

CT Jones copy

ESTABLISHED
1857

JOHN DAVID
**Watts &
Morgan**

AUCTIONEERS
ESTATE AGENTS
SURVEYORS & VALUERS

81 HIGH STREET, COWBRIDGE, SOUTH GLAM. CF7 7YN Tel. 3495 (3 lines)

3 NOLTON ST., BRIDGEND
CF31 1BX Tel. 3861 or 4190

BARONS CLOSE HOUSE
LLANTWIT MAJOR CF6 9XY Tel. 3456

23 THE ESPLANADE
PORTHCAWL CF36 3YP Tel. 5155

Agents and Valuers for the Halifax Building Society

Under Instructions from the National Westminster Bank
Trustee Department - Executors of D. C. Watts Estate

*Sold for approx
£260,000*

TY UCHAF FARM
LLANTRITHYD
COWBRIDGE
SOUTH GLAMORGAN



To be offered for Sale by Public Auction
at THE BEAR HOTEL, COWBRIDGE
at 3p.m.
on Tuesday, 4th MAY, 1982

Auctioneers:
John David, Watts & Morgan
81 High Street
COWBRIDGE, South Glamorgan
[TEL: 3495/7]

Solicitors:
Morgan, Bruce & Nicholas
21 Park Place
CARDIFF, South Glamorgan
[TEL: 24436]

TY UCHAF FARM, LLANTRITHYO

COWBRIDGE
SOUTH GLAMORGAN

Messrs. John David, Watts & Morgan, under instructions from the National Westminster Bank Trustee Department [Executors of the Estate of the late D. C. Watts], offer for sale by Public Auction TY UCHAF FARM with Vacant Possession [early possession of the land and buildings by arrangement - possession of the house and garden late May early June].

FREE OF TENANT RIGHT

THE FARM extending to approximately 105 acres has a well built, slate roofed house which has been well maintained, is of good size, and situated in a good sheltered position, facing south.

THE TRADITIONAL BUILDINGS, adjacent, are mainly stone built, slate roofed and well maintained.

THE RANGE OF BUILDINGS on the northern block of land O.S.57 are in part modern [silo barn and concrete yard] part traditional [stone built, slated roof cartshed, part semi-derelict former milking parlour, covered yard - this could fairly easily be re-roofed].

THE LAND is at present in pasture, with southern aspect and capable of growing any crops.

MODE OF SELLING - THE WHOLE will be offered as one Lot. In the event of the whole not reaching a satisfactory price the farm will be offered in THREE LOTS. Lotting will be as set out in the schedule below:-

LOT 1 - The whole of Ty Uchaf Farm - House, Buildings and approximately 105.692 acres comprising:-

FARMHOUSE

The substantial detached Farmhouse is situated alongside the road leading from the A.48 [opposite Tair Onon Nursery] to Llantrithyd Village. It is well constructed in stone with red brick quoins and slate roof and contains:- (all measurements approximate)

Hall; Sitting Room [14'7" x 14'3"]; Dining Room [11'11" x 14'0"]; Kitchen/Living Room [10'7" x 14'0"]; Scullery; Larder and Pantry; Front Bedroom [14'2" x 13'0"]; Front Bedroom [15'0" x 14'0"]; Rear Bedroom [14'0" x 11'0"]; Rear Bedroom [12'0" x 9'6"]; Bathroom and Toilet.

Outside Washhouse, part converted to Outside Toilet.

Lawns, flower borders and Kitchen Garden.

Services:

Mains Water and Electricity - Drainage to Cesspit. Telephone.

FARMBUILDINGS

Detached from the house, but adjacent, the farmbuildings are constructed of stone with slate roofs in the main and grouped around a small farmyard and comprise:-

A two storey range containing Calf Box and part open-fronted Stock Shed with Loft over and lean-to timber and corrugated iron Garage; a range comprising two Loose Boxes, Cowshed to tie 10, and two storey block containing Meal and Mixing Room, and open-fronted Hay Store with Grain Loft over; Cowsheds to tie 7 and to tie 3 and detached brick and asbestos Dairy.

The outlying buildings are at field O.S.57 and comprise:-

Three bay open-fronted Implement Shed constructed of stone with red brick quoins and slate roof; three bay timber and corrugated iron Implement Shed, four bay steel and concrete Slio/Barn, concrete Yard and Sheep Dip area; remains of former Cattle Yards, Milking Parlour and Dairy.

THE LANDSchedule

<u>O.S.No</u>	<u>Description</u>	<u>Acreage</u>
89	House, garden, orchard, yard and buildings	0.632
88	Paddock - permanent pasture	1.185
90	Permanent pasture	4.205
83	Permanent pasture	3.147
86	Permanent pasture	7.276
94	Permanent pasture	4.649
143	Permanent pasture	15.852
144	Permanent pasture	9.418
57	Yard, buildings, including silo barn, concreted yard, stone slate cartshed, semi-derelict former milking parlour and covered yard	0.254
58	Permanent pasture	5.735
56pt	Permanent pasture	4.750 approx.
60	Permanent pasture	4.302
35	Permanent pasture	6.160
36	Permanent pasture	4.923
59	Permanent pasture	5.364
55	Permanent pasture	4.058
27	Permanent pasture	4.430
28	Permanent pasture	4.563
29	Quarry and woodland	0.663
37a	Quarry and woodland	0.374
37	Permanent pasture	11.129
38	Permanent pasture	2.623
Total		<u>105.692 approx.</u>

Most of the land described in the schedule has from time to time been in arable cultivations and is very suitable for arable crops, having good soil and mainly southern aspect.

The farm is being sold because the tenant, Mr. P. M. Watts, is retiring prematurely due to ill-health. The illness over a period has resulted in the farm, particularly the hedges, being in a neglected state, many of these hedges are capable of laying. Modern farming dictates that large enclosures be created; the future of many of the internal hedges will be a matter of choice, depending on the farming to be practiced.

It is true to say that the farm has been neglected, but not robbed, it is an inherently fertile productive unit, capable of carrying livestock, dairy or beef, sheep and growing any arable crop.

In the event of the whole not reaching a satisfactory price the farm will be offered in three Lots as set out below:

LOT 2 - House, buildings, and 16.445 acres approximately
(edged in pink on the attached plan)

FARMHOUSE

(as described in Lot 1)

FARMBUILDINGS

Detached from the house, but adjacent, the farmbuildings are constructed of stone with slate roofs, and grouped around a small farmyard and comprise:

A two storey range containing Calf Box and part open-fronted Stock Shed with Loft over, and lean-to timber and corrugated iron Garage, a range comprising two Loose Boxes, Cowshed to tie 10, and two storey block containing Meal and Mixing Room, and open-fronted Hay Store with Grain Loft over; Cowsheds to tie 7 and to tie 3 and detached brick and asbestos Dairy.

THE LAND

Schedule

<u>O.S.No</u>	<u>Description</u>	<u>Acreage</u>
89	House, garden, orchard, yard and buildings	0.632
88	Paddock - permanent pasture	1.185
90	Permanent pasture	4.205
83	Permanent pasture	3.147
86	Permanent pasture	7.276
	Total	<u>16.445</u>

Mains water and electricity connected - cesspit drainage.

LOT 3 - 29.919 acres approximately of pasture land
(edged in blue on the attached plan)

Schedule

<u>O.S.No</u>	<u>Description</u>	<u>Acreage</u>
94	Permanent pasture	4.649
143	Permanent pasture	15.852
144	Permanent pasture	9.418
	Total	<u>29.919</u>

Mains water connected, electricity within reach.

LOT 4 - Buildings and 59.328 acres approximately
(edged in green on the attached plan)

FARMEUILDINGS

SITUATED on O.S.57 and comprise:-

Three bay open-fronted Implement Shed constructed of stone with red brick quoins and slate roof, three bay timber and corrugated iron Implement Shed, four bay steel and concrete Silo/Barn, concrete yard and Sheep Dip area, remains of former Cattle Yards, Milking Parlour and Dairy.

THE LAND

Schedule

<u>O.S.No</u>	<u>Description</u>	<u>Acreage</u>
57	Yard and buildings	0.254
58	Permanent pasture	5.735
56pt	Permanent pasture	4.750 approx.
60	Permanent pasture	4.302
35	Permanent pasture	6.160
36	Permanent pasture	4.923
59	Permanent pasture	5.364
55	Permanent pasture	4.058
27	Permanent pasture	4.430
28	Permanent pasture	4.563
29	Quarry and woodland	0.663
37a	Quarry and woodland	0.374
37	Permanent pasture	11.129
38	Permanent pasture	2.623
Total		<u>59.329</u> approx.

Mains water connected and electricity within reach.

At the present a water supply is being taken from the buildings in O.S.57 to Mr. R. H. Watts' buildings on O.S.56. The Purchaser of the whole or part will be obliged to make arrangements with him and the Welsh Water Authority to continue Mr. R. H. Watts' supply. The Purchaser of the whole or part will be obliged to grant the necessary easement subject to Mr. R. H. Watts only paying proper legal costs, properly laying the main, restoring the land and repairing damage, and paying a proportion of any maintenance costs.

Local Authority: Vale of Glamorgan Borough Council, Civic Offices, Holton Road, Barry.

Rating Assessment: Gross Value: £220.00
Rateable Value: £157.00
Rates paid p.a. £212.75

County Council: South Glamorgan County Council, County Headquarters Newport Road, Cardiff.

VIEWING: Viewing of the Farm may take place at any time on production of these particulars.

VIEWING OF THE HOUSE only by arrangement and accompanied by the Agents and will be at the following times:

- Wednesday - 21st April, 1982 - between 2 p.m. and 5 p.m.
- Saturday - 24th April, 1982 - between 10 a.m and 1 p.m.
- Wednesday - 28th April, 1982 - between 2 p.m. and 5 p.m.
- Saturday - 1st May, 1982 - between 10 a.m. and 1 p.m.

THE PLAN ATTACHED TO THESE PARTICULARS IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT FORM PART OF THE PLAN FOR THE CONTRACT FOR SALE

MISREPRESENTATION ACT:

Messrs. John David, Watts & Morgan for themselves and for the Vendor give notice that all statements in these particulars are made without responsibility and no statements contained therein are to be relied upon as statements or representation of fact. Any purchase must satisfy himself by inspection or otherwise as to the correctness of these particulars. The Vendor and Messrs. John David, Watts & Morgan do not make or give, nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.

IDENTIFICATION

Plan

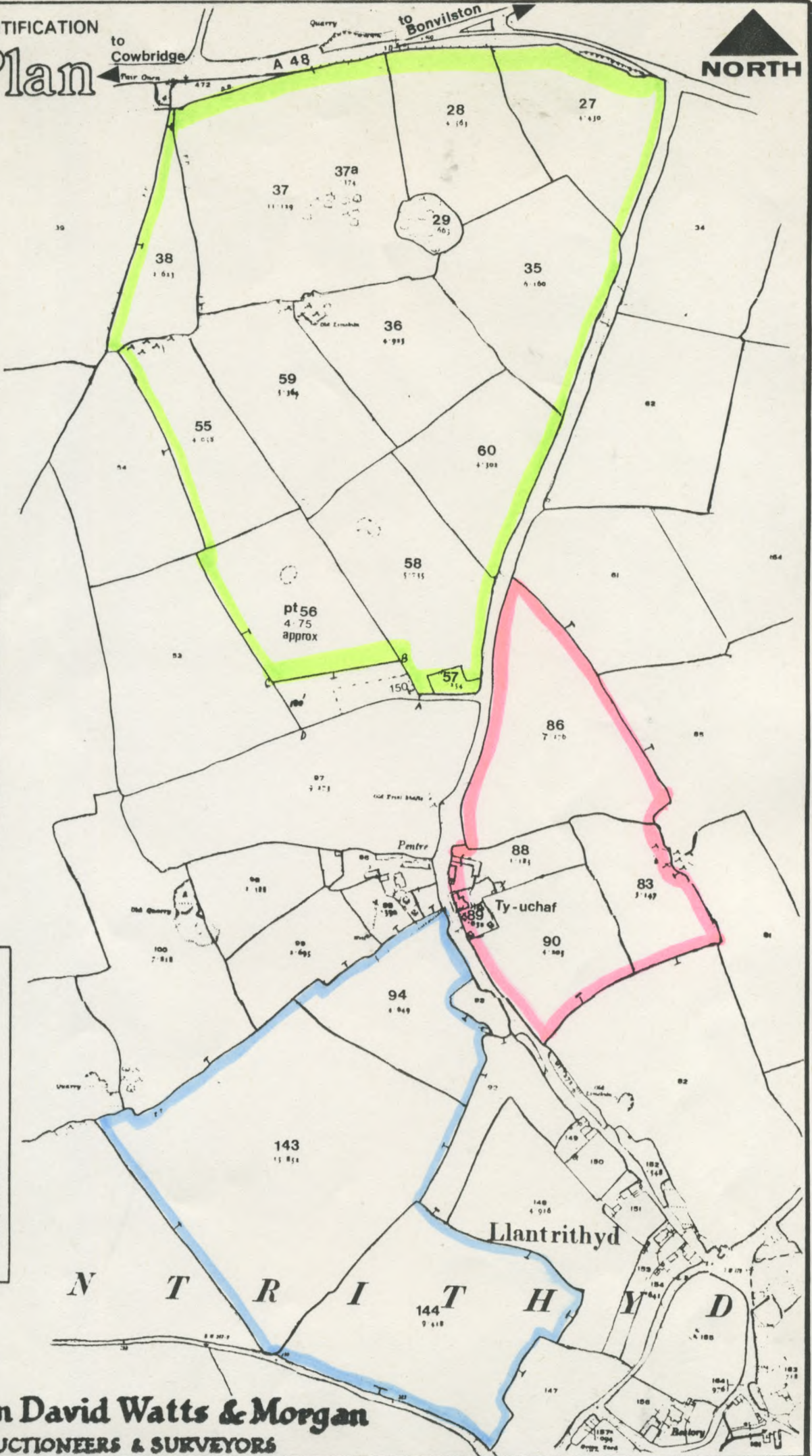
to Cowbridge

to Bonvilston

NORTH

This Plan is reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.

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



John David Watts & Morgan
AUCTIONEERS & SURVEYORS

LOCATION Plan

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

