

P/D SA3/749  
GA

# COUNTY OF GLAMORGAN

15/60

CLOSE TO THE TOWN OF COWBRIDGE

THE FINAL UNSOLD PORTIONS OF THE "CROSSWAYS ESTATE"

## Plan and Particulars of Sale

OF

### FREEHOLD

DWELLING HOUSE AND GARDEN;  
BUILDINGS; PASTURE LAND; AND  
TWO COTTAGES AND GARDENS

**25 $\frac{1}{2}$  Acres**

WHICH WILL BE OFFERED FOR SALE BY AUCTION (IN 5 LOTS) AT THE "DUKE OF WELLINGTON" HOTEL, COWBRIDGE, ON TUESDAY, THE 12<sup>TH</sup> DAY OF MARCH, 1929, AT 3.30 O'CLOCK IN THE AFTERNOON, BY

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

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*Solicitor :*

E. F. HUNT, Esq., 6, GRAY'S INN PLACE, WARWICK COURT, GRAY'S INN,  
LONDON, W.C.1.

*Auctioneers :*

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

## REMARKS

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**T**HE Property comprises the remaining unsold portion of the "Crossways Estate."

It is situate within one mile of the Town of Cowbridge and on the main road between Cowbridge and Llantwit Major. The Cowbridge-Llantwit Major buses pass the property, and the mains of the Mid-Glamorgan Water Board are laid in the roadway. The land is all of good quality, has long road frontages on two sides, and possesses extensive views over the surrounding country.

LOT 1 is especially suitable for a poultry farm, with a good house, two practically new buildings, and fenced enclosures.

LOTS 2 AND 3 are two attractive semi-detached Cottages and Gardens and a small plantation ; they stand well back from the road and, if purchased together and converted, would, at little expense, make a delightful little residence in a pretty and secluded position.

LOT 4 is an excellent Pasture Field situate in a fine position, high up, with double road frontages, commanding views of the surrounding country, forming an ideal site for building purposes.

LOT 5 comprises two Pasture Fields of good quality, situate fronting two roads and particularly suitable for accommodation purposes.

THE WHOLE (WITH THE EXCEPTION OF LOT 5) WILL BE SOLD WITH POSSESSION  
AND FREE OF INGOING.

The Plans annexed to these Particulars, and the areas given, are taken from the 25-in. Ordnance Survey Maps, Glam. XLV 2 and 6 (1919 Edition). They are published with the consent and approval of H.M. Stationery Office, and, although believed to be correct, are in no way guaranteed.

The Tithe Rent Charge and other outgoings have, for the purposes of Sale, been apportioned by the Auctioneers between the Lots and no purchaser is to call for or require a legal apportionment.

The present state of cultivation of the land is as given in the Particulars.

The purchaser in each Lot shall be deemed to have notice of all tenancies and Tenants' rights affecting such Lot whether mentioned in the Particulars or not, and each Lot is sold subject to all Tenancies, Tenants' Rights, Rights of Way, and of Passage of Soil and Water, Land Tax, Tithe Rent-charges, Sewers and Drainage Rates, and commuted Liabilities, Quit Rents, incidents of Tenure, Rights and Easements (if any) affecting or existing over the same, and without any obligation on the part of the Vendor to define the same respectively.

The respective Purchasers shall not be entitled to any Right of Way over any adjoining or other Lot, or any other adjacent property except such as indicated on the Plan or mentioned in these Particulars. But if the occupier of any Lot or Plot of land has heretofore enjoyed any right or quasi easement over any other Lot or Plot of Land the Vendor reserves the right in such case to grant similar rights to the purchaser of such first-mentioned Lot or Plot of Land ; if it be not sold, to reserve such rights on the Sale of such other Lot or Plot of Land.

In case of dispute arising between the respective purchasers or the Vendor and any purchaser as to the ownership of any hedge, ditch, gateway, arch, wall, or other fence, or the boundary of any Lot, the same shall be settled by the Auctioneers, whose decision shall be final.

LOT 1.

(Coloured PINK on the Plan.)

THE . . . .

# Detached Freehold Dwelling House

GARDEN, BUILDINGS, ENCLOSED PADDOCKS & PASTURE LAND,  
situate adjoining "Crossways" in the Parish of Llanblethian, and known as

## "LIMEFIELD HOUSE"

numbered 656, Pt. 675, Pt. 676, 659a, 659b, and 659 on the Ordnance Survey and containing

**10a. 2r. 30p.**

(or thereabouts).

THE HOUSE (stone and slate) contains: Porch, Parlour, Kitchen, Back-kitchen, with glazed sink and pump, Wash-house, Pantry, and four Bedrooms. *Outside*: Dairy, Coal or Wood Store, Duck-pen, W.C., and Garden, Large soft water cistern under the Back-kitchen.

THE BUILDINGS comprise: Trap-shed and Implement Shed with Loft over (stone and slate). Fowl-house (stone and corrugated iron). On Enclosure 659 b, Loose-box (stone and slate), and Iron Water Tank. On Enclosure 656, Loose-box (brick and slate), four Enclosed Paddocks fenced with oak fencing, Pond, Water Trough, old Well and Pump.

The Apportioned Commuted Tithe Rent Charge amounts to £2 9s. 3d.

The House and Premises and Garden are now held upon a weekly tenancy by Mr. Arthur Williams, who has agreed to give POSSESSION ON COMPLETION. The remainder is VACANT and will be sold WITH POSSESSION, FREE OF INGOING.

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LOT 2.

(Coloured BLUE on the Plan.)

THE . . . .

# Semi-detached Freehold Cottage, Garden and Plantation,

known as

## "No. 1 CROSSWAYS COTTAGES,"

situate adjoining Lot 1, numbered 658 and Pt. 657 on the Ordnance Survey and containing

**1a. Or. 8p.**

(or thereabouts)

THE COTTAGE (stone and slate) contains: Lobby, Parlour, Kitchen, Understair Cupboard, Dairy and three Bedrooms. *Outside*: Wash-house, W.C., and good Garden.

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

The Cottage and Garden are held upon a weekly tenancy by Mrs. Davies, who will give POSSESSION ON COMPLETION OF THE PURCHASE.

The Valuable Standing Timber is included in the Sale.

LOT 3.

(Coloured YELLOW on the Plan.)

THE . . . .

## Semi-detached Freehold Cottage and Garden

known as

**"No. 2 CROSSWAYS COTTAGES"**

(NOW VACANT)

situate adjoining Lot 2, numbered Pt. 657 on the Ordnance Survey and containing

**1r. 20p.**

(or thereabouts)

THE COTTAGE (stone and slate) contains: Lobby, Parlour, Kitchen, Scullery, Pantry, and three Bedrooms. *Outside*: Laundry House with Copper, Ironing Room with Stove (wood and corrugated iron), Iron Water Tank, W.C., and good Garden.

The Apportioned Commuted Tithe Rent Charge: nil charged.

VACANT POSSESSION OF THIS LOT WILL BE GIVEN.

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LOT 4.

(Coloured GREEN on the Plan.)

THE . . . .

## Freehold Accommodation Corner Pasture Field

situate adjoining Lots 1 and 2, opposite the "Cross Inn" on the corner of the two roads leading to Llysworney and Llantwit Major, numbered 665 on the Ordnance Survey and containing

**3a. 2r. 35p.**

(or thereabouts)

The Apportioned Commuted Tithe Rent Charge amounts to 10s. 6d.

This Lot has a frontage of approximately 600 feet to the Llysworney Road and a frontage of approximately 500 feet to the Llantwit Major Road, and, being VACANT, will be sold with POSSESSION ON COMPLETION, FREE OF INGOING.

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LOT 5.

(Coloured PURPLE on the Plan.)

THE . . . .

## Two Freehold Accommodation Pasture Fields

situate adjoining "Breach Farm" and fronting the main road to Llantwit Major and the Sigginstone Road, numbered 717 and 718 on the Ordnance Survey, and containing

**8a. 1r. 24p.**

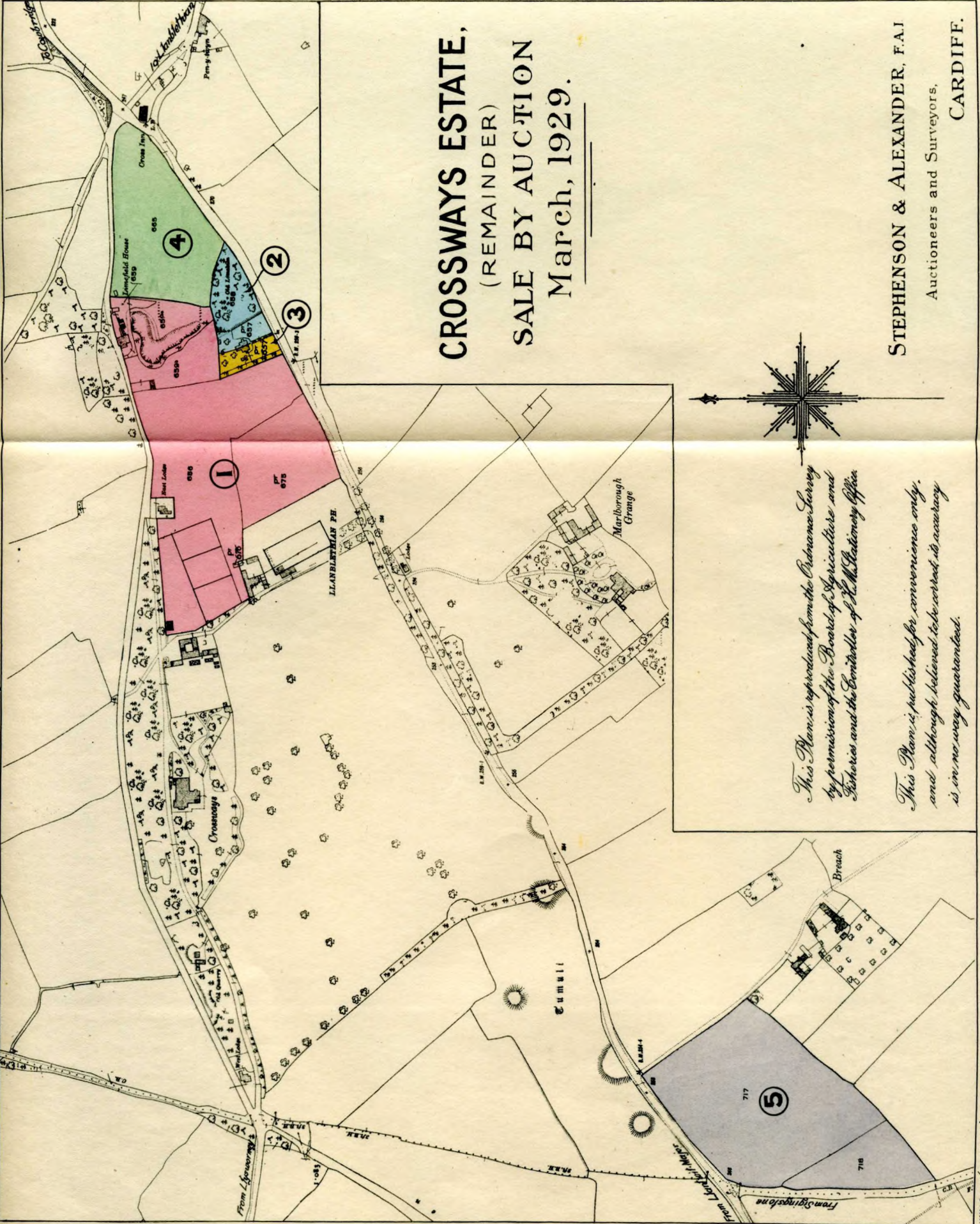
(or thereabouts)

Now in the occupation of Major Morgan upon an Annual 2nd February Tenancy.

The Apportioned Commuted Tithe Rent Charge amounts to £1 4s. 0d.

# CROSSWAYS ESTATE, (REMAINDER) SALE BY AUCTION March, 1929.

STEPHENSON & ALEXANDER, F.A.I.  
Auctioneers and Surveyors,  
CARDIFF.



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