

Copy of SALES PARTICULARS 1920

FOR THE PANFA FARM

+ Schedule of Land.

By direction of Lieut.-Colonel C. M. CROMPTON-ROBERTS.

OS 1901 MAP

land parcels

CHEPSTOW

SIX MILES FROM THE TOWN & SEVEN MILES FROM MONMOUTH.

IN LOTS.

THE TRELLECK GRANGE ESTATE

2,645 Acres

Situated in the Parishes of Trelleck, Trelleck Grange, Wolvesnewton, Newchurch East, Llanvihangel Torymynydd and Llanishen, and comprising

TRELLECK GRANGE

A Gentleman's Residence, containing Three Reception Rooms, Eight Bed and Dressing Rooms, Bath Room, Etc., with 95 Acres.

Possession of House, Lady Day next.

EIGHT CAPITAL FARMS equipped with Good Houses and Buildings.

Small Holdings, Cottages and Accommodation Land, also about

250 ACRES FINE SOFT WOOD PLANTATIONS running some 2,500 to the acre, and up to 30-ft. in height, close to good roads.

Which Messrs.

JOHN D. WOOD & Co.

Will Sell by Auction (unless sold privately meanwhile),

At the "Beaufort Arms Hotel," Chepstow,

On Tuesday, 20th JULY, 1920, at 1.30 p.m.

Solicitors: Messrs. WILLIAMS & TWEEDY, Monmouth.

Land Agent: G. W. ORR, Esq., Hilston Estate Office, Monmouth.

* Where lots have parish road frontage
it is stated in particulars
No road frontage for Banta Farm

Remarks and Stipulations.

1.—**SITUATION.**—The Estate is situated on the main road from Chepstow to Monmouth and Raglan, about 7 miles from Chepstow, 8 miles from Monmouth, and 7 miles from Raglan, and is intersected by many good parish roads. It is situated in the parishes of Trelleck Grange, Trelleck, Newchurch East, Llanvihangel Torymynydd, Wolvesnewton and Llanishen.

2.—**MARKETS.** Important markets for the sale of produce are at Monmouth, Chepstow and Raglan, while Hereford, Newport and Cardiff, and other important South Wales towns are within easy reach.

3.—**FARMS.** The Farms are of convenient size, easily worked, and with commodious premises. There are several attractive Small Holdings situated on or close to the Monmouth and Chepstow main road, and numerous cottages. The lots have good frontages to parish roads, and several of the occupations are bounded and intersected by streams of running water, and there are numerous springs.

4.—**TRELLECK GRANGE** is a most attractive moderate-sized Residence, occupying a well-chosen position facing South East, and commanding beautiful views. It contains 8 Bedrooms, 1 Bath Room and 8 Reception Rooms, Lavatory and 2 W.C.'s. Acetylene Gas. Good Water Supply and Modern Sanitation. Possession can be had at

5.—**LOT 4** is a most attractive

Sporting Estate of 491 Acres,

including the well-known Carruchan Woods, Great Banta Farm, Little Wenallt Wood, well-watered and intersected by two brooks, one of which is a good trouting stream. There is a good Farmhouse suitable for a Gentleman Farmer's occupation, and two Superior Cottages.

6.—**THE TENANCIES** of the Farms are Yearly, from Candlemas (Feb. 2nd), and the Cottages and Accommodation Land 25th March, unless otherwise stated, and generally, the tenants pay the rates on their holdings. Such Agreements as at present exist may be seen at the office of the Vendor's Solicitors during business hours, within seven days of the date of sale, upon reasonable notice being given, or in the sale room at the time of the sale.

7.—**TENURE.** The whole of the lots are Freehold.

8.—**TIMBER.** The Timber on the respective lots has been carefully valued at the bare market price, and shall be paid for at the sum stated in the descriptions of each lot, in addition to the purchase money. Allowance has been made for bark and for rotten or defective trees. Any dispute as to the ownership of any trees to be left to the decision of the Auctioneers, which shall be final. Timber felled or already sold is reserved with right to enter and remove same within one year of completion of sale, the owner of the timber making good any extraordinary damage.

9.—**PLANS AND DESCRIPTIONS.** The Plans and Schedules are based upon the Ordnance Survey, and are for reference only. They have been carefully revised and are believed to be correct, and the various lots are open to inspection. Each Purchaser shall be deemed to have satisfied himself that the within descriptions, including statements as to rental and tenancies, sufficiently describe the several lots, and any error or misdescription shall not annul the sale nor entitle either party to compensation.

10.—Each Purchaser shall be deemed to have knowledge of the various lots, but if any dispute arises between the Vendor and any Purchaser, or between Purchasers, as to the ownership or position of any boundary of any lot or lots, or any point whatever arising out of the plan and particulars attached hereto, or in the interpretation of the particulars, or as to the apportionment of any rents or outgoings, the matter in dispute shall not annul the sale but shall (subject to Clause 11 hereof) be referred to the arbitration of the Auctioneers whose decision shall be conclusive and binding on all parties and whose costs shall be paid as they may decide, and all parties shall accept as final the awards of the Auctioneers.

11.—The approximate amounts of the Commuted Tithe and Land Tax, and other outgoings (if any) and the apportionments of same between the various lots have been made as stated in these particulars for the information of the Purchasers, but no guarantee of accuracy is given or implied nor shall legal apportionments be required. Each Lot is sold subject to Land Tax as assessed whether stated in the Particulars or not.

Lot is reserved to the Vendor
(Stipulation No. 19).

175	+	Ditto	...	6'555
171		Ditto	...	7'877
167		Arable	...	11'800
157		Grass	...	1'999
166		Ditto	...	10'300
170	+	Grass	...	9'538
169		Arable	...	9'839
168		Trees	...	'349
184		Arable	...	17'105
165	+	Grass	...	10'101
185	+	Ditto	...	8'277
186		Trees	...	'515
209	+	Grass	...	9'038
206	+	Ditto	...	9'471
207		Arable	...	13'825
208	+	Grass	...	13'907
205		Trees	...	'479
317		Ditto	...	'998

on Plan No. 1).

Attractive Farm

own as

Farm

GRANGE

to about

1r 26p.

5 ac are grass and 59 arable.

armhouse

with Orchard adjoining, is
roof and contains Four Bed
nce Hall, Two Sitting Rooms,
inside, Wood Shed, etc., and
ly repaired and re-roofed.

apply (see Conditions of Sale

m Premises

uction with tiled roofs and
Feeding Walk, Stable for 3,
Barn with Hay Loft, Chaff
o Pigsties. Round a Second
Cattle Shed with Crib, Two
to tie about 6, Detached Cart
a Detached Small Yard, with
d, Crib.

ED E.

Description.	Acreage.
GRANGE PARISH.	
...	9'302
es, etc.	'547
...	'727
...	'549
...	'238
...	'304
...	8'760

NEWCHURCH EAST PARISH.

257	Arable	...	2'834
258	Trees	...	'331

TRELLECK PARISH.

Pt. 1617	Grass	...	'250
			<hr/>
			167'415

Let to Mr. A. Morgan, with other lands, apportioned
Rent £105.

Apportioned Outgoings:

Tithe Free.

Land Tax £5.

Value of Timber £111.

The Sporting over this Lot is reserved to the Vendor
until 25th March, 1921. See stipulation No. 19.

LOT 4 (Coloured Pink on Plan No. 1).

**A Particularly Attractive and Valuable
Sporting, Agricultural and
Forestal Estate**

situated in the Parishes of Wolvesnewton, Newchurch
East and Trelleck Grange, and extending to some

491a. 2r. 1p.

and including a useful

Grazing and Mixed Farm

known as

The Panta Farm

extending to some 288 acres, upon which is

Ord. No.	Description	Acreage.
NEWCHURCH EAST PARISH.		
32	Premises	0.693
33	Ditto	0.239
31	Ditto	0.182
28	Grass	1.785
27	Ditto	3.047
26	Road	0.234
143	Arable	1.103
144	Plantation	5.433
145	Road	0.578
146	Grass	9.890
156	Ditto	8.129
246	Ditto	15.144
23	Ditto and Plantation	12.194
39	Arable	10.025
24	Road	0.336
25	Trees	0.180
248	Arable	18.620
247	Grass	7.352
141	Grass	0.345
38	Ditto	0.384
250	Trees	0.812
251	Ditto	0.180
252	Ditto	0.940
249	Grass	16.790
277	Ditto	5.432
278	Orchard	1.286
281	Lane	0.166
280	Ditto	1.013
279	Premises	0.943
282	Grass	5.304
284	Ditto	6.429
253	Mill Pond	0.593
255	Trees	0.414
256	Ditto	0.409
286	Rough Grass	4.081
285	Trees	1.002
296	Ditto	1.487
276	Grass	14.737
283	Trees	0.890
271	Orchard	0.764
272	Grass	3.815
270	Panta Hill	0.693
269	Grass	1.322
268	Orchard	0.697
273	Road	0.833
274	Grass	1.088
267	Ditto	3.847
275	Ditto	13.918
297	Ditto	2.432
298	Ditto	0.164
Pt. 263	Trees	0.525
266	Grass	3.382
264	Trees	0.662
Pt. 299	Grass	0.150
18	Caeruchan Plantation	6.685
19	Ditto	4.176
20	Ditto	2.332
21	Ditto	0.387
22	Ditto	3.676
29	Ditto	0.132
30	Ditto	0.216
34	Ditto	3.046
35	Ditto	8.093
36	Ditto	4.380
37	Ditto	0.358
40	Ditto	5.716

41	Caeruchan Plantation	0.155
42	Ditto	0.281
43	Ditto	3.830
44	Ditto	4.348
45	Ditto	0.510
46	Ditto	2.710
134	Ditto	2.303
135	Ditto	5.013
136	Ditto	2.218
137	Ditto	1.202
138	Ditto	2.760
139	Ditto	4.806
140	Ditto	0.640
142	Ditto	3.028
252	Little Wenallt	27.252

WOLVESBENWTON PARISH.		
114	Arable	7.202
113	Ditto	12.324
111	Ditto	14.455
116	Ditto	22.849
115	Grass	3.615
137	Ditto	6.736
138	Trees	1.105
141	Grass	3.980
130	Panta Barn	0.375
140	Trees	0.155
142	Road	0.622
143	Arable	18.310
139A	Trees	0.202
112	Panta Dingle	7.051
117	Caeruchan Plantation	8.232
118	Ditto	29.823
119	Ditto	24.045
134	Ditto	1.864
135	Ditto	3.855
136	Ditto	9.228
144	Ditto	2.758
153	Ditto	4.859

LLANVIHANGEL-TORYMYNYDD PARISH		
280	Grass	0.367
Pt. 282	Ditto	0.652

TRELLECK GRANGE PARISH		
313	Wood	4.964
316	Ditto	0.488
299	Grass	0.912
		491.505

The Keeper's Cottage, Ord. No. Pt. 32, is let to the Rev. E. Garmon Thomas, until 25th March, 1921, at £5 per annum. Ord. Nos. 299 in Trelleck Grange Parish, and 280 and Pt. 282 in Llanvihangel Tormynyndd Parish, are let with other lands to Mr. Thos. Jones, apportioned Rent £2 per annum. The woods and plantations are in hand, and the remainder is let to Mr. T. S. Scard on a Yearly Candlemas Tenancy at £155 10s. per annum.

Apportioned Outgoings:
 Tithe £43 os. 8d.
 Chief Rent £1 1s. 9d.
 Value of Timber £

The whole of the Valuable Timber in Little Wenallt Wood and Carruchan Woods will be included in the sale.

(2)

Panta Mill

and

Little Panta Farmhouse and Premises

and the well known

Larch and Spruce Plantations

Cae-ruchan Wood

including approximately 170 acres of exceptionally valuable and well grown plantations of European, Japanese and Siberian Larch, Stika, Norway and other spruces, Douglas Fir, Corsican, Weymouth and Banks Pines ranging from 11 years to 12 years old, running to nearly 30-ft. high and averaging some 2,500 poles per acre and which a few years ago were awarded First Prize at the Royal Show as the best plantation in the Western Counties, about 14 acres have been cleared. Also

Valuable Mixed Woodlands

known as

Little Wenallt Wood

containing a large quantity of capital Oak and a variety of soft woods, mostly ripe.

Great Panta Farmhouse

is suitable for conversion into a

Gentleman Farmer's Residence

it faces South, commands remarkably pretty views, is double fronted, built of stone, rough casted with slated roof and contains: Square Hall, Dining and Drawing Rooms, each facing South, commanding pretty views;

On The First Floor are Three Best and Two Maid's Bed Rooms, Bath Room (bath installed by tenant) and above are Two Store Attics, Two Staircases. Capital Scullery, Dairy and Second Ditto.

There is a good Garden, and Orchard at rear of the Garden.

The water is pumped to the house and premises by a ram from the stream running through Ord. No. 283.

Outside are Coal House and Cellar.

The Farm Premises

are principally of stone and slate, and comprising Large Yard, Three-bay Barn, Range of Four Loose Boxes, Timber Built Loose Box, Capital Modern Brick Built Cow-house to tie 20, with Feeding Passage, Five-stall Stable, with Granary and Loft over, Trap Shed, Harness Room and Chaff House, Two Large Cattle Boxes, Four-bay Cart Shed, Engine House, etc.

In Ord. No. 141 is a set of

Off Buildings

known as

Panta Barn

comprising a Large Cattle Shed, with Eight-bay Stone Built Open Shed, Large Three-bay Barn, etc., and at Little Panta is a Stone Built and Slated

Superior Cottage

containing: Porch Entrance, Kitchen, Parlour, Scullery, Dairy and Four Bed Rooms, recently re-roofed, and a

Set of Farm Premises

comprising Large Yard, a Range of Stone Built Cow-houses for 6 with Feeding Walk and Two Cow-houses each for 6 with Feeding Walks, a Loose Cow-house, Loose Box with Granary Loft over, and a Second Yard with Large Stone Built Barn.

At Panta Mill (at present disused) is a

Second Farmhouse

built of stone with slated roof, double-fronted, and containing: Four Bed Rooms, Vestibule, Two Sitting Rooms, Larder and Store, and adjoining is the old

Water Mill

on Two Floors, which could be converted into capital

Store Rooms

also adjoining

Farm Buildings

principally of stone construction with tiled roofs, comprising a Range of Three Loose Boxes, Mixing House with copper with Granary Loft over, Loose and Corn Boxes, Timber Built Cart Shed, etc., Store House.

A good deal of

The Land

on the Farms lies on a Southern slope and most of the pasture lands are well watered

The Brook

running along the Northern boundary of the estate is

A Good Trouting Stream

and the woods are well placed on the hillsides, good high birds being obtained.

The Plantations

are estimated to contain an average of about 3,000 poles to the acre, and the greater proportion are, although only 12 years old, nearly 30 feet in height.

4

The following rights of way are reserved to the owners for the time being of this Lot upon payment for any extraordinary damage done by timber hauling.

1. Over the track intersecting Ord. Nos. 303, 203, 284 and 285 on Lot 31.
2. Over the track intersecting Ord. Nos. 147 and 146 on Lot 10.

The Sporting over this Lot is reserved to the Vendor until 25th March, 1921 (see Stipulation No. 19).

Ord. No. 159 is let to Mr. T. Du Michaelmas Tenancy at £3 per annum der is let to Mrs. Hoskins. Rent £1 No. 179, let to A. Haines at £1 per a

Apportioned Outgoings:

Tithe £1 1s. 9d.

Land Tax 13s. 3d.

LOT 6 (Coloured Yellow on Plans Nos. 1 and 2)

A Most Attractive Small Holding

situated at Devauden, and extending to about

22a. 2r. 3p.

upon which is a

Detached Cottage

built of Stone with Tiled Roof, containing Two Bed Rooms, and Two Rooms upstairs, Store, etc. Pigstye, Large Garden with Fruit Trees. Also

Farm Buildings

situated on various parts of the land, comprising an

Old Cottage

with Lean-to, suitable for conversion into a good Cattle Shed, with Loft over, and three other useful sheds, one with Small Enclosed Yard

SCHEDULE.

Ord. No.	Description.	Acreage
NEWCHURCH EAST PARISH.		
106	Grass	1'233
107	Ditto	813
108	Grass	1'400
109	Arable	943
110	Grass	584
125	Ditto	295
157	Orchard	735
158	Grass	331
163	Ditto	1'195
165	Ditto	1'153

LOT 6 (Coloured Blue on Plans Nos

Three Enclosure

Accommodation

situated close to Devauden, adjoining extending to about

2a. 1r. 15p

upon which is a Useful Shed, being and Pt. 153 in Newchurch East F Roberts on a Yearly Candlemas Ten per annum.

Apportioned Outgoings:

Tithe 2s. 6d.

Land Tax 1s. 1d.

LOT 7 (Coloured Brown on Plans)

Three Enclosure

Accommodation