

CARDIGANSHIRE.

Particulars, Plans, and Conditions of Sale

OF

VALUABLE

FREEHOLD ESTATES,

KNOWN AS THE

MOELIFOR ESTATE,

SITUATE IN THE

Several Parishes of Llanrhystid, Llansaintfraed, and Llanddeinol,

IN THE COUNTY OF CARDIGAN,

COMPRISING SEVERAL

FARMS, DWELLING-HOUSES, MILLS,
BUILDING SITES, COTTAGES, AND GARDENS.

FOR SALE BY PUBLIC AUCTION,

BY

MR. JOHN DANIEL JONES,

IN 39 LOTS,

Or in such other Lots as may be determined upon prior to, or at the time of Sale,

AT THE

GOGERDDAN ARMS HOTEL, ABERYSTWYTH.

IN THE COUNTY OF CARDIGAN,

On Monday, the 18th day of AUGUST, 1884.

AT ELEVEN O'CLOCK, A.M.

Plans, Particulars and Conditions of Sale may be obtained of Mr. JOHN DANIEL JONES, Auctioneer,
Hawen Hall, Rhydlewis, R.S.O.; Messrs. JOHN DAVIES & SON, Land Surveyors, Llywdcoed, Llanelly; and

Messrs. JENKINS & EVANS.

Solicitors, Cardigan

CARDIGAN, July 30th, 1884.

[136104-18-8-84]

GENERAL REMARKS.

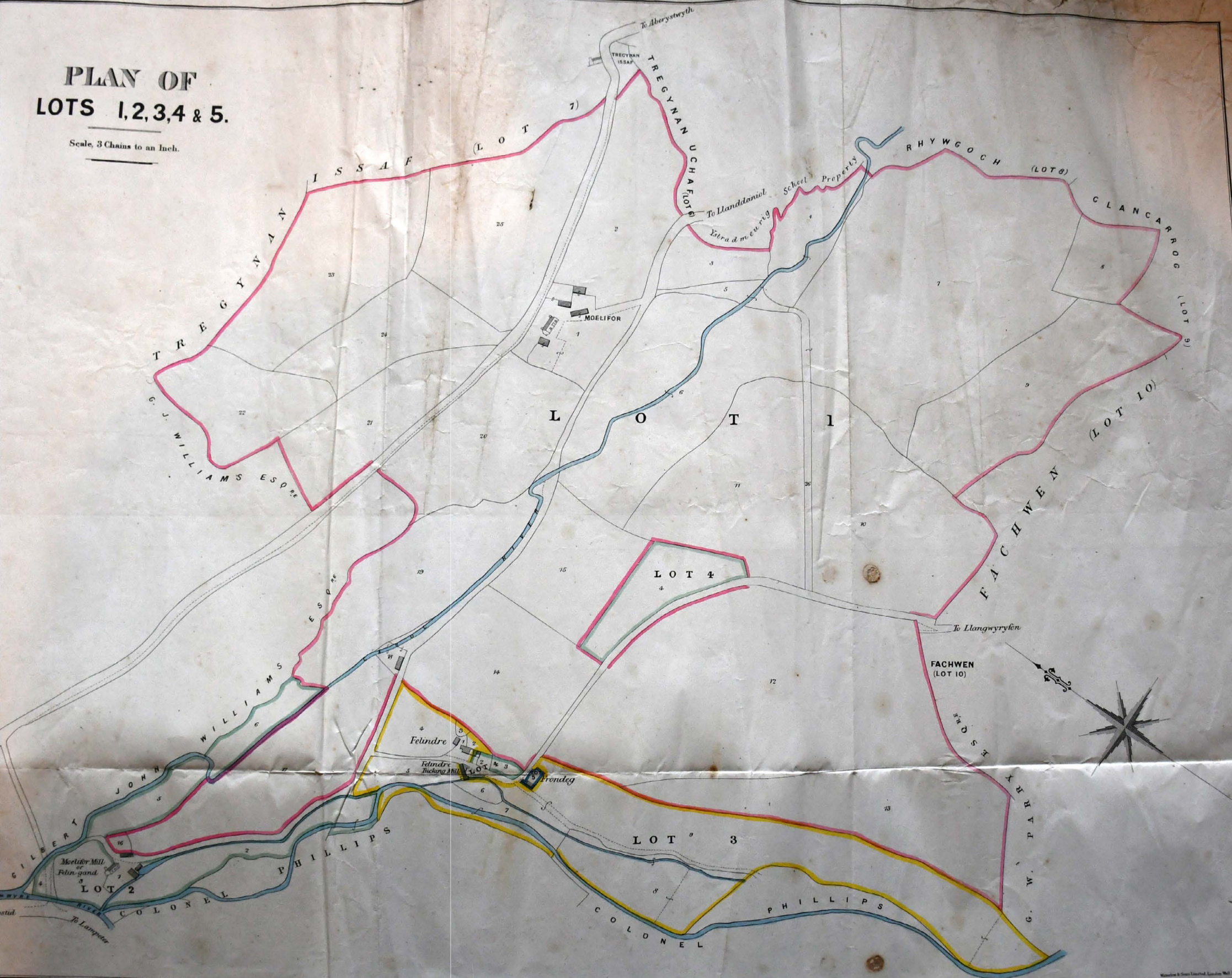
1.—The Plans, quantities and admeasurements stated in the several Lots, are taken partly from the Tithe Maps of the various Parishes, from recent surveys, and from old Plans relating to the Estates, and are believed to be correct, and they shall be so accepted by purchasers, and stated in the conveyances whether actually so or not.

2.—The Boundaries of the different Lots shall be taken as the same are now in the possession of the Vendor, and as now held by the respective tenants, and each purchaser, having had full opportunity of examining and ascertaining the same, shall be deemed to have bought with the full knowledge thereof. The boundary fences also dividing the several Lots shall, except where the same may be wholly within and upon any given Lot, be deemed joint fences, and the purchasers of such Lots shall keep and maintain their respective portions of such fences.

3.—The tenancies, except where otherwise stated, are yearly tenancies, the tenants paying all outgoings, the landlord's property tax only excepted. Each purchaser having had an opportunity of inspecting all Leases and Agreements affecting the property shall be deemed to have notice of the contents of all such Leases and Agreements.

PLAN OF LOTS 1, 2, 3, 4 & 5.

Scale, 3 Chains to an Inch.



DETAILED PARTICULARS OF EACH LOT.

LOT 1.

ALL THAT VERY

DESIRABLE FARM

CALLED

"MOELIFOR."

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 179a. 3r. 12p. or thereabouts,

And now let (with Lots 28, 32 and 37) to Mr. JOHN JONES, as yearly tenant, at the yearly rent for the whole of £160.

This Lot is very conveniently situated and the buildings are in a good state of repair.

This Lot is also intersected by the turnpike road leading from Llanrhystyd to Aberystwyth, and is eight miles from the latter place.

The apportioned rent of this Lot will be £152 10s.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS, &c.	ACREAGE.
1		A. R. P.
2		3 0 6
3		6 2 22
4		1 2 17
5		3 0 14
6		0 2 16
7		11 1 16
8		22 1 36
9		2 3 27
10		8 2 38
11		11 0 0
12		8 3 12
13		21 3 17
14		9 0 3
15		7 0 22
16		4 3 23
17		0 0 22
18		7 2 6
19		0 1 30
20		7 0 9
21		6 3 35
22		5 1 30
23		4 1 38
24		9 0 18
25		5 0 0
26		9 2 19
		0 2 16
A.		179 3 12

[135104—18-8-84.]

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LOT 2.

ALL THAT

WATER CORN GRIST MILL,

Called "MOELIFOR MILL," otherwise VELINGANOL,

With the Lands thereto adjoining, situate in the Parish of Llanrhystid,

Containing by admeasurement 6a. 1r. 39p. or thereabouts,

And now held (with Lot 26) by Mr. JOHN LEWIS, under a Lease dated the 30th day of August, 1863, for the term of 21 years, at the yearly rent for the whole of £25.

The Mill has a plentiful supply of water.

The apportioned rent of this Lot will be £24.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
1		A. R. P.
2		0 1 31
3		1 3 32
4		1 0 26
5		0 0 10
6		1 2 16
		1 1 4
A.		6 1 39

LOT 3.

ALL THAT SMALL

TENEMENT CALLED "VELINDRE,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 18a. 0r. 12p. or thereabouts,

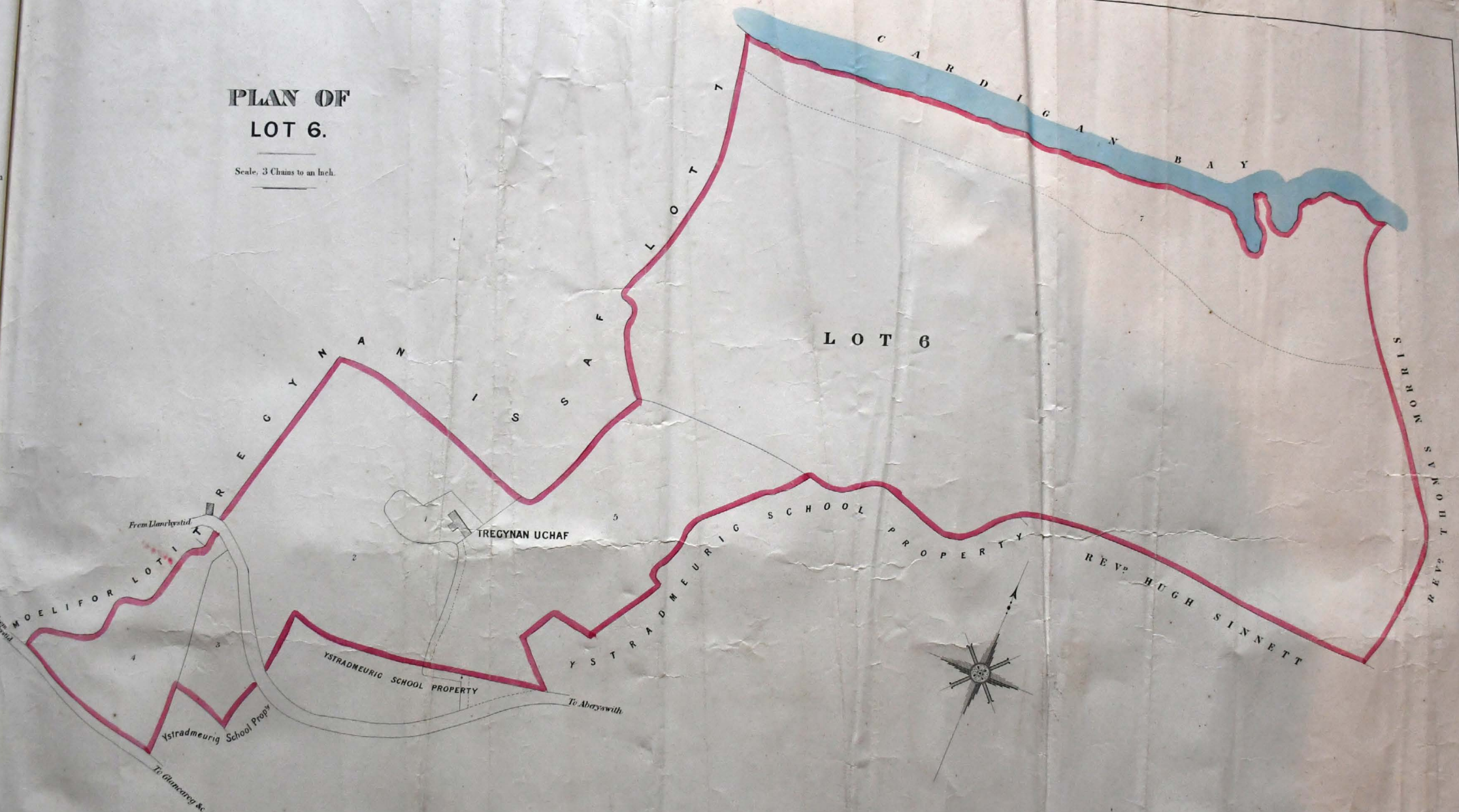
And now let to Mr. JOHN LEWIS, as yearly tenant, at the yearly rent of £14.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
1		A. R. P.
2		0 0 22
3		0 0 14
4		0 0 8
5		1 1 28
6		1 0 10
7		0 1 10
8		0 5 2
9		3 1 8
		10 3 30
A.		18 0 12

PLAN OF LOT 6.

Scale, 3 Chains to an Inch.



LOT 4.

ALL THAT

TUCKING MILL,

Called "VELINDRE MILL,"

With the FIELD and GARDENS held herewith situate in the PARISH of LLANRHYSTID,

Containing by admeasurement 3a. Or. 11p. or thereabouts,

And now let to Mr. WILLIAM WILLIAMS, as yearly tenant, at the yearly rent of £6.
The Mill is well supplied with water.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
1		0 0 14
2		0 0 16
3		0 0 28
4		2 2 33
	A.	3 0 11

LOT 5.

ALL THAT

COTTAGE AND GARDEN

Called "FRONDEG,"

Situate in the PARISH of LLANRHYSTID,

Containing by admeasurement 0a. Or. 16p. or thereabouts,

And held by Mr. EVAN DAVIES under a Lease dated 25th day of March, 1868, for the lives of Evan Davies aged 50,
and Hannah Davies aged 47, and with a current term of 60 years from date of the said Lease, at the yearly rent
of 10s.

LOT 6.

ALL THAT

DESIRABLE AND COMPACT FARM

Called "TREGUNANUCHA FARM,"

Situate in the PARISH of LLANRHYSTID,

Containing by admeasurement 128a. 1r. 6p. or thereabouts,

And now let to Mr. THOMAS RICHARDS, as yearly tenant, at the yearly rent of £60.

The Buildings are suitable and in good repair.

The Farm is conveniently situated, and is intersected with the Turnpike Road leading from Llanrhytid to
Aberystwyth.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
1		0 3 5
2		13 0 18
3		2 0 25
4		5 1 11
5		16 2 33
6		64 3 15
7		25 1 19
	A.	128 1 6

LOT 7.

ALL THAT EXTENSIVE AND DESIRABLE

FARM called "TREGUNANISSA FARM,"

Situate in the PARISH of LLANRHYSTID,

Containing by admeasurement 180a. 1r. 39p. or thereabouts,

And now let (with Lot 27) to Mr. DAVID JONES, as yearly Tenant, at the yearly rent of £80 for the whole.

This Farm is intersected by the Turnpike Road leading from Llanrhytid to Aberystwyth.

The Buildings are in a good state of repair.

The apportioned rent of this Lot will be £78. 10s.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
1		7 2 0
2		21 3 13
3		12 0 10
4		10 2 22
5		12 3 14
6		12 3 16
7		12 0 7
8		9 2 8
9		9 1 33
10		0 0 25
11		4 1 35
12		5 2 21
13		7 1 19
14		6 1 14
15		13 1 0
16		13 1 20
17		8 0 10
18		5 0 29
19		0 1 22
20		0 2 36
21		6 3 5
	A.	180 1 39

LOT 8.

ALL THAT DESIRABLE AND COMPACT

FARM called "RHIWGOCH,"

Situate in the several PARISHES of LLANRHYSTID and LLANDEINOL,

Containing by admeasurement 92a. Or. 16p. or thereabouts,

And now let to the Misses LEWIS, as yearly tenants, at the yearly rent of £80.

The Buildings on this Lot are in complete repair, and the Dwelling-house and Outoffices suitable for the
residence of a Gentleman.

The Garden and Grounds about the House are tastefully laid out.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
23		1 1 18
24		0 1 5
25		0 3 21
26		3 1 0
27		8 0 9
28		6 1 25
29		1 1 19
30		5 3 27
31		64 2 12
	A.	92 0 16

PLAN OF LOT 7

Scale, 3 Chains to an Inch.



LOT 9.

ALL THAT COMPACT AND DESIRABLE

FARM called "GLANCARROG,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 83a. 1r. 11p. or thereabouts,

And now let to Mrs. MARY JONES, as yearly tenant, at the yearly rent of £56.

This Farm is well supplied with Water, and conveniently intersected by Roads.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
1		3 2 9
2		1 1 28
3		1 1 32
4		7 0 24
5		2 0 23
6		2 3 25
7		0 3 0
8		4 0 0
9		5 3 7
10		50 1 0
11		3 3 13
A.		83 1 11

LOT 10.

ALL THAT

FARM called "FACHWEN FARM,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 100a. 3r. 13p. or thereabouts,

And now let to Mr. RICHARD JONES, as yearly tenant, at the yearly rent of £76.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
12		0 2 2
13		4 3 2
14		7 3 3
15		3 2 28
16		3 2 2
17		7 3 0
18		9 3 30
19		10 1 5
20		3 1 5
21		8 3 30
22		30 1 26
A.		100 3 13

LOT 11.

ALL THAT DESIRABLE

FARM called "POBTY FARM,"

SITUATE IN THE PARISH OF LLANDEINOL,

Containing by admeasurement 31a. 0r. 32p. or thereabouts,

And now let to Mr. HENRY HUGHES, as yearly tenant, at the yearly rent of £23.

This Lot consists of good Arable and Pasture Lands, and the Buildings are in a fair state of repair.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
		A. R. P.
33		14 3 14
34		2 0 37
35		0 2 1
36		1 3 25
37		6 2 28
38		5 0 7
A.		31 0 32

LOT 12.

ALL THOSE

Three SLANGS intermixed with PENCWM-WYRE Lands

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 9a. 2r. 24p. or thereabouts,

And now let to Mrs. RACHEL DAVIES, as yearly tenant at the yearly rent of £8.

REFERENCE TO PLAN.

No.	NAME OF FIELDS.	ACREAGE.
		A. R. P.
39		0 3 23
40		5 0 35
41		3 2 6
A.		9 2 24

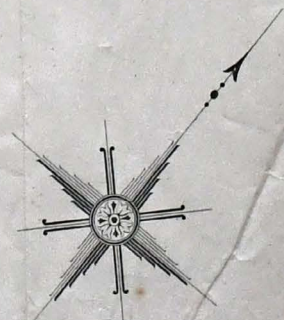
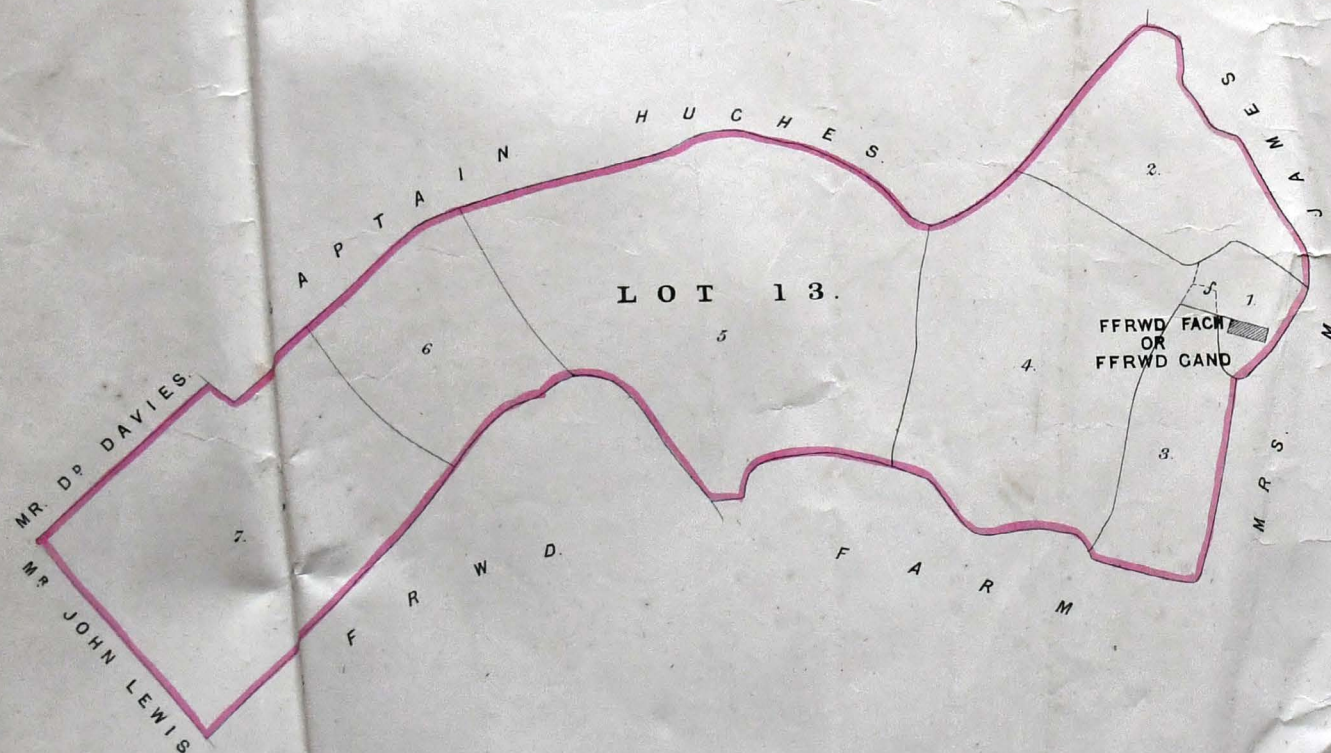
PLAN OF LOTS 8, 9, 10, 11 & 12.

Scale, 3 Chains to an Inch.



PLAN OF LOTS 13 & 14

Scale, 3 Chains to an Inch.



J. DAVIES & SON,
Land & Mineral Surveyors,
LLWYDCOED,
LLANELLY.

LOT 13.

ALL THAT COMPACT

FARM called "FFRWDFACH,"

OTHERWISE "FFRWDFACHANOL,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 21a. Or. 20p. or thereabouts,

And now let (with Lot 14) to the Representatives of the late WILLIAM DAVID VAUGHAN, deceased, as yearly tenant at the yearly rent of £18 for the whole.

The Buildings are in excellent repair and are Stone built and Slated. The apportioned rent of this Lot will be £14.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
1		A. R. P.
2		0 1 27
3		2 0 7
4		1 0 27
5		4 0 27
6		6 1 3
7		1 3 34
		5 0 15
	A.	21 0 20

LOT 14.

ALL THOSE

TWO FIELDS,

(being part of FFRWDFACH FARM),

SITUATE NEAR RHYWRBWYS IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement, 4a. 3r. 20p. or thereabouts

And now let (with Lot 13) to the Representatives of the late WILLIAM DAVID VAUGHAN, deceased, as yearly tenants. The apportioned rent of this Lot will be £4.

LOT 15.

ALL THAT COMPACT

FARM called "CAERPENTRE,"

otherwise "PENTREBACH,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 19a. 1r. 38p. or thereabouts,

And now let (with Lot 16) to Mr. JOHN JONES as yearly tenant, at the yearly rent of £18 10s. for the whole.

This Farm is conveniently situate and is intersected by the road leading from Llanrhystid to Mynyddbach.

The apportioned Rent of this Lot will be £13 10s.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
1		A. R. P.
2		0 1 16
3		3 0 19
4		0 0 23
5		5 1 27
6		2 2 35
7		3 0 9
8		3 1 0
		1 1 39
	A.	19 1 38

LOT 16.

ALL THOSE

TWO FIELDS,

Called "LLAINRHYWRBWYS,"

(BEING PORTION OF PENTREBACH FARM) SITUATE IN THE PARISH OF LLANRHYSTID

Containing by admeasurement 15a. Or. 4p. or thereabouts,

And let (with Lot 15) to Mr. JOHN JONES as yearly tenant.

This Lot has a frontage on the Road leading from Llanrhystid to Mynyddbach, and is very suitable for building purposes.

The apportioned rent of this Lot will be £5.

LOT 17.

ALL THAT

COTTAGE AND SMITH'S SHOP,

WITH THE

THREE FIELDS HELD THEREWITH,

Called "LLAINEBRYNPULL" otherwise "BYNPWLLAU,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 8a. 3r. 17p. or thereabouts

And now let to MRS. JANE THOMAS as yearly tenant at the yearly rent of £8.

This Lot is also intersected by the Road leading from Llanrhystid to Mynyddbach.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
1		A. R. P.
2		4 1 25
3		4 1 8
		0 0 24
	A.	8 3 17

LOT 18.

ALL THAT

Tenement called "RHOSFAWR,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 29a. 2r. 30p. or thereabouts,

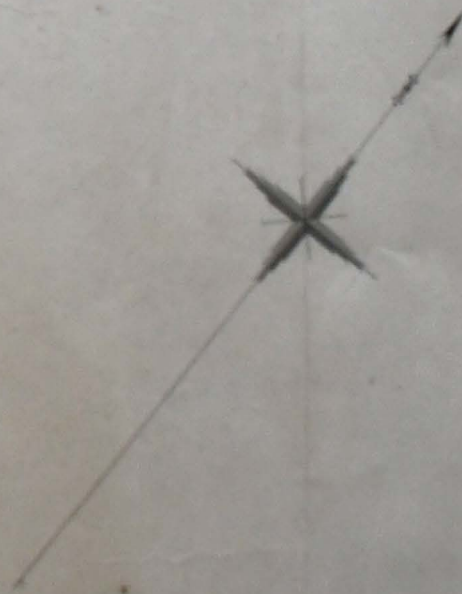
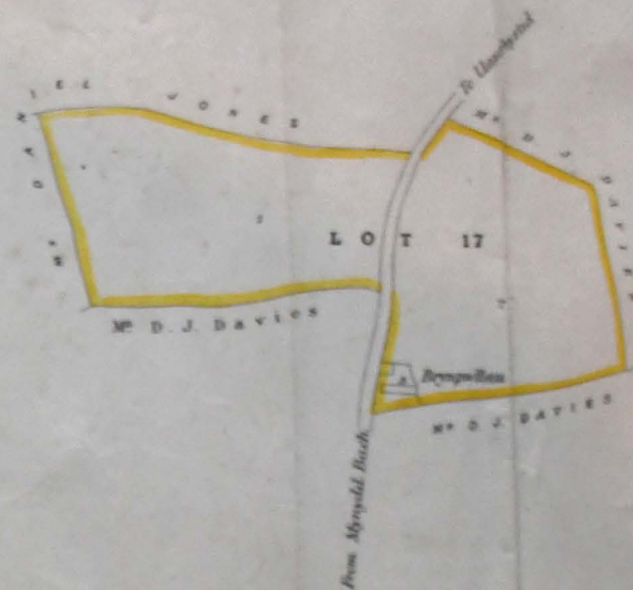
And now held by Mr. JOHN EVANS, under a Lease dated 2nd September, 1831, for one surviving life now aged 53, at the yearly rent of £4 11s.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.
1		A. R. P.
2		0 0 30
3		11 1 5
4		13 1 15
		4 3 20
	A.	29 2 30

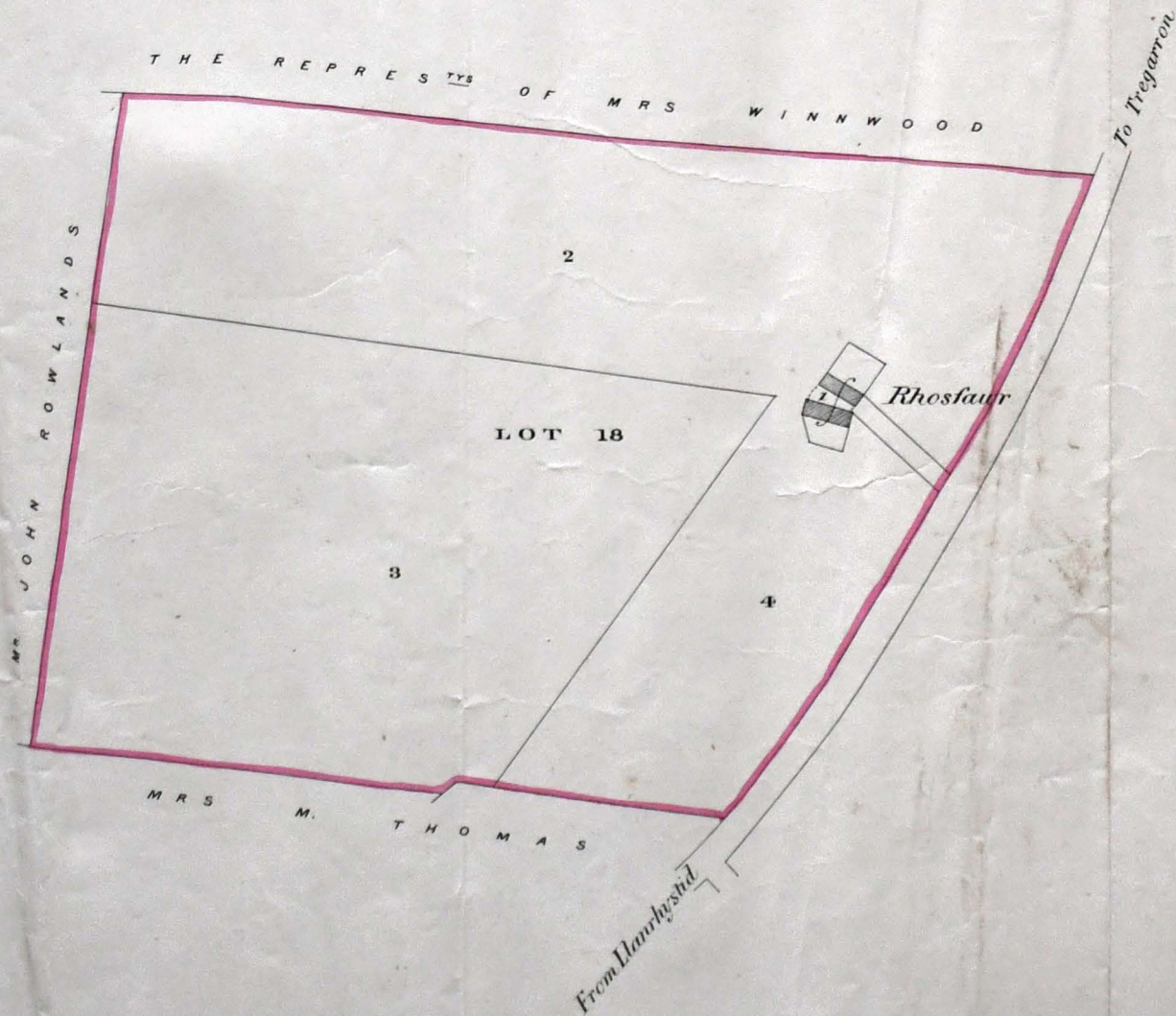
PLAN OF LOTS 15, 16 & 17

Scale. 3 Chains to an Inch.

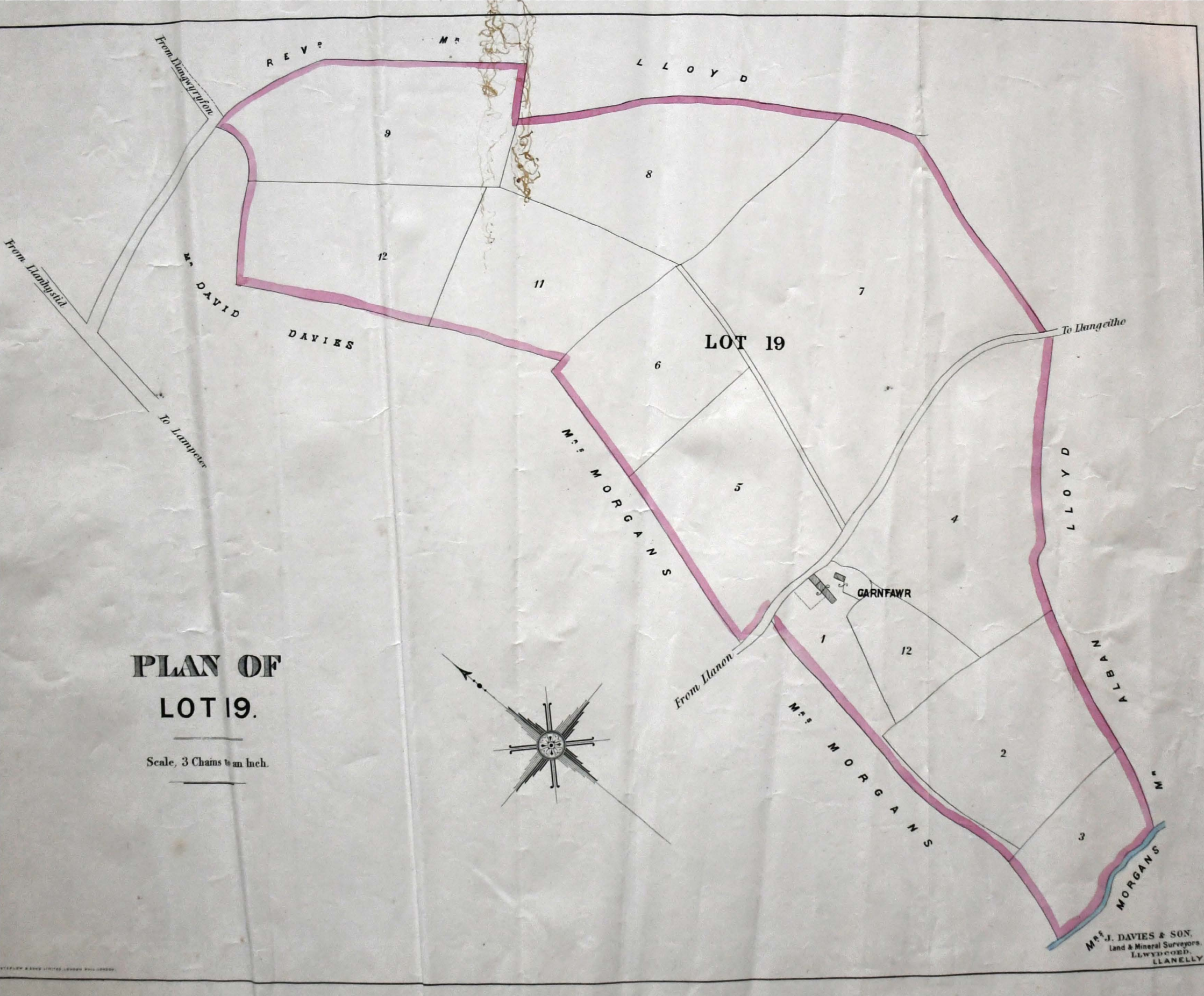


PLAN OF LOT 18.

Scale, 3 Chains to an Inch.

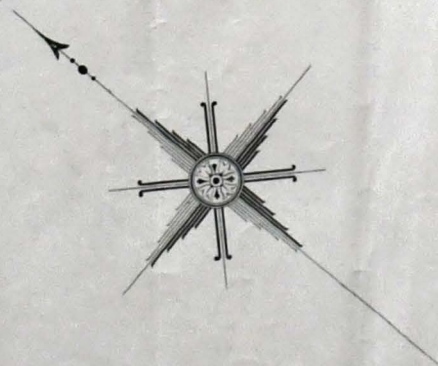


J. DAVIES & SON,
Land & Mineral Surveyors.
LLWYD COED,
LLANELLY.



PLAN OF LOT 19.

Scale, 3 Chains to an Inch.



MRS J. DAVIES & SON,
Land & Mineral Surveyors,
LLWYNOED,
LLANELLY

LOT 19.

ALL THAT VERY DESIRABLE AND COMPACT

FARM called "GARNFAWR FARM,"

SITUATE IN THE PARISH OF LLANSAINTFRAID,

Containing by admeasurement 61a. 0r. 12p. or thereabouts,

And now let to the MISSES LEWIS, as yearly tenants, at the yearly rent of £33 10s.

This Lot is very conveniently situated for Roads.

The Buildings are in a good state of repair.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.		
		A.	R.	P.
1		1	2	17
2		5	0	15
3		3	0	11
4		6	1	14
5		6	0	25
6		3	2	23
7		11	1	26
8		6	1	0
9		5	3	36
10		4	3	10
11		4	2	20
12		2	0	15
		A.	61	0 12

LOT 20.

ALL THAT

DESIRABLE FARM

Called "RHYDYDORTHUCHA,"

SITUATE IN THE PARISH OF LLANSAINTFRAID

Containing by admeasurement 98a. 3r. 20p. or thereabouts,

And now let (with Lot 21) to Mr. SAMUEL EVANS as yearly tenant, at the yearly rent for the whole of £47 0s.

The Buildings are in very good repair, and the Farm is well intersected with Roads, and is close to the improving Village of Llanon.

The apportioned rent of this Lot will be £43 0s.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.		
		A.	R.	P.
1		0	1	34
2		1	3	15
3		0	1	34
4		1	0	32
5		12	0	7
6		2	0	17
7		3	1	30
8		1	1	19
9		0	2	37
10		5	0	29
11		51	1	17
12		6	2	28
13		6	3	0
14		5	1	1
		A.	98	3 20

LOT 21.

ALL THAT

FIELD OR SLANG OF LAND,

ADJOINING TYLLWYD FARM, SITUATE IN THE PARISH OF LLANSAINTFRAID,

Containing by admeasurement 4a. 3r. 23p. or thereabouts,

And now let (with Lot 20), to Mr. SAMUEL EVANS, as yearly tenant,

This Lot has a frontage to the road leading from Llanon to Llangeitho.

The apportioned rent of this Lot will be £4.

LOT 22.

ALL THOSE

Two Slangs of Land intermixed with PANTCHWYLOG FARM

SITUATE IN THE PARISH OF LLANSAINTFRAID,

Containing by admeasurement 3a. 0r. 22p. or thereabouts,

And now let to Mr. DAVID EVANS, as yearly tenant at the yearly rent of £5.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.		
		A.	R.	P.
15		1	1	23
16		1	2	39
		A.	3	0 22

LOT 23.

ALL THAT

SMALL TENEMENT called "TYNYPORTH,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 5a. 0r. 17p. or thereabouts,

And now let (with Lots 24 and 25) to Mr. JAMES RICHARDS, as yearly tenant, at the yearly rent of £12 10s. 0d., for the whole.

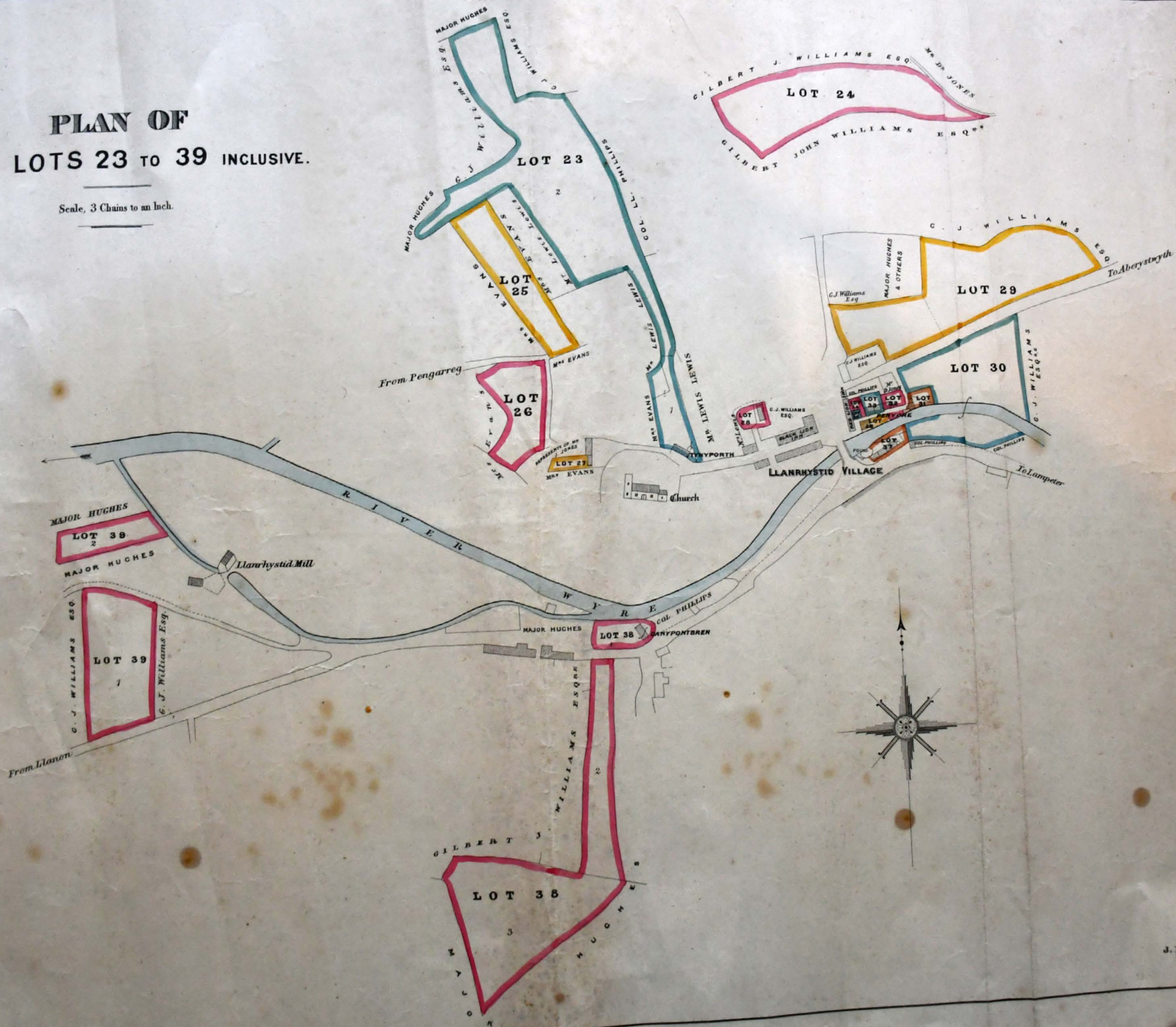
The apportioned rent of this Lot will be £8.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.		
		A.	R.	P.
1		0	2	3
2		4	2	14
		A.	5	0 17

PLAN OF LOTS 23 TO 39 INCLUSIVE.

Scale, 3 Chains to an Inch.



LOT 24.

ALL THAT

Slang called "CAERHYSEIROG" otherwise "LLAINRHYWSCIOG,"

(Part of Tynyporth Farm),

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 2a. 2r. 14p. or thereabouts,

And now let (with Lots 23 and 25) to Mr. JAMES RICHARDS as yearly tenant.

The apportioned rent of this Lot will be £3 10s.

LOT 25.

ALL THAT

SLANG (PART OF TYNYPORTH & ADJOINING LOT 23)

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 1a. 0r. 22p. or thereabouts,

And now let (with Lots 23 and 24) to Mr. JAMES RICHARDS as yearly tenant.

The apportioned rent of this Lot will be £1.

LOT 26.

ALL THAT

FIELD OR CLOSE OF MEADOW LAND

SITUATE NEAR THE PARISH CHURCH OF LLANRHYSTID,

Containing by admeasurement 0a. 3r. 25p. or thereabouts,

And now held (with Lot 2) by Mr. JOHN LEWIS, under the before-mentioned Lease.

The apportioned rent of this Lot will be £1.

LOT 27.

ALL THAT

COTTAGE AND GARDEN,

SITUATE IN THE VILLAGE OF LLANRHYSTID,

(Near the Parish Church).

Containing by admeasurement 0a. 0r. 14p. or thereabouts,

And now let (with Lot 7) to Mr. DAVID JONES, as yearly Tenant.

The apportioned rent of this Lot will be £1 10s.

[135104—18-8-84.]

LOT 28.

ALL THAT

COTTAGE GARDEN AND PREMISES

SITUATE IN THE VILLAGE OF LLANRHYSTID

Containing by admeasurement 0a. 0r. 30p. or thereabouts

And now let (with Lots 1—32 and 37) to Mr. JOHN JONES as yearly tenant.

The apportioned rent of this Lot will be £1 10s. 0d.

LOT 29.

ALL THOSE

TWO FIELDS

Called "PARK PENDRE"

Situate in the Parish of LLANRHYSTID on the left hand side of the Road leading from LLANRHYSTID to ABERYSTWYTH

Containing by admeasurement 3a. 2r. 36p. or thereabouts,

And now let (with Lots 30, 34 and 35) to Mr. DAVID JONES as yearly tenant, at the yearly rent for the whole of £11 5s. 0d.

This Lot is very eligible for building purposes.

The apportioned rent of this Lot will be £6 0s. 0d.

LOT 30.

ALL THOSE

TWO FIELDS

Called "LLAINLLWYD" and "DDOLGLANYRAFON"

(Except that portion staked out and now forming part of Lot 31).

Situate in the Parish of LLANRHYSTID, and on the right hand side of the Turnpike Road leading from LLANRHYSTID to ABERYSTWYTH

Containing by admeasurement 2a. 1r. 0p. or thereabouts,

And now let (with Lots 29, 34 and 35) to Mr. DAVID JONES as yearly tenant.

The apportioned rent of this Lot will be £4 10s. 0d.

LOT 31.

ALL THAT

COTTAGE AND GARDEN called "LANDWR,"

SITUATE IN THE PARISH OF LLANRHYSTID,

And now held by Mr. RICHARD MORGAN under a Lease dated 11th May, 1865, for 24 years from 29th September, 1864, at the yearly rent of 5s.

AND ALSO

A PIECE OR PLOT OF GROUND

As staked out (being a portion of the Field called Llainllwyd), next adjoining the said Cottage and Garden, And containing by admeasurement 15 perches or thereabouts.

LOT 32.

ALL THAT

COTTAGE AND GARDEN (Part of Pendre),

SITUATE IN THE VILLAGE OF LLANRHYSTID,

Containing by admeasurement 0a. 0r. 14p. or thereabouts,

And now let (with Lots 1, 28 and 37) to Mr. JOHN JONES as yearly tenant. The apportioned rent of this Lot will be £1 10s.

LOT 33.

ALL THOSE

THREE COTTAGES called "PENDRE COTTAGES,"

SITUATE IN THE VILLAGE OF LLANRHYSTID,

Containing by admeasurement 0a. 0r. 14p. or thereabouts,

And now held by Mrs. MARY MORGAN under a Lease dated 31st December, 1830, for three lives at the yearly rent of 11s. 6d.

LOT 34.

ALL THAT

PIECE OF GROUND with the Stable and Cowhouse

STANDING THEREON,

SITUATE IN PENDRE IN THE VILLAGE OF LLANRHYSTID,

Containing by admeasurement 0a. 0r. 5p. or thereabouts,

And now let (with Lots 29, 30 and 35) to Mr. DAVID JONES as yearly tenant. The apportioned rent of this Lot will be 10s.

LOT 35.

ALL THAT

BACK KITCHEN, DAIRY, & SMALL SPOT OF GROUND,

SITUATE AT THE BACK OF THE RED LION INN, IN THE VILLAGE OF LLANRHYSTID,

Containing by admeasurement 0a. 0r. 3p. or thereabouts,

And adjoining Lot 34, and now let (with Lots 29, 30 and 34) to Mr. DAVID JONES as yearly tenant.

The apportioned rent of this Lot will be 5s.

LOT 36.

ALL THAT

Messuage or Dwelling House, Garden and Premises

THERETO BELONGING, CALLED PENDRE HOUSE,

SITUATE IN THE VILLAGE OF LLANRHYSTID,

Containing by admeasurement 0a. 0r. 10p. or thereabouts,

And now held by Mr. DAVID JONES, under a Lease dated the 25th day of March, 1868, for 99 years, at the yearly rent of 15s.

[135104—18-8-84.]

LOT 37.

ALL THOSE

THREE COTTAGES, with the SMITH SHOP and GARDEN

THERETO ADJOINING, SITUATE NEAR LLANRHYSTID BRIDGE, IN THE VILLAGE OF LLANRHYSTID,

And now let (with Lots 1, 28 and 32) to Mr. JOHN JONES, as yearly tenant.

Also, A SMALL PIECE OF LAND, part of PENDRE, now let (with Lots 29, 30, 34 and 35) to Mr. DAVID JONES, containing together 0a. 0r. 27p. or thereabouts.

The apportioned rent of this Lot will be £4 10s.

LOT 38

ALL THAT

TENEMENT called "DANYPONTPREN,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 4a. 1r. 12p. or thereabouts,

And now let (with Lot 39) to Mr. JAMES RICHARDS, as yearly tenant, at the yearly rent of £12 10s. for the whole.

This Lot is intersected by the turnpike road leading from Llanon to Llanrhytid.

The apportioned rent of this Lot will be £8 15s.

REFERENCE TO PLAN.

No.	NAMES OF FIELDS.	ACREAGE.		
1		A.	R.	P.
2		0	1	15
3		1	0	24
		2	3	13
		A.		
		4	1	12

LOT 39.

ALL THAT

SLANG OF LAND called "LLAINFAWR,"

Situate on the left-hand side of the Turnpike Road leading from Llanon to Llanrhytid, and also

ALL THAT

PIECE OR PARCEL OF LAND called "LLANFAICH,"

SITUATED IN GWARYFELIN FARM, BOTH OF WHICH ARE IN THE PARISH OF LLANRHYSTID, AND CLOSE TO THE VILLAGE,

Containing by admeasurement 2a. 1r. 24p. or thereabouts,

And now let (with Lot 38) to Mr. JAMES RICHARDS, as yearly tenant.

The apportioned rent of this Lot will be £3. 15s.

LOT 37.

ALL THOSE

THREE COTTAGES, with the SMITH SHOP and GARDEN

THERETO ADJOINING, SITUATE NEAR LLANRHYSTID BRIDGE, IN THE VILLAGE OF LLANRHYSTID,

And now let (with Lots 1, 28 and 32) to Mr. JOHN JONES, as yearly tenant.

Also, A SMALL PIECE OF LAND, part of PENDRE, now let (with Lots 29, 30, 34 and 35) to Mr. DAVID JONES, containing together 0a. 0r. 27p. or thereabouts.

The apportioned rent of this Lot will be £4 10s.

LOT 38

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TENEMENT CALLED "DANYPONTPREN,"

SITUATE IN THE PARISH OF LLANRHYSTID,

Containing by admeasurement 4a. 1r. 12p. or thereabouts,

And now let (with Lot 39) to Mr. JAMES RICHARDS, as yearly tenant, at the yearly rent of £12 10s. for the whole.

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3		1 0 24
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	A.	4 1 12

LOT 39.

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SLANG OF LAND called "LLAINFAWR,"

Situates on the left-hand side of the Turnpike Road leading from Llanon to Llanrhytid, and also

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SITUATED IN GWARYFELIN FARM, BOTH OF WHICH ARE IN THE PARISH OF LLANRHYSTID, AND CLOSE TO THE VILLAGE,

Containing by admeasurement 2a. 1r. 24p. or thereabouts,

And now let (with Lot 38) to Mr. JAMES RICHARDS, as yearly tenant.

The apportioned rent of this Lot will be £3. 15s.

CONDITIONS OF SALE.

- I.—The highest bidder for each Lot shall be the purchaser, and if any dispute arise as to any bidding the Lot shall be put up again. There will be a reserve price for each Lot and the Vendor or her agents shall be at liberty to bid up to the reserve. No person shall advance a less sum than the sum to be fixed by the auctioneer on each bidding, and no bidding shall be retracted.
- II.—Each purchaser shall, immediately after the sale, pay into the hands of Messrs. JENKINS and EVANS, of Cardigan, the Vendor's solicitors, a deposit of £10 per cent. on his purchase money, and sign an agreement in the form subjoined. The purchase shall be completed on the 24th day of December next, at the office of the said Messrs. JENKINS and EVANS, at Cardigan. The Vendor is selling as statutory tenant for life, under the powers of The Settled Land Act, 1882, and the balance of the purchase money shall, at or before the completion of the purchase be paid by the purchaser either to the Vendor's trustees or into court, at the option of the Vendor, and the deposit shall also at the same time be paid to the trustees or into court, any order which may be necessary for the payment into court being obtained by the Vendor at her expense or that of the settled estate. Each purchaser shall pay to the Vendor on completion the quarter's rent of the property purchased due in respect of the quarter ending the 25th of December, 1884, in addition to the purchase money.
- III.—Each purchaser shall assume that any notices required by the aforesaid Act to be given by the Vendor to her trustees and their solicitor prior to the sale have been duly given, and that the same were in compliance with the Act, and shall not make any objection or requisition in respect to such notices.
- IV.—The Vendor shall pay and discharge all rates, taxes and outgoings which shall have become payable up to the 24th of December, 1884, and shall be entitled to the rents and profits or possession up to the 29th day of September next, as from which day the respective purchasers shall (subject to the payment of their purchase money and the quarter's rent hereinbefore mentioned) be entitled to the rents and profits of the premises sold, and shall pay and discharge all rates, taxes and outgoings as from the 24th of December, 1884, and the rents, profits and outgoings shall, if necessary, be apportioned for the purpose of this provision. If from any cause whatever the purchase of any Lot shall not be completed on or before the 24th day of December next, the purchaser shall pay to the Vendor interest on the balance of the purchase money and the amount of the said quarter's rent at the rate of £3 per cent. per annum from that day until the completion of the purchase, and shall not be entitled to any compensation for the Vendor's delay or otherwise, but this stipulation is without prejudice to the Vendor's rights under the last of these conditions.
- V.—The property is sold subject to all chief quit and other rents, rights of way, water and drainage, and other easements affecting the same, to liability to repair or contribute to the repair of roads, sewers, drains, fences and other like matters, and other outgoings and incidents of tenure, and subject also to the leases and agreements with the tenants and occupiers, the counterparts or copies whereof may be inspected at the office of the Vendor's solicitors at any time within one week, prior to the day of sale, during business hours, and subject also to all existing tenancies and tenant rights.
- VI.—The title shall commence with an Indenture dated the 22nd of July, 1926, and made between David Arthur Saunders Davies of the first part, David Davies of the second part, Owen Phillips and Elizabeth Maria Phillips of the third part, the Reverend Joshua Rowley and the Honourable and Reverend William Eden of the fourth part, and William Henry Scourfield and Price Lewis of the fifth part, being a settlement made in contemplation of the marriage of the said David Arthur Saunders Davies and the said Elizabeth Maria Phillips.
- VII.—A purchaser of two or more Lots held wholly, or partially, under a common title, shall not be entitled to more than one abstract of such title, otherwise than at his own expense. No purchaser shall be entitled to an abstract of any lease, or agreement for tenancy affecting the property.
- VIII.—Each purchaser shall admit the identity of the Lot purchased by him, with that comprised in the muniments offered by the Vendor as the title to such Lot, upon the evidence afforded by a comparison of the descriptions in the particulars and muniments and a statutory declaration to be made if required, at the purchaser's expense, that such Lot has been enjoyed according to the title shown for 20 years or upwards, prior to the day of sale.
- IX.—Each purchaser shall for all purposes of these Conditions be bound by the amounts stated in the particulars, as the apportioned rents in respect of the several Lots offered for sale, and shall not require the consent of the tenants or occupiers of the said Lots, or any of them, to such apportionment.
- X.—Each purchaser shall in addition to all other expenses which by law, are or ought to be borne by him, bear the expense of making and furnishing any copies or extracts, which he may require of or from any deeds or other documents in the Vendor's possession whether the same are retained by the Vendor on the completion of the purchase, or not, and the expense of registration or enrolment of any deeds, wills or other documents, and the stamping of any unstamped or insufficiently stamped documents (if any such there be) shall be borne by the purchaser requiring the same.
- XI.—On payment of the residue of the purchase money and the said quarter's rent at the time and place aforesaid, each purchaser shall have a proper assurance of the Lot or Lots purchased by him executed by the Vendor and all other necessary parties, if any, such assurance to be prepared by and at the expense of the purchaser, and the engrossment thereof to be left at the office aforesaid at least seven days before the day of completion for execution by the Vendor and other necessary conveying parties (if any). The Vendor's trustees shall not be required to join in the conveyance for any purpose except acknowledging the receipt of the purchase money. The Vendor's covenants for title and further assurance shall, if she think fit, be qualified so that as regards the reversion or remainder expectant on her estate the same shall not extend to the acts or defaults of any person other than herself and persons claiming under her.
- XII.—Within twenty-one days after the delivery of the abstract each purchaser shall furnish to the solicitors of the Vendor a statement in writing of his requisitions and objections arising on the abstract, particulars and conditions, and every requisition or objection not so stated shall be considered as waived, and if no requisition or objection is so stated the title shall be considered as accepted, and in this respect time shall be deemed of the essence of the contract, and if any purchaser shall insist on any objection or requisition either as to title, conveyance or otherwise which the Vendor shall be unable or unwilling to remove or comply with, the Vendor shall, notwithstanding any previous negotiation or litigation, be at liberty, by notice in writing to be given by her or her solicitors to the purchaser or his solicitor, to annul the sale, and shall in that case return to the purchaser his deposit, but without interest, costs or compensation.
- XIII.—Each Lot is believed and shall be taken to be correctly described as to quantity and otherwise, and any error, misstatement or omission in the particulars shall not annul the sale or be a ground for any abatement or compensation on either side.
- XIV.—Such of the muniments of title in the possession of the Vendor or her trustees as relate exclusively to any Lot will be delivered to the purchaser of such Lot. All other muniments in the possession of the Vendor or her trustees and relating to property not included in this sale will be retained by her or them, and the purchaser shall be entitled to the proper statutory acknowledgment of the right to production of the muniments so retained, to be prepared by and at the expense of the purchaser, but the trustees shall not be required to give any undertaking for safe custody of any muniments in their custody. Muniments relating exclusively to the premises offered for sale but to more than one Lot, shall be delivered to the largest purchaser in value of such Lots, who shall give to the purchasers of the other Lots to which the same relate the proper statutory acknowledgment of the right to production, and delivery of copies, and the undertaking for safe custody thereof to be prepared by and at the expense of the purchaser requiring the same.
- XV.—In the event of the death of the Vendor or the determination of her estate in the property before the completion of the sale of any Lot, her successors in title shall be deemed to stand in her place for the purpose of these conditions and the said sale pursuant to the provisions of the said statute.
- XVI.—If any purchaser fail to comply with any of these conditions his deposit shall be forfeited, and the Vendor shall be at liberty to re-sell the Lot or Lots sold to him either by public auction or private contract, and the deficiency (if any) arising on such second sale, together with all expenses attending the same, shall be made good and paid by the purchaser at the present sale as liquidated damages, and it shall not be necessary for the Vendor previously to tender any conveyance to him.

CARDIGANSHIRE.

Particulars,
Plans and Conditions of Sale
OF VALUABLE

FREEHOLD ESTATES.

KNOWN AS THE

MOELIFOR ESTATE,

SITUATE IN THE SEVERAL PARISHES OF LLANRHYSTID,
LLANSAINFRAED, & LLANDDEINOL, IN THE COUNTY OF CARDIGAN,

COMPRISING SEVERAL

Farms, Dwelling Houses, Mills,
Building Sites, Cottages and Gardens.

TO BE SOLD BY PUBLIC AUCTION

AT THE

Gogerddan Arms Hotel, Aberystwyth,

ON MONDAY, THE 18th AUGUST, 1884,

AT 11 A.M.

Messrs. JENKINS & EVANS,

Vendor's Solicitors,

CARDIGAN.

Waterlow and Sons Limited, Printers, London Wall, London.

AGREEMENT.

It is hereby Agreed between Messieurs Jenkins and Evans, as Agents for the Vendor, Frances Saunders Davies, Widow of Arthur Henry Saunders Davies, deceased, that *Mrs. Evans Jones* of *Moelifor Llanyhstid* has become the purchaser of Lot 34 described in these particulars for the sum of £ 140 : 0 : 0 and that he has paid to the said Messieurs Jenkins and Evans the sum of £ 14 : 0 : 0 as a deposit and part in payment of the purchase money and that these particulars and Conditions, shall be taken as the terms of Agreement for the said sale and purchase As Witness our hands this 18th day of August 1884.

Purchase Money	...	£ 140	0	0
Deposit Paid	...	£ 14	0	0
Balance	...	£ 126	0	0

Abstract of Title to be sent to