Nov., 1866	No. 5 ditto ditto	1965	
55	1 7 0	9th May, 1881	99 years from 1st May, 1877	No. 7 ditto ditto	1976	
56	9 6	} 9th May, 1881	99 years from 1st May, 1878	{ No. 9 Croft Street, Cowbridge }	1977	} This Lease reserves the annual rent of £3 8s. 6d. which has been apportion- ed (as here detailed) and will be so sold
57	2 0 0			{ No. 1, Aubrey Terrace, Cow- bridge }		
58	19 0			{ Nos. 2 and 3 ditto ditto }		

SCHEDULE OF FREEHOLD GROUND RENTS *continued*—

Lot No.	Amount of Annual Ground Rent	Date of Lease.	Term and Commencing Date	Premises securing such Ground Rent.	Expiring Year	Other Particulars.
59	£ s. d. 1 0 0	5th March, 1883	99 years from 1st Nov., 1882	No. 4, Aubrey Terrace, Cowbridge	1981	This Lease reserves the annual rent of £12 which has been apportioned (as here detailed) and will be so sold
60	3 0 0			Nos. 5, 6 and 7 ditto ditto		
61	3 10 0			No. 38, Eastgate Street, Cowbridge		
62	2 5 0			No. 40 ditto ditto		
63	2 5 0			No. 42 ditto ditto		
64	3 0 0	17th Oct., 1868	60 years from 1st May, 1864	"Preswylfa," No. 30, Westgate Street, Cowbridge	1924	Commuted Tithe, 7d.
65	4 14 8	14th Dec., 1869	99 years from 1st May, 1869	"West House," No. 32, Westgate Street, Cowbridge	1968	,, ,, 9d.
66	2 14 2	5th Feb., 1877	99 years from 1st May, 1870	Villa Residence, No. 36, Westgate Street, Cowbridge	1969	,, ,, 4d.
67	8 0 0	17th Dec., 1861	99 years from 1st May, 1861	The County Police Station, Westgate Street, Cowbridge	1960	,, ,, 3/-
68	6 4 10	29th May, 1876	99 years from 1st Jan., 1876	The Villa Residence situate in Broadway, Cowbridge, now occupied by Vivian S. Gwyn, Esq., and The Villa Residence, situate in Broadway, Cowbridge, now	1975	

67	8 0 0	17th Dec., 1861	99 years from 1st May, 1861	The County Police Station, Westgate Street, Cowbridge	1960 3/-
68	6 4 10	29th May, 1876	99 years from 1st Jan., 1876	{The Villa Residence situate in Broadway, Cowbridge, now occupied by Vivian S. Gwyn, Esq., and The Villa Residence, situate in Broadway, Cowbridge, now occupied by D. Richards, Esq.}	1975	
69	1 13 0	5th Sept., 1877	99 years from 1st Jan., 1876	The Stable, Coach-house and Yard Premises situate at the rear of the Villa Residences referred to under Lot 68 hereof	1975	A right of way to the Premises from Broadway is includ- ed in the Lease
70	3 7 2	22nd July, 1910	99 years from 2nd Feb., 1909	The Messuage, Model Lodging House and two Shops, situate in Swan Street, Llantrisant,	2008	

LOT 71

ALL THAT

FREEHOLD COTTAGE with GARDEN

situate and known as

No. 35, Swan Street, Llantrisant,

as now in the occupation of MR. RICHARD EVANS on a Tenancy terminable by six months notice expiring 18th April or 18th October in any year, at the Annual Rent of £9, the Landlord paying Rates and Taxes except Water Rate which the Tenant pays.

Notice to terminate the tenancy on the 18th April, 1923, has been given.

15/2

Old Hall Estate

1922

Lot

Freehold Cottage - Garden
in Eastgate Sq

Quantity
Yearly/Season

Ann.
Rent

Comments/Notes

Lot	Quantity	Yearly/Season	Ann. Rent	Comments/Notes
1	31	John Hopkins	17	4d
2	33	Mrs Sophie Bear	7	4
3	35	Mrs Dedicinia Bennett	7	4
4	43	Thos. Case	6	4
5	45	Joseph Edwards	5	4
6	65	St Perry	6	4
7	67	W. Pennin	9	4

Touche Ross