



# The History of Ewyas Lacy: Sale Particulars

Document Record

**Held at:** Hereford City Library

**Reference:** Library Collection LC 942.44/91

**Source:** Original Document

**Title:** Digital Images Collection: Photographs of Sale Particulars for the Michaelchurch Court Estate and the Manors of Craswall and Ewyas Lacy

**Place name:** Ewyas Lacy

**Date:** 1862

**Description:**

Photographs of the 1862 sale particulars of Michaelchurch Court estate and the 'Manor or reputed Manor' of Craswall and of Ewyas Lacy.



# The History of Ewyas Lacy: Sale Particulars

Document Record

HEREFORDSHIRE.

PLAN AND PARTICULARS

OF THE

MANORS OF EWYAS LACY,

GRASSWALL,

AND THE

Michael Church Esceley Court,

AND

TRENT ESTATES,

IN

The Golden Valley, in the County of Hereford,

WHICH WILL BE

**SOLD BY AUCTION,**

IN ONE LOT,

BY MESSRS. DRIVER,

AT

The Auction Mart, Bartholemew Lane, London,

ON

**FRIDAY, the 22nd Day of AUGUST, 1862,**

AT ONE O'CLOCK PRECISELY.

THORLEY & ROBINSON,

Solicitors, 7, St. James's Square,

MANCHESTER.

GEORGE FALKNER, Lithographer & Printer, Bury Street & King Street, Manchester.

... said will; now no objection  
... not be called upon to do  
... of the purchaser as  
... actually procured.  
... to the production  
... mentioned Manors of  
... or exercised in re



*Alfred John Dumbin Esq*

*Dartford*

*Kent*



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*No entry*

*LC 74.2.44*  
*L.C. Sale Catalogue : 91*

HEREFORDSHIRE.

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PARTICULARS  
OF IMPORTANT AND VALUABLE  
MANORS AND ESTATES.

HEREFORD AND WORCESTER  
COUNTY LIBRARIES.

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THE MANOR OR REPUTED  
MANOR OF EWYAS LACY,  
THE MANOR OR REPUTED  
MANOR OF CRASSWALL,  
AND THE  
MICHAEL CHURCH  
ESCLEY COURT ESTATE,  
IN THE  
Parishes of Michael Church Escley, Saint Margaret's, and the Townships of Crasswall,  
Llanveyno, and Newton, in the Parish of Clodock, and  
THE TRENANT ESTATE  
In the Parish of Peterchurch, in The Golden Valley,  
ALL IN THE COUNTY OF HEREFORD,  
AND CONTAINING  
1,357 ACRES,  
OR THEREABOUTS, OF ENCLOSED AND PROFITABLE LAND,  
WHICH WILL BE  
SOLD BY AUCTION,  
BY MESSRS. DRIVER,  
AT THE  
AUCTION MART, BARTHOLOMEW LANE, LONDON,  
OR  
FRIDAY, THE 22nd DAY OF AUGUST NEXT,  
AT ONE O'CLOCK IN THE AFTERNOON PRECISELY.  
IN ONE LOT.

*[1862]*



# The History of Ewyas Lacy: Sale Particulars

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The Manors or Manorial Rights extend over many thousand acres, and comprise parts of the Parishes or Townships of Michael Church, Esecley, Clodock, Walterstone, Saint Margaret's, Ewyas Harold, Llancillo, the Hamlet of Fwddwg, Crasswall, and Llanveyno, and of the Hatterill Hills, Black Mountains, Maescoeds, &c., in the County of Hereford.

Esecley Court, the Mansion on the Estate, and the Ancient Manorial Residence, is agreeably situated on a gradually rising eminence, flanked by walled gardens well stocked with fruit trees, and by ancient woods of fine timber, and commanding pleasant and extensive views. It contains numerous spacious apartments, many of them lined with old oak panelling, both on the ground and upper floors, and may be easily adapted to a commodious modern residence.

The Manors, or reputed Manors, embrace a wide extent of the Hatterill Hills and Black Mountains, are well stocked with grouse and other game, and comprise extensive rights of shooting and fishing. The Rivers Munnaw and Esecley, which are considered excellent trout streams, flow through the Estates and Manors for several miles.

The principal part of the Estate is compact and lying together, and, with the small exceptions subsequently noted, is freehold of inheritance.

All materials necessary for building (except lime) are upon the Estate, on a part of which is a valuable Quarry of Stone, of a superior description.

Copper and Lead Ores have been found upon portions of the property, and both are supposed to abound within the Manors.

The views from the Estate, which is for the most part formed of swelling uplands and fertile undulating ground, intermingled with thriving woods and plantations, are diversified and beautiful; and those commanding the Valley and Manor of Crasswall, with its bold and prominent headland, the Vale of Olchon, and the adjacent scenery, backed by an extensive and lofty range of the Hatterill Hills and Black Mountains, are strikingly picturesque and romantic.

To the sportsman, and also to a proprietor desirous of combining sporting with agricultural pursuits, the property presents peculiar advantages.

The whole produces an annual rental of about £1,276, and which in 1864, will be increased to about £1,298 17s. 7d. exclusive of the annual value of 59A. 2B. 20p. of woods and plantations; also the Heriots, the latter averaging about £8 per annum, and of yearly quit or chief rents of the amount of about £15 per annum. The Land Tax amounts to about £27 11s. 3d. per annum.

The Esecley Court Estate is situated about Eight miles from the Pandy Station, on the West Midland Railway, Fourteen from Hereford, Six from Hay, and Twelve from Abergavenny.

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Further information may be obtained from Messrs. Driver, Surveyors, Land Agents, and Auctioneers, 5, Whitehall, London; Messrs. Apperley, Surveyors and Land Agents, Hereford; and Messrs. THORLEY & ROBINSON, Solicitors, 7, St. James's Square, Manchester.

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### PARTICULARS, &c.

#### THE WOODS AND PLANTATIONS

In hand consist of the following:

PARISH.	No. OF PLAN.	DESCRIPTION.	STATE.	QUANTITY.		
				A.	R.	P.
Michael Church ...	2	Nursery ... ..		0	1	15
"	3	Fir Tree Coppice and Road ... ..		13	2	9
"	4	Cae Pellen ... ..		5	1	24
"	5	Ash Coppice ... ..		8	3	37
"	6	"		0	3	36
"	7	Wood beyond House... ..		15	3	32
"	24	Plantation ... ..		0	0	6
"	25	Plantation ... ..		0	0	19
"	30	Sling by Road ... ..		0	1	8
"	43	Pond, Shrubbery, &c. ... ..		2	0	16
"	43a	Shrubbery ... ..		0	0	7
Crasswall... ..	186	Part of Ox Pasture ... ..	Rough	2	3	23
"	137	Part of Great Meadow ... ..		1	0	38
Michael Church ...	226	Sling by Road ... ..		0	0	25
"	225	Quarry ... ..		0	1	23
Peter Church ...	269	Trenant Wood ... ..	Wood	3	1	23
"	272	Walstone Wood ... ..	Wood	3	2	39
				59	2	20

#### The ESCLEY COURT MANSION,

(excepting a few rooms reserved by the proprietor for occasional residence) with the following Lands, and all rights of Game and Fish within the Manors, or reputed Manors of Ewyas Lacy and Crasswall aforesaid, are let to J. D. Kedward, Esq., as tenant from year to year, at £60 per annum.

8	Old Orchard ... ..	Arable	1	3	35
9	Green ditto ... ..	Grass	2	2	11
10	Orchard ... ..	Grass Orchard	0	2	6
1 & 11	House Garden and Yard ... ..		1	0	15
12	Meadow below House ... ..	Grass	6	1	39
			12	2	26

The stone built Mansion contains Three Reception Rooms, Eleven Bed Chambers, Water Closet, Offices of a suitable and convenient description, Three Stall Stable, Coach House, Dog Kennels, Cow Houses, Piggeries, Poultry Houses, &c., with productive Walled Kitchen Garden.

#### The ESCLEY COURT FARM,

in the occupation of Mr. Hugh Dallas, at a yearly Rental, including interest on drainage, of £233 10s. 8d., until February 2nd, 1864, and an additional Rent of £22 10s. 0d., making a yearly Rent of £256 0s. 8d. from the 2nd of February, 1864, to the end of the term. The tenant holds under a Lease ending in 1875.

13	House, Gardens, Buildings, and Road ... ..		2	0	18
14	Hop Yard ... ..	Grass Orchard	2	3	5
15	"	Grass	0	2	4
16	Piece above Hop Yard ... ..	Grass	8	1	35
17	Yew Piece ... ..	Arable	6	1	3
18	Quarry Piece ... ..	Ditto	11	3	32
19	Cae Pellen ... ..	Ditto	16	2	15
20	Part of ditto ... ..	Ditto	8	2	15
21	Cafs Piece ... ..	Ditto	17	1	20
22	Long Ground and Road ... ..	Ditto	5	2	32
23	"	Ditto	12	0	12
26	"	Ditto	12	0	21
27	"	Ditto	7	2	24
28	Bean Field ... ..	Ditto	9	1	25
29	Eight Acres ... ..	Ditto	4	1	35
31	Long Ground and New Orchard ... ..	Grass	15	3	5
32	Lower Pasture ... ..	Arable	7	3	11
33	Cae Clun ... ..	Ditto	4	3	6
34	Long Meadow ... ..	Grass	9	1	21
35	Fish Pool Meadow ... ..	Ditto	24	0	32
36	Fir Tree ditto ... ..	Ditto	8	0	24
Carried forward ... ..			106	0	25



# The History of Ewyas Lacy: Sale Particulars

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No. ON PLAN.	DESCRIPTION.	STATE.	QUANTITY.		
			A.	R.	P.
	Brought Forward		196	0	25
37	Piece beyond Fir Tree ditto	Arable	3	1	0
38	Twelve Acres	Arable, Orchard	8	2	2
39	Nine Acres	Arable	5	0	32
40	Eight Acres	Ditto	5	1	2
41	...	Ditto	7	2	21
			<b>226</b>	<b>0</b>	<b>2</b>

The Dwelling House is suitable to the occupation. The Farm Buildings are very compact in the centre of the Farm, and comprise Cart Horse and Second Stables, Wainhouse, Granaries, Three-fold Yards, with open Sheds and Cattle Houses, Two Barns, Machine House, Cots, and Piggeries.

### The BANK FARM,

In the occupation of Mr. Wm. Sherrat, at a yearly Rent, including interest on draining, of £150 12s. 2d. The tenant holds under a Lease ending in 1866.

52	Cae Terpin	Arable	3	2	16
53	Cae Goef Issa	Do.	6	3	17
54 & 55	Cae Porkin and Gardca	Do.	8	0	21
56	Cae Goef Ucha	Do.	8	1	5
57	Cae Goef Wood	Wood	2	1	29
58	Calf Close	Arable	9	2	35
59	Lower Gyfrau	Do.	9	1	22
60	Upper do.	Do.	7	0	10
61	Pale Meadow	Grass	3	2	22
62	Gworld Bwdwr	Arable	6	3	35
63	Nine Acres	Do.	8	2	16
64	Piece above House	Do.	8	2	25
65	Homestead and Rick Yard		1	1	16
66	Meadow below House	Grass	9	2	1
67	Lower Spring Meadow	Grass, Orchard	2	1	3
68	Upper do.	Grass	4	0	1
69	Long Meadow	Do.	5	2	25
70	Upper Wood	Do.	7	1	6
71	Nine Acres	Arable	7	3	18
72	Upper Nine Acres	Do.	9	1	3
73		Do.	15	3	15
74		Do.	3	3	12
75		Do.	6	0	8
76		Do.	5	0	17
77		Do.	6	2	13
78	The Coppice	Coppice	2	2	4
79		Arable	7	2	9
80		Arable	8	1	0
81		Do.	6	3	2
82	Keven Cleece	Do.	7	1	15
83	Keven Cleece Coppice	Coppice	1	0	12
			<b>201</b>	<b>1</b>	<b>33</b>

The Bank Farm Homestead consists of a convenient Dwelling-house, Three Fold Yards, open Sheds, with covered fold, excellent Feeding Stalls, Root-house, Barn, Piggeries, Poultry-house, Granary, Implement Sheds, Stables, Gig-house, and Water Thrashing Power. The machinery, consisting of Water Wheel Thrashing Machine, Chaff-cutter, and Motive Appliances, belong to the tenant, and are to be taken by the landlord at a valuation at the end of the term.

### ESCLEY MILL and FARM

Are in the occupation of Thomas Realey, at the yearly Rent of £46 1s. 9d. The tenant holds under a Lease ending in 1867.

42		Arable	5	1	30
44	Upper Piece	Grass	2	1	12
45	Part of ditto	Arable	0	2	37
46	Piece between Mill Stream and Brook	Grass	3	0	10
47	Piece next House	Grass, Orchard	1	0	35
48	Mill and Buildings		0	0	37
49	House and Garden		0	1	7
50	Mill Meadow	Grass	3	1	34
51	Meadow	Ditto	1	0	27
			<b>17</b>	<b>3</b>	<b>29</b>

This occupation comprises a Dwelling House, containing a Country Provision Shop, for the sale of flour and other articles, Flour Mill, with good Mill Wheel, Two Pairs of Stones, Dressing Mill, Cart Shed, Piggeries, Granary, Lofts, and suitable conveniences for a Corn Flour Mill, sufficient for the district, with Barn, Fold Yard, and Cattle Shed.

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### The FIRS FARM,

In the occupation of Mr. David Paton, at the yearly rent, including interest on draining, of £81 8s. 1d. The tenant holds under a Lease ending in 1870.

NO. OF PLAN.	DESCRIPTION.	STATE.	QUANTITY.		
			A.	R.	P.
84	Dole Meadow	Grass	5	3	4
85	Lower Nine Acres	Ditto	6	3	9
86	Far Nine Acres	Arable	4	3	16
87	Near Nine Acres	Ditto	6	0	23
88	...	Ditto	4	2	29
89	...	Ditto	4	1	34
90	Piece by House	Ditto	3	0	30
91	Stable Meadow	Grass	6	0	34
92	Homestead and Road	...	0	3	27
93	...	Grass	4	0	7
94	...	Grass, Orchard	2	0	8
95	...	R. Grass	1	0	0
96	...	Grass	5	3	5
97	...	Ditto	3	0	9
98	...	Ditto	8	1	33
99	...	Ditto	4	1	12
100	...	Arable	3	3	16
101	...	Ditto	5	2	6
			81	0	22

The Homestead comprises Dwelling-house, Cider Mill, Kiln for Drying Grain, Granary, Barn, Stables, Cattle-houses, Sheds, and Piggeries.

A Chief Rent of 11d. per year is payable out of this farm or some part of it.

### The FIRS COTTAGE

Consists of a neat Dwelling-house, containing Two Parlours, Four Bed Chambers, with suitable offices, small Stable and Piggery, with Garden, now in the occupation of Mr. James Will, as tenant from year to year, at the annual rent of £10 per annum.

103	Cottage and Garden	...	0	1	21
104	Meadow	Grass	1	0	35
			1	2	16

### The SCHOOL ROOM,

Suitably situated in the centre of the Parish of Michael Church, and Cottage adjoining for Schoolmaster, with Garden, now in the occupation of Mr. Hugh Hassack. No rent is received on account of the School Room and Garden.

102	School House and Garden	...	0	0	23
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### The WILDERNESS FARM,

In the occupation of Mr. Wm. Moreton, at the yearly rent of £68 0s. 0d. The tenant holds under a Lease ending in 1883.

106	...	Arable	7	1	4
107	Great Pasture	Ditto	5	3	30
108	Barn Piece	Grass	8	3	36
109	Lower Piece	Arable	7	0	17
110	Pasture above House	Grass	4	2	19
111	Middle Field	Arable	7	2	25
112	Pasture Piece	Ditto	8	2	17
113	Above Pasture Piece	Ditto	3	0	16
114	Meadow below House	Grass	6	3	8
115	Homestead	...	0	2	37
116	Piece next House	Grass	3	2	16
117	Piece above House	Arable	4	2	32
118 & 118A	Pasture Piece	Ditto	4	1	19
119	...	Grass	6	1	8
120	...	Rough	8	0	7
121	...	Grass	1	0	39
			68	0	10

The Homestead consists of Dwelling-house, Barn, Stables, Open Sheds, Cattle-house, Granary, and Piggeries.

NOTE.—Nos. 119, 118A, 120, and 121, containing 17A. 1a. 7r., are Copyhold, under the Earl of Abergavenny, for three lives of the respective ages of 41 years, 17 years, and 17 years or therabouts, at the yearly rent of 1s. 6d., and a heriot of 10s. upon the death, renews, or surrender of every tenant, and subject to reservations to the Lord of the Manor of trees, quarries, and minerals, with liberty to cut, work, and carry away the same.



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### The BRIDGE FARM,

In the occupation of Mr. Alexander Gordon, as tenant from year to year, at the annual Rent, including interest on draining, of £73 4s. 6d. The tenant holds under an agreement of the terms of the tenancy.

No. ON PLAN.	DESCRIPTION.	STATE.	QUANTITY.		
			A.	R.	P.
194	...	Arable	0	3	36
195	...	Do.	2	0	9
196	...	Do.	2	3	20
197	...	Do.	4	1	14
198	...	Do.	0	1	13
199	...	Wood	2	2	10
200	...	Arable	0	3	5
201	John Jones's Pasture	Do.	6	2	35
202	Thistley Piece	Grass	4	3	12
203	John Jones's Pasture	Arable	8	0	14
204	Cae Glwyd	Grass	3	1	36
205	...	Arable	1	2	17
206	...	Do.	0	1	3
207	Lug Meadow	Grass	0	2	13
208	...	Do.	2	0	4
209	Buildings and Fold	...	0	0	20
210	John Jones's Meadow	Arable	4	3	3
211	...	Do.	4	2	32
212	...	Do.	3	2	33
213	...	Grass	6	2	33
214	...	Arable	3	2	33
215	House and Garden	...	0	1	0
216	...	Rough Grass	1	0	22
217	...	Grass	2	1	8
218	...	Do.	1	1	33
			70	1	18

The Bridge Farm Homestead comprises a Dwelling-house, Shed, Granary, and Piggeries, with detached Fold Yards, Barn, Stables, Cattle-houses, and Sheds.

### The SUN INN,

Consisting of a conveniently situated Public House, Stables, Yard, Cattle-house, and Piggeries, with Garden in the occupation of the Representatives of the late Mrs. Smith, and also a Cottage and Garden in the occupation of George Watkins, the whole being of the estimated annual value of £25.

219	Meadow	Grass	0	3	0
220	San Inn, House, Garden, and Yard	...	0	2	15
221	...	Grass	1	0	38
222	...	Ditto	0	2	25
223	Cottage and Garden	...	0	0	39
			3	1	37

### The BLACKSMITH'S COTTAGE, SHOP, and GARDEN,

In the occupation of Mrs. Mary Pritchard, and a small portion of Garden in the occupation of Mr. Thos. Gwillim, as tenants from year to year, at annual rents amounting to £6 10s. 0d.

224	Cottage, Smith's Shop, and Garden	...	0	0	38
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### A MEADOW,

In the occupation of Mr. David Pritchard, as tenant from year to year, at the annual rent of £1.

227	Quarry Piece	...	1	1	14
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### A MEADOW,

In the occupation of Mr. James Pritchard, as tenant from year to year, at the annual rent of £1.

228	...	Grass, Orchard	0	3	33
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### The RHYD-Y-BACH FARM,

In the occupation of Mr. John Eames, at the annual Rent, including interest on draining, of £26 9s. 5d. The tenant holds under an agreement for a Lease for a term ending in 1865.

NO. ON PLAN.	DESCRIPTION.	STATE.	QUANTITY.		
			A.	R.	P.
228	Pasture by Brook ...	Grass ...	1	2	5
229	Tillage over Brook ...	Grass ...	3	2	36
230	Meadow by Brook ...	Do. ...	3	1	32
231	... ..	Arable ...	2	1	2
232	... ..	Grass ...	4	1	27
233	Barn Meadow ...	Do. ...	4	2	6
234	... ..	Rough Grass ...	0	2	36
235	Rhyd-y-bach Homestead ...	... ..	0	0	35
236	The Bank ...	... ..	1	0	29
237	... ..	Arable ...	1	1	34
			<b>23</b>	<b>2</b>	<b>2</b>

The Homestead comprises a Dwelling-house, Barn, Fold Yard, Stables, Cattle-house, Sheds, and Piggeries.

### The CASTLE FARM,

In the Township of Newton, in the Parish of St. Margaret's, is in the occupation of Mr. Joshua Parry, as tenant from year to year, at the annual Rent of £46 3s. 9d., under an agreement of the terms of the tenancy.

238	Piece next Brook ...	7	2	34	
239	Piece below Roberts's Wood ...	1	3	13	
240	Ditto ...	2	0	35	
241	Rough Ground ...	2	2	24	
242	Meadow below House ...	4	3	22	
243	Piece next Road ...	4	1	11	
244	Piece adjoining Homestead ...	0	3	35	
245	Homestead and Roadway ...	1	2	3	
246	Adjoining Piece above House ...	4	3	18	
247	Piece above House ...	7	1	1	
248	Above Piece adjoining Homestead ...	2	3	12	
249	North Field ...	2	3	1	
250	Middle Field ...	2	3	36	
251	Hither Piece ...	3	2	13	
252	Piece under Wood ...	1	2	13	
253	Wood ...	8	2	10	
254	Further Field ...	2	2	11	
			<b>63</b>	<b>0</b>	<b>12</b>

The Homestead consist of Dwelling-house, Barn, Stables, Cattle-houses, Sheds, and Granary.

### A Piece of Grass Land, called The LORDSHIP,

In the Parish of St. Margaret's, in the occupation of Mr. Thomas Lewis, as tenant from year to year, at the annual Rent of £6, under an agreement of the terms of the tenancy.

255	Allotment on Maescoed ...	16	3	15
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### GWORLOD VAIN FARM,

with Labourer's Cottage, in the Townships of Craswall and Llanveyno, in the occupation of Mr. James Howells, at the annual Rent of £68 4s. 0d. The tenant holds under a Lease ending in 1872.

172	Dantloyne Homestead ...	0	1	12	
173	... ..	Arable ...	3	0	23
174	... ..	Do. ...	2	0	34
175	... ..	Do. ...	4	1	22
176	... ..	Do. ...	2	2	33
177	... ..	Do. ...	7	0	31
178	Upper Piece ...	Do. ...	6	1	31
179	Piece above Great Pasture ...	Grass ...	3	2	36
180	Rough above House ...	Rough Grass ...	2	3	28
181	... ..	Arable ...	0	2	4
Carried forward ...			<b>33</b>	<b>3</b>	<b>16</b>

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No. ON PLAN.	DESCRIPTION.	STATE.	QUANTITY.		
			A.	R.	P.
	Brought forward ...		33	3	16
182	Great Pasture ...	Arable ...	5	2	32
183	Gworlod Vain Homestead ...	...	0	2	22
184	Part of ditto ...	Grass ...	0	3	37
185	Piece beyond Great Meadow ...	Arable ...	3	2	34
186	Great Meadow ...	Grass ...	8	2	26
187	Piece next Wood ...	Arable ...	4	0	33
188	Part of Great Pasture ...	Rough Grass ...	3	1	27
189	Part of Lower Pasture ...	Grass ...	2	3	0
190	Lower Piece ...	Do. ...	3	1	36
191	Little Meadow ...	Do. ...	3	0	37
192	Cae William Han ...	Do. ...	3	2	13
			74	0	33

The Gworlod Vain Homestead consists of Dwelling-house, Root-house, Barn, Stables, Cattle-house, Sheds, and Piggeries, and Labourer's Cottage, with Piggery, called Dantiloynne. Nos. 175 and 176 are in the Parish of Michaelchurch, Esecley.

### The GOODS FARM,

In the Township of Crasswall, in the occupation of Mr. James Howells, at the annual rent of £28. The tenant holds under a Lease ending in 1872.

163	...	Arable ...	3	0	1
164	...	Do. ...	3	3	10
165	Meadow under the House ...	Grass ...	0	0	0
166	Quarry Piece ...	Do. ...	2	3	38
167	Goods Homestead and Ploek ...	Do. ...	1	1	28
168	...	Arable ...	2	2	9
169	Far Meadow ...	Grass ...	10	0	10
170	Wood ...	Rough Grass ...	10	0	38
171	...	Arable ...	4	1	39
			44	2	11

The Homestead consists of a Dwelling-house, Barn, Cattle-house, Stable, Granary, and Sheds.

### LANDRAW FARM,

In the occupation of Mr. George Stephen, at the yearly rent, including interest on draining, of £72. The tenant holds under a Lease ending in 1868.

148	Cae Tumpin ...	Grass ...	1	0	16
149	Cae Tumpin, Part of ...	Do. ...	5	2	27
150	Nine Acres ...	Arable ...	9	0	29
151	Ploek ...	Do. ...	0	1	38
152	Quarry Piece ...	Do. ...	7	0	17
153	Fallow Piece ..	Do. ...	8	2	32
154	...	Grass ...	1	2	34
155	Leasehold ...	Do. ...	10	1	1
156	...	Arable ...	11	0	2
157	Landraw Homestead ...	...	1	1	5
158	Road ...	...	0	3	4
159	The Meadow ...	Grass ...	9	1	39
160	...	Arable ...	10	0	0
161	Cae Mawd ...	Do. ...	7	3	26
			84	2	20

No. 155 is leasehold under Lord Abergavenny for three lives, of the respective ages of 21 years, 16 years, and 8 years or thereabouts, and subject to the yearly rent of 2s. 6d., and payments in the nature of heriots of 5s. on the death of a tenant, or alienation, and to suit of Court, and to exceptions of mines, quarries, and trees, with powers for searching, for working, and cutting the same.

The Homestead consists of a Dwelling-house, with Piggeries, Barn, Cattle Sheds, Stable, Cattle and Hay House.



# The History of Ewyas Lacy: Sale Particulars

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### The DUKE'S FARM,

In the Township of Crasswall, in the occupation of Mr. David Strachan, at the yearly Rent, including interest on draining, of £99 6s. 6d. The tenant holds under a Lease ending in 1866.

No. of Plan.	DESCRIPTION.	STATE.	QUANTITY.		
			A.	R.	P.
122	Adjoining Kefen Road ... ..	Arable	21	3	17
123	... ..	Grass	6	0	0
124	... ..	Arable	3	3	5
125	... ..	Do.	15	2	30
126	Landraw Top ... ..	Do.	29	0	10
127	Gae Rwyn ... ..	Do.	4	2	31
128	... ..	Do.	2	1	25
129	Pasture below House ... ..	Do.	4	3	34
130	Homestead ... ..	...	1	0	39
131	Road-way ... ..	...	0	1	36
132	... ..	Arable	6	1	39
133	... ..	Do.	5	3	15
134	Great Meadow ... ..	Do.	11	3	38
135	Ox Pasture ... ..	Grass	9	0	0
			114	2	6

The Homestead comprises a Dwelling-house, with Cellars, Barn, open Cattle Sheds, Cattle-house, Stable, Piggeries, and Granary.

### The FOREST MILL,

In the occupation of Mr. William Shaw, as tenant from year to year, at the annual rent of £30 7s. 6d. The tenant holds under an agreement of the terms of the tenancy as to a part of the property.

138	Part of Great Meadow ... ..	Grass	1	0	12
139	Rough ... ..	Do.	1	0	39
140	Meadow ... ..	Do.	5	1	27
141	Forest Mill and Meadow ... ..	Do.	2	2	32
142	House Garden, &c. ... ..	...	0	1	17
143	Meadow ... ..	Grass	4	1	15
144	Rough ... ..	Rough	3	3	11
145	Quarry Piece ... ..	Rough & Grass	9	0	7
146	Old Road-way by Quarry Piece ... ..	...	0	1	15
147	Celyn ... ..	Arable	2	3	13
			30	0	18

The Forest Mill Buildings consist of a Dwelling-house, Barn, Cart Shed, Cattle-house, and Stable; Water-power with Water-wheel and Machinery; Blacksmith and Carpenters' Shop, with the Fixtures therein, Saw Bench and Saw Mill. The Machinery and Water-power are capable of doing an extensive trade, and are of considerable value for the requirements of the Estate. The Water-wheel, Saw Bench, and Saws, and other Machinery belonging to the vendor, to be taken by the purchaser by valuation, pursuant to the Conditions of sale.

There is a valuable Quarry of Stone of a very superior description on this occupation; Paving and other Stones of the most durable kind can be obtained. The rent of such Quarry has been £25 per annum.

### The TRENANT FARM,

In the Parish of Peterchurch, in the occupation of Mr. Wm. Cleland, at the yearly Rent (excepting the Nos. 280 and 281) of £103 6s. 3d.; and as to Nos. 280 and 281, at a yearly Rent of £25 3s. 0d. The tenant holds (excepting the Nos. 280 and 281) under a Lease ending in 1876; and as to Nos. 280 and 281 under an agreement for a Lease for a term ending in 1864.

256	Mill Meadow ... ..	Grass	1	0	30
257	Mill Field ... ..	Arable	5	0	9
258	The Orchard ... ..	Do.	4	2	32
259	Close Hunt ... ..	Grass	9	2	10
260	Homestead ... ..	...	0	3	3
261	The Bank ... ..	Grass	4	3	14
262	Little Orchard ... ..	Do.	1	0	9
263	Garden ... ..	...	0	0	19
Carried forward ... ..			19	3	36

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No. of PLAN.	DESCRIPTION.	Soils.	QUANTITIES.		
			A.	R.	P.
	Brought forward		19	2	26
264	Cow Pasture	Grass	0	1	28
265	Three-corner Meadow	Do.	1	0	7
266	Far Hoe Meadow	Do.	5	8	13
267	Barn and Fold Yard		0	0	13
268	The Green	Rough Grass	3	3	26
270	Eight Acres	Arable	8	1	03
271	Thistles and Ten Acres	Do.	11	1	11
273	Walton Piece	Do.	5	2	13
274	Walton Meadow	Do.	3	0	7
275	Fifteen Acres	Do.	11	0	1
276	Moat Meadow	Do.	3	0	8
277	Cow Pasture	Do.	7	1	31
278	Piece under Road	Do.	2	1	09
279	Six Acres	Do.	7	1	1
280	Allotment Upland Common		20	0	13
281	Ditch		7	0	24
			153	0	04

The Homestead comprises a Dwelling-house, Barn, Cattle-houses, Open Sheds, Cider Mill, Stables, Shed, and Piggery, with detached Barn, Sheds, and Fold, conveniently situated for the occupation of portions of the Arable land.

A Chief Rent of 2% per annum is payable out of this Farm, or some part of it.



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### S U M M A R Y.

Tenants.	Farms, Ac.	Quarries.	Rentals.	Lease Tax.	Clear Rents.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.
In hand .....	Woods and Plantations	29 2 10	0 0 0	0 10 4	
Kelwood, J. D. Esq. ....	Court House .....	12 2 10	0 0 0		
Dallas, Hugh .....	Court Farm .....	226 0 2	102 10 8	5 1 0	
Sherris, William .....	Bank Farm .....	201 1 10	150 10 2	2 11 0	
Esley, Thomas .....	Esley Mill .....	17 3 20	40 1 0	0 10 4	
Fane, David .....	Fine Farm .....	91 0 10	91 8 1	2 10 0	0 0 11
Will, James .....	Fine Cottage .....	1 4 10	10 0 0	0 0 0	
Hanack, Hugh .....	School Room .....	0 0 10	0 0 0	0 0 0	
Morton, William .....	Whitmore Farm .....	68 0 10	68 0 0	2 1 0	
Gordon, Alexander .....	Bridge Farm .....	70 1 10	72 4 0	1 10 0	
Smith, Representative of the late Mrs. .... and Watkins, George .....	{ Star Inn and Cottage and Garden and Estimated value }	0 1 10	20 0 0	0 0 0	
Fritchard, Mrs. .... and Griffin, Thomas .....	{ Blacksmith's Shop and Garden }	0 0 10	0 10 0	0 0 0	
Fritchard, D. ....	Meadow .....	1 1 10	1 0 0	0 0 0	
Fritchard, James .....	Meadow .....	0 3 10	1 0 0	0 0 0	
Fones, John .....	Ship's Bush .....	10 0 0	10 0 0	0 10 0	
Ferry, Joshua .....	Castle Farm .....	60 0 10	40 0 0	1 10 0	
Levin, Thomas .....	Allotment, Marnock .....	10 0 10	0 0 0	0 0 0	
Hewitt, James .....	Geordie Vale .....	74 0 10	40 4 0	1 4 0	
Do. ....	Goats Farm .....	48 0 10	30 0 0	0 10 10	
Stephan, George .....	Lambro Farm .....	64 0 10	70 0 0	2 11 0	
Strachan, David .....	Duke's Farm .....	114 0 0	90 0 0	0 0 0	
Shaw, William .....	Forest Mill .....	20 0 10	20 0 0	0 0 0	
Chisard, William .....	Trenant Farm .....	150 0 10	120 0 0	1 14 0	1 0 0
River, Esley .....	.....	4 0 10	0 0 0	0 0 0	
River, Marnock .....	.....	1 1 10	0 0 0	0 0 0	
Chief Rents receivable about .....	.....	0 0 0	15 0 0	0 0 0	
		1337 0 11	£1376 7 7	£37 11 0	£1 6 11
Dallas, Hugh—Additional Rent after February 5, 1854 .....			00 10 0		
<b>TOTAL .....</b>		<b>1337 0 11</b>	<b>£1398 17 7</b>	<b>£37 11 0</b>	<b>£1 6 11</b>





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### CONDITIONS OF SALE.

1st.—The highest bidder shall be the purchaser, and if there shall be any dispute between two or more bidders, the Estate shall be put up again, and at the last undisputed bidding, (if any).

2nd.—No person shall advance less than £50 at any bidding, or retract a bidding.

3rd.—The purchaser shall immediately pay a deposit of £10 per cent. upon his purchase money into the hands of the Auctioneer or the Agent of the Vendor, and sign an agreement for payment of the remainder at twelve at noon on the 2nd day of February next, at the Office of Messrs. Thorley & Robinson, situate in St. James's Square, in the City of Manchester, at which time and place the purchase is to be completed; and the purchaser is from that time to be entitled to the rents and profits, or possession respectively, of the property, all outgoings to that time being cleared by the Vendor; but if the completion of the purchase should be delayed, by any cause whatsoever, beyond the said 2nd day of February next, the purchaser shall pay interest at the rate of £5 per cent. per annum on the remainder of his purchase money and upon the amount of the valuations, to be made under the 11th Condition, from that day until the actual completion of the purchase; but this provision is not to prevent the right of the Vendor to require the completion of the purchase on the said 2nd day of February next.

4th.—The Vendor will, within one calendar month from the day of the Sale, deliver abstracts of his title to the purchaser or his solicitor, and will deduce a good title subject to these Conditions; but the deed or deeds of conveyance, and any other requisite assurances, shall be prepared and tendered for execution by and at the expense of the purchaser.

5th.—All abstracts, official and other copies of, or extracts from deeds, wills, or other instruments, whether of record or not, and all certificates, declarations, and other evidence of baptisms, deaths, marriages, descents, and other facts or events, which shall be required either for the verification of the abstracts for proving the identity of the premises or otherwise; the getting in of any outstanding legal estate or interest, and ascertaining the person or persons in whom the same may be vested; and in deducing, procuring, or completing any representation in respect thereof, and any other act necessary for obtaining a surrender or other assurance thereof; the stamping of any deed or instrument not stamped or insufficiently stamped; the completion of any inclosure, award, and any covenant for the production of deeds, which under these Conditions it may be competent to the purchaser to require, and all inquiries and information for or otherwise in connection with any such evidence, assurance, or covenant, shall respectively be procured, made, and sought for at the expense, in every respect, of the purchaser if he shall require the same; and all recitals or statements of births, deaths, marriages, descents, intestacies, or other facts or events; and of any deeds or other documents of title not in the vendor's possession, which respectively may be contained in, or be reasonably inferred from any deed or other document of title appearing from its date to be not less than twenty years old, shall for every purpose be conclusive evidence of such respective facts, events, deeds or documents of title, unless the purchaser shall at his own expense, and before the said 2nd day of February next, prove the contrary thereof; and the purchaser shall not be entitled to delay the completion of the purchase on account of any evidence, information, or assurance to which under this Condition he may be entitled, at his own expense, not having been then obtained.

6th.—As to certain portions of the Estate, the respective deductions of title shall commence as follows, viz:—As to the Manor or reputed Manor of Craswall, with a conveyance, dated in April, 1858, from Philip Penry Williams, of Stoke House, Tenbury, Worcestershire, Esquire, to the late Richard Watson Barton, Esquire, with the exception or reservation thereof of any rights of ecclesiastical patronage, and of all houses and lands within or parcel of the Manor other than wastes and commons, and of all rights of common over such wastes and commons as were claimed or enjoyed in respect of the excepted houses and lands. As to the parcel of Land marked No. 51, and containing 1A. 0a. 27r. or thereabouts, the allotment No. 255, containing 16A. 3a. 15r. or thereabouts; the piece of Land, No. 193, containing 0A. 3a. 33r. or thereabouts; part of the piece of Land, No. 201, such part containing 3 ares or thereabouts, and formerly in Samuel Smith's holding; and Quarry piece, No. 227, and containing 1A. 1a. 14r. or thereabouts, with a conveyance, dated in September, 1834; and as to the said allotment, no objection shall be made on account of the non-execution of or any other defect or defects in the award thereof, but the purchaser shall be satisfied with a possessory title from the date of the above mentioned conveyance. As to the pieces of copyhold Land, numbered respectively 118a, 119, 120, and 121, with a grant thereof from the Earl of Abergavenny, by his Steward, dated in November, 1855. As to the Leasehold Land, numbered 155, with a lease thereof from the said Earl, dated in February, 1859. As to the Cottage and Garden, numbered 55, with a conveyance thereof, dated in June, 1857. As to the lands numbered respectively 207, 214, and part of 217, with a conveyance thereof, dated in April, 1815; and as to the Messuage and Lands, numbered respectively 218 and 224, with a conveyance thereof, dated in February, 1816; and in every such case no further investigation of the earlier title shall be required, nor shall any objection or requisition as to the same be made, nor shall any document, fact, or event recited or referred to in the instrument hereby made the root of title be required to be produced or proved; but every such instrument shall be assumed to have been effectual to pass the property, estate, and interest therein expressed to be assured; and no proof that such copyhold grant was according to the custom of the Manor shall be required, and no objection shall be made thereto; and, as to the said copyhold lands, no evidence that the existing lease which comprises the same was made with the license of the Lord shall be required, and no objection shall be made for want of such license, or that the term affected to be granted may exceed the duration of the copyhold interest. As to the said copyhold and leasehold premises, any statement in the grant and lease thereof respectively, as to the area of any of the respective estates, *estis* *estis* shall be conclusive evidence of such area; and the Vendor shall not be bound to prove the continued existence of such lives, or any or either of them. And inasmuch as it is understood that the Manor or reputed Manor of Craswall was, at the date of the above mentioned conveyance thereof, subject, with ~~such estates of much larger value~~, to a mortgage in fee thereof, and to a charge of a sum of money, under the will of the father of the said Philip Penry Williams, and the mortgagees and parties entitled under the will did not concur in such conveyance, but the same contains covenants by the said Philip Penry Williams, under which the representatives of Richard Watson Barton, would be entitled at their expense to require the said Philip Penry Williams to obtain a re-conveyance of such Manor from the mortgagees, and a discharge of the same from the charge under the said will; now no objection shall be made on account of such mortgage and charge, or the continued existence thereof. And the present Vendor shall not be called upon to obtain the re-conveyance of the same Manor discharged from the mortgage and charge, otherwise than at the expense in all respects of the purchaser at this Sale, who shall not be entitled to delay the completion of the purchase by reason of such re-conveyance not having been actually procured.

7th.—The purchaser shall be entitled to the production and inspection of all evidence in the possession of the Vendor, in relation to the existence, nature and extent of the above mentioned Manors or reputed Manors, (which are believed to extend over many thousand acres), or the Manorial rights connected therewith, or claimed or exercised in respect thereof; but the Vendor shall be in no respect bound to prove the legal existence of such Manors or reputed Manors, or of such respective rights or claims, or the exclusive nature thereof, or the local extent thereof, or to define or distinguish the respective boundaries of the same, or of either of them; or to prove the amount or nature of the rents, heriots, or other profits or services incidental to such respective Manors or reputed Manors.

8th.—As to such of the premises, the description of which may vary from the more ancient descriptions, the purchaser shall be satisfied with the descriptions in the deeds and such affidavits or other evidence of identity as were delivered to or otherwise obtained by the late R. W. Barton, Esq. as to the principal part of the Estate upon his purchase thereof in 1847, and as to any other portions of the Estate upon his subsequent purchases thereof respectively.

9th.—As to any title, deeds, or other documents, which are not in the Vendor's possession, the purchaser shall be satisfied with such covenants for production as the Vendor possesses, and shall not raise any objection to any such covenants by reason that the same does not run with the land, or bind all persons interested in the documents covenanted to be produced or upon any other account; and the purchaser shall not be entitled to require any covenant for production of any documents of title, as to which there may be any recital or statement constituting evidence thereof under the 5th Condition, and shall not require any attested or other copy which the Vendor may be reasonably unable to procure of any deed or other document.

10th.—The sale is made subject to any rights of way and any other easements or servitudes over or affecting any part of the estate, and also to the several leases and tenancies affecting different portions thereof, and as to the said Manor or reputed Manor of Craswall, and the said copyhold and leasehold portions of the estates to the respective exceptions and reservations previously referred to. The existing leases and tenants' agreements, may be inspected for twenty-one days previously to the day of sale, at the Offices of Messrs. Apperley, Surveyors and Land Agents, Hereford, and will also be produced at the time of sale.

11th.—All objections and requisitions (if any), as to the title or otherwise, in connection with the purchase, which can be made consistently with these Conditions, shall be made in writing within six weeks next after the delivery of the Abstracts, and every objection or requisition not so delivered within such time shall be taken to be waived. And the like limit of time and stipulation shall apply to any objection or requisition upon any supplementary or further abstract, or any evidence, information, or replies which may be furnished or made by the Vendor. And if any such objection or requisition, whether original or supplementary, shall be made within such limited period, the Vendor (notwithstanding any attempt to obviate, or any discussion or negotiation concerning the same) shall be at liberty to rescind the contract by notice in writing to the purchaser or his solicitor, and upon repayment of the deposit, but without any interest, damages, or costs.

12th.—The purchaser shall take the timber, timber-like trees, tellers, saplings, and pollards, down to and inclusive of one shilling per stick, and the plantations and underwood growing, standing, and being on the said Estate, and also the water-wheel machinery at the Forest Mill, hereinbefore mentioned, at a fair valuation, to be made by two indifferent persons, one to be chosen by the Vendor and the other by the purchaser, or by the umpire of such two persons, to be appointed by them previously to their commencing such valuation. And in case the purchaser shall neglect to appoint a valuer on his part, and to give notice of such appointment within ten days after a request for that purpose by the Vendor or his Solicitor, the valuer of the Vendor shall proceed alone, and his valuation shall be binding on the purchaser.

13th.—If the purchaser shall neglect or fail to comply with the above Conditions, his deposit money shall be actually forfeited to the Vendor, who shall be at liberty to re-sell the premises either by public auction or private contract; and any deficiency in the monies to arise by such second sale, together with all expenses attending the same, shall, immediately after such re-sale, be made good to the Vendor by the defaulter at this sale; and, in case of the non-payment of the same, the whole thereof shall be recoverable by the Vendor as liquidated damages; but any increase of price, on such second sale, shall belong to the Vendor, and it shall not be necessary previously to such second sale to tender a conveyance to the purchaser.

14th.—The measurements being stated from a survey are believed to be correct, and the purchaser shall therefore take the premises at the price bid for them, be the quantities more or less; but if any other error not provided for by these Conditions, shall appear in the description of the premises or in other respects, such error shall not annul the sale, but a compensation or equivalent shall be given or taken as the case may require, such compensation or equivalent to be settled by two referees or their umpire. Each party within ten days after the discovery of the error, and notice thereof given to the other party, shall appoint one referee by writing, and in case either party shall neglect or refuse to nominate a referee within the time appointed, the referee of the other party may make a final decision. If two referees be appointed they are to nominate an umpire before they enter upon business, and the decision of such referees or umpire (as the case may be) shall be final.



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