The History of Ewyas Lacy

Document Record

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Reference: D1583/139/2-6

Source: Original documents

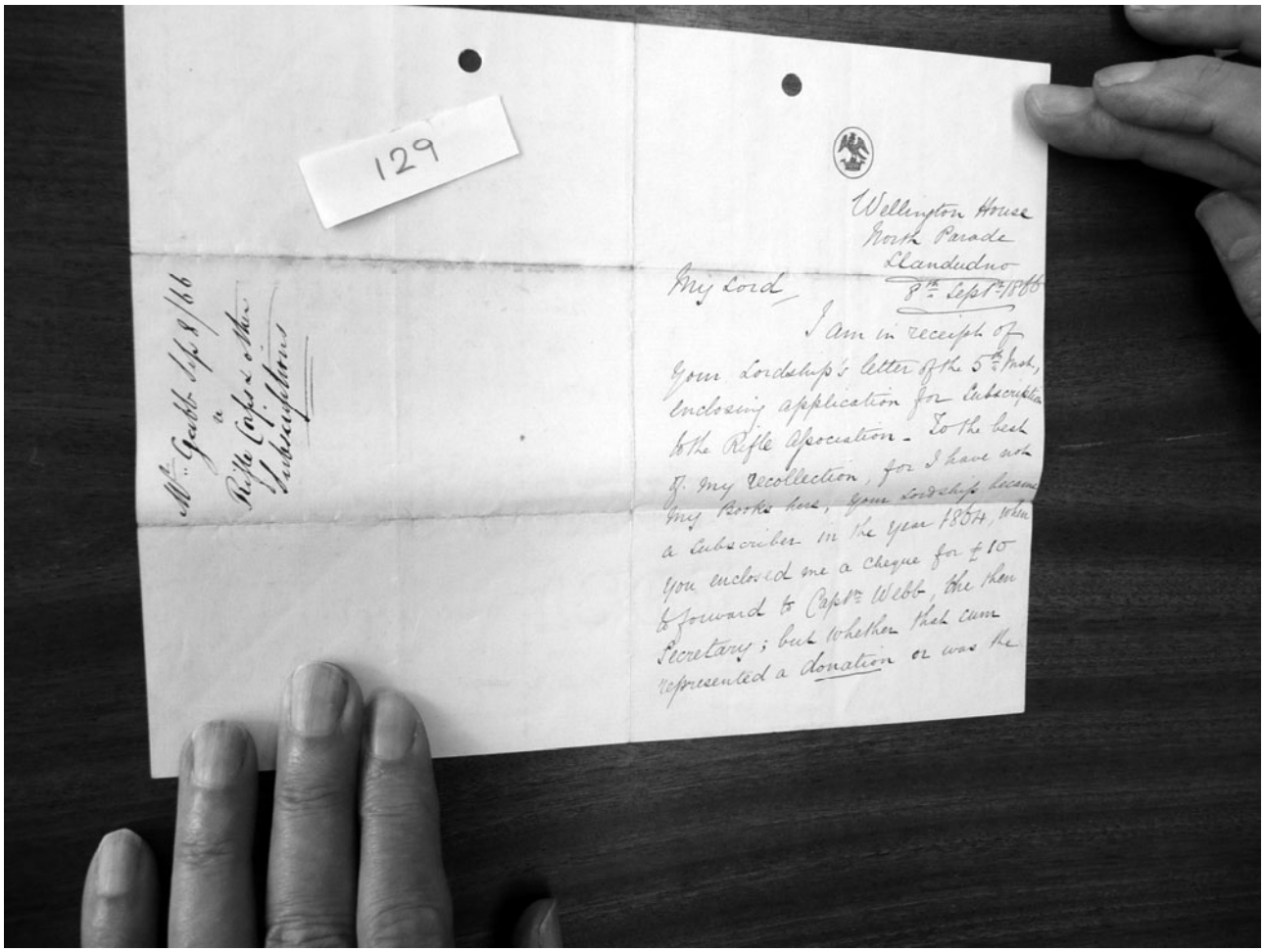
Title: Digital Archive: Images of list of properties, monies realised and correspondence about the sale of outlying properties from Lord Abergavenny's Estate [Part 2]

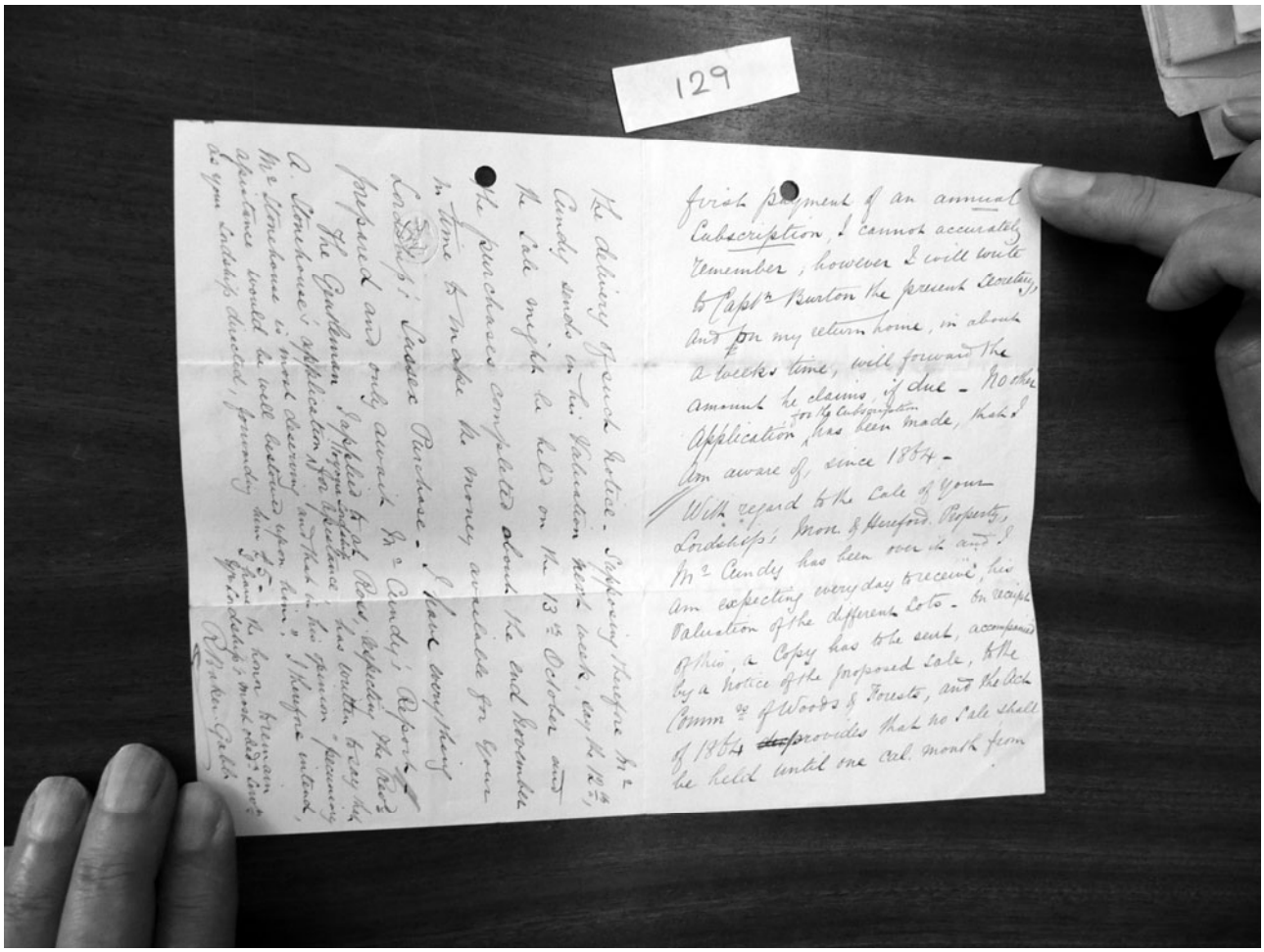
Place name: Ewyas Lacy

Date: 1866

Description:

Images of list of properties, monies realised and correspondence about the 1866 sale of outlying properties from Lord Abergavenny's Estate [part 2]


129
Wellington House
North Parade
Llandudno
My Lord
I am in receipt of
Your Lordship's letter of the 5th Inst,
enclosing application for Subscription
to the Rifle Association - To the best
of my recollection, for I have not
my Books here, your Lordship became
a Subscriber in the year 1864, when
you enclosed me a cheque for £10
to forward to Capt Webb, the then
Secretary; but whether that sum
represented a donation or was the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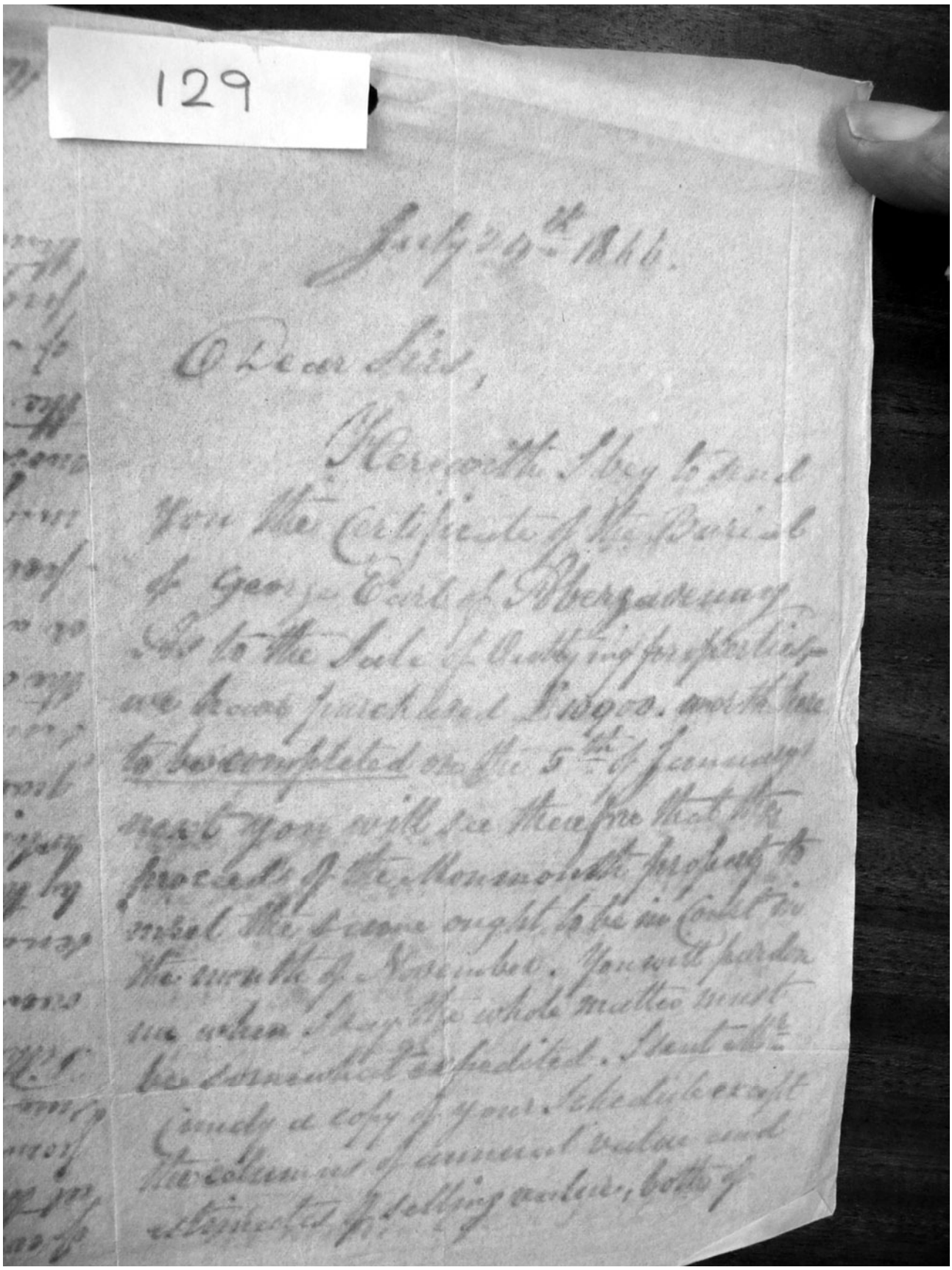
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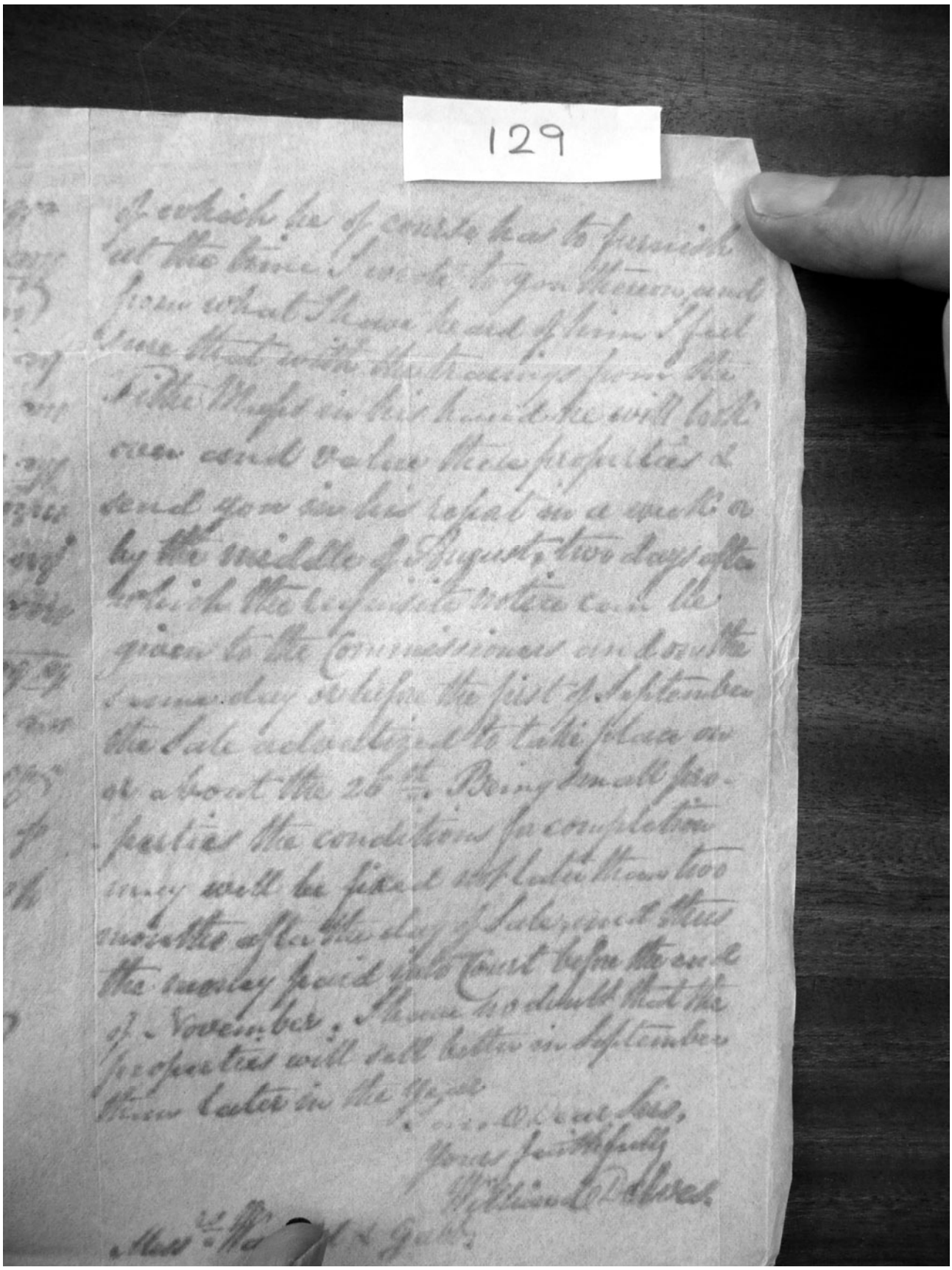
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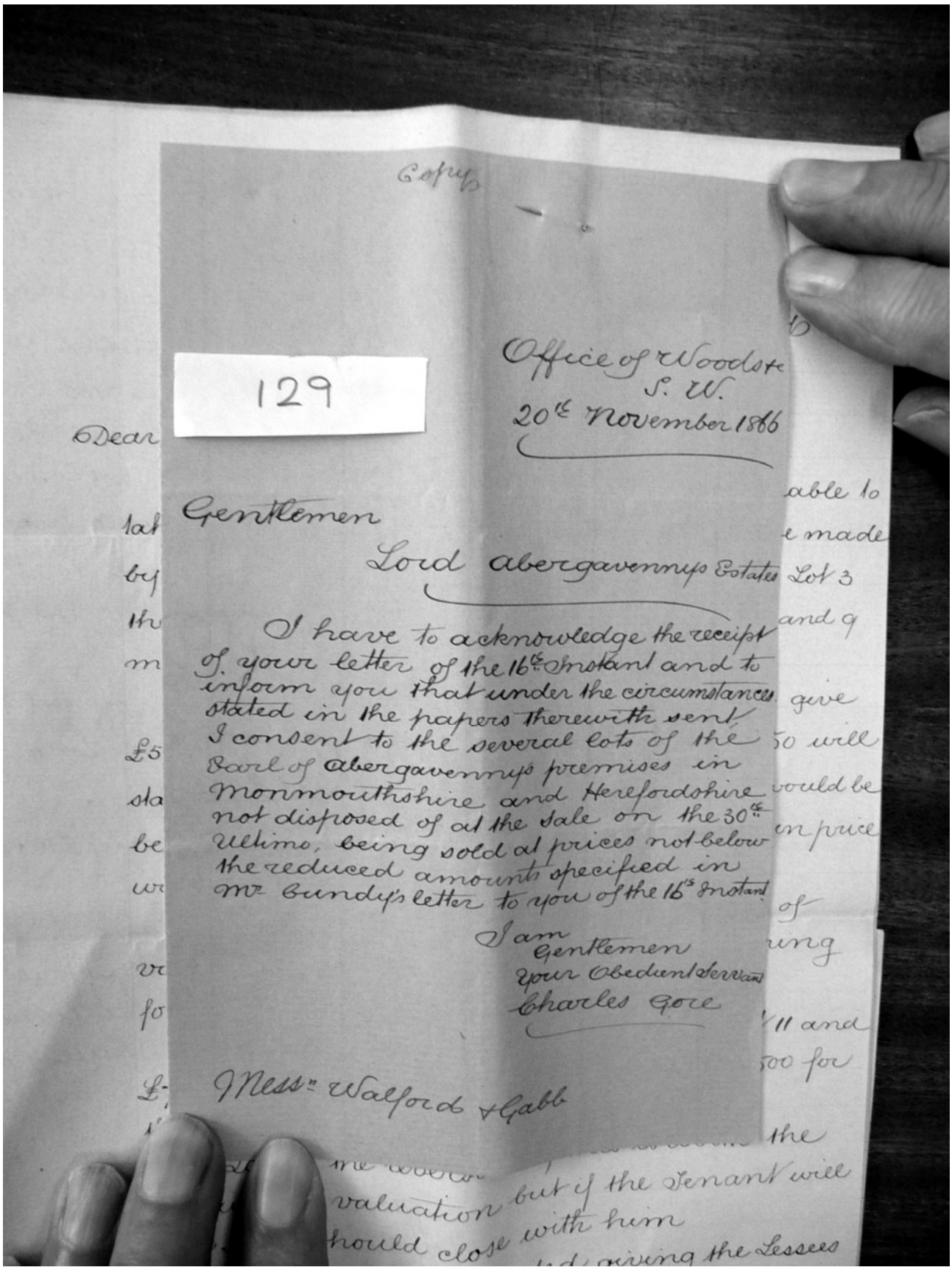
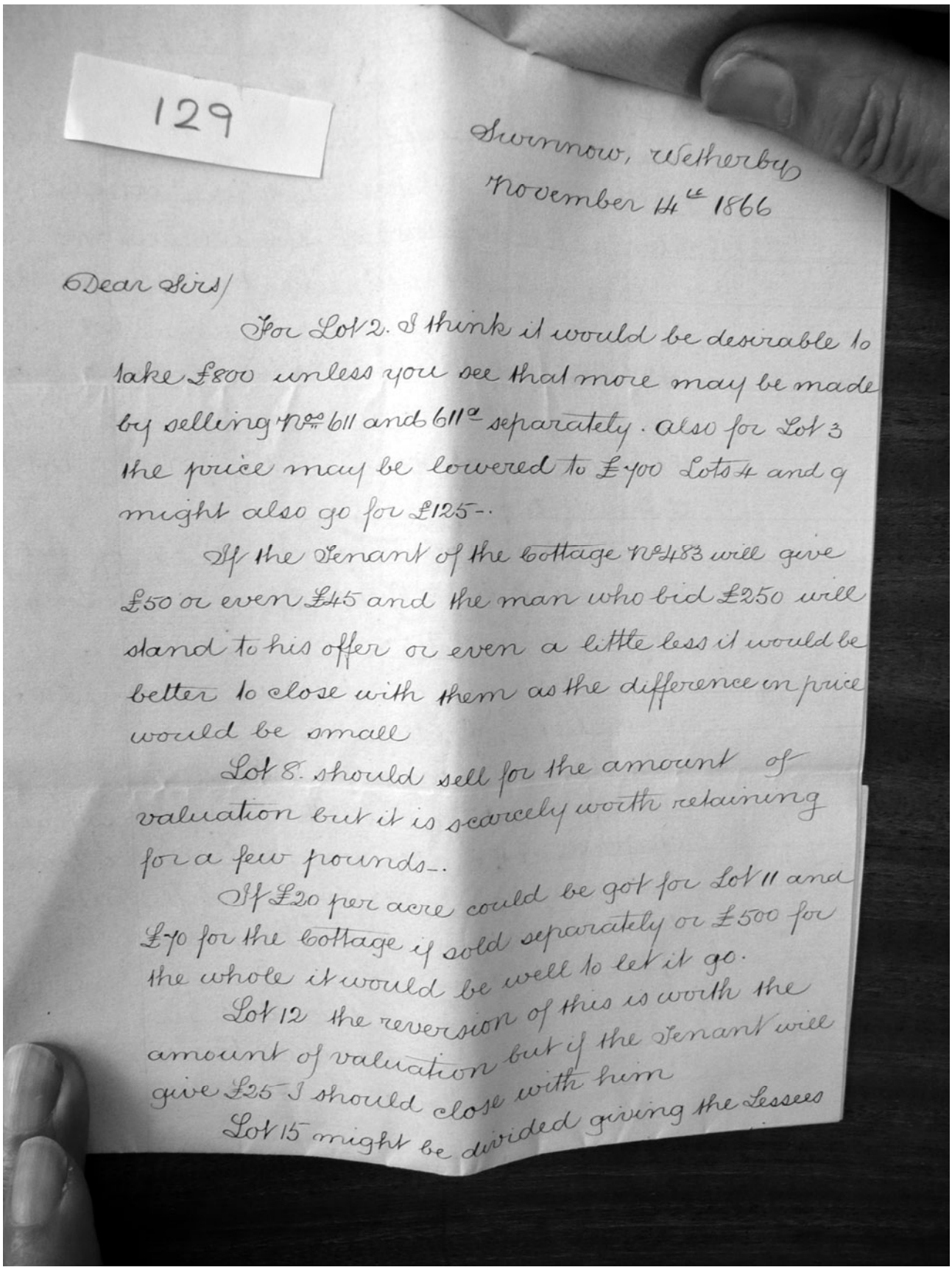

Copy
129
Office of Woods &c
S. W.
20th November 1866
Dear
Gentlemen
Lord Abergavennys Estates Lot 3
I have to acknowledge the receipt of your letter of the 16th Instant and to inform you that under the circumstances stated in the papers therewith sent I consent to the several Lots of the Earl of Abergavennys premises in Monmouthshire and Herefordshire not disposed of at the Sale on the 30th Ultimo, being sold at prices not below the reduced amounts specified in Mr Bundy's letter to you of the 15th Instant
I am
Gentlemen
Your Obedient Servant
Charles Gore
Messrs Walford & Gabb
able to
made
and 9
give
50 will
would be
on price
of
ung
/11 and
500 for
the
valuation but if the Tenant will
should close with him
giving the Lessees



129

Swinnow, Wetherby
November 14th 1866

Dear Sirs/

For Lot 2. I think it would be desirable to take £800 unless you see that more may be made by selling Nos 611 and 611a separately. Also for Lot 3 the price may be lowered to £100 Lots 4 and 9 might also go for £125-.

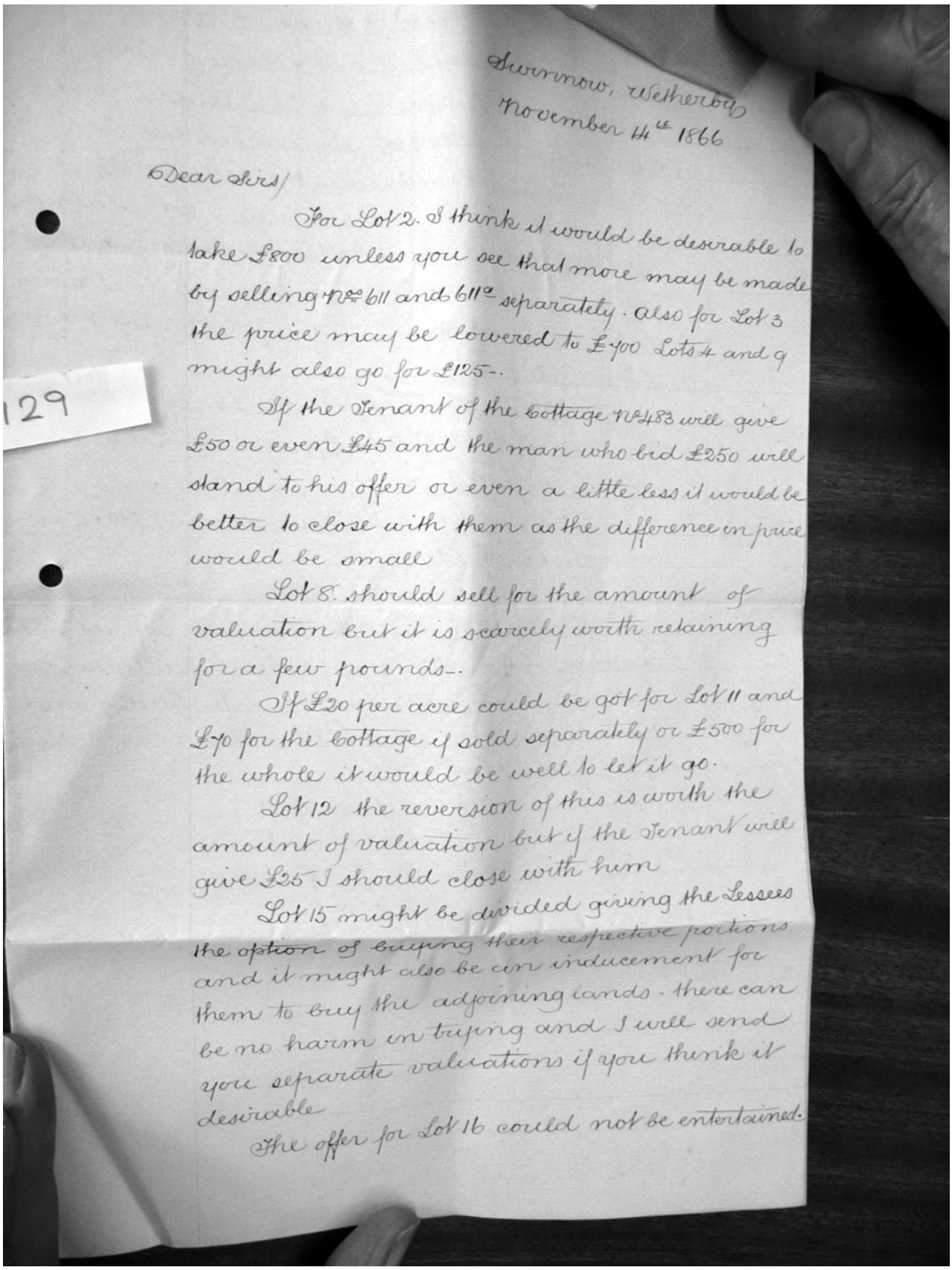
If the Tenant of the Cottage No 483 will give £50 or even £45 and the man who bid £250 will stand to his offer or even a little less it would be better to close with them as the difference in price would be small

Lot 8. should sell for the amount of valuation but it is scarcely worth retaining for a few pounds-.

If £20 per acre could be got for Lot 11 and £70 for the Cottage if sold separately or £500 for the whole it would be well to let it go.

Lot 12 the reversion of this is worth the amount of valuation but if the Tenant will give £25 I should close with him

Lot 15 might be divided giving the Lessees



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November 14th 1866

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129

If the Tenant of the cottage No 483 will give £50 or even £45 and the man who bid £250 will stand to his offer or even a little less it would be better to close with them as the difference in price would be small

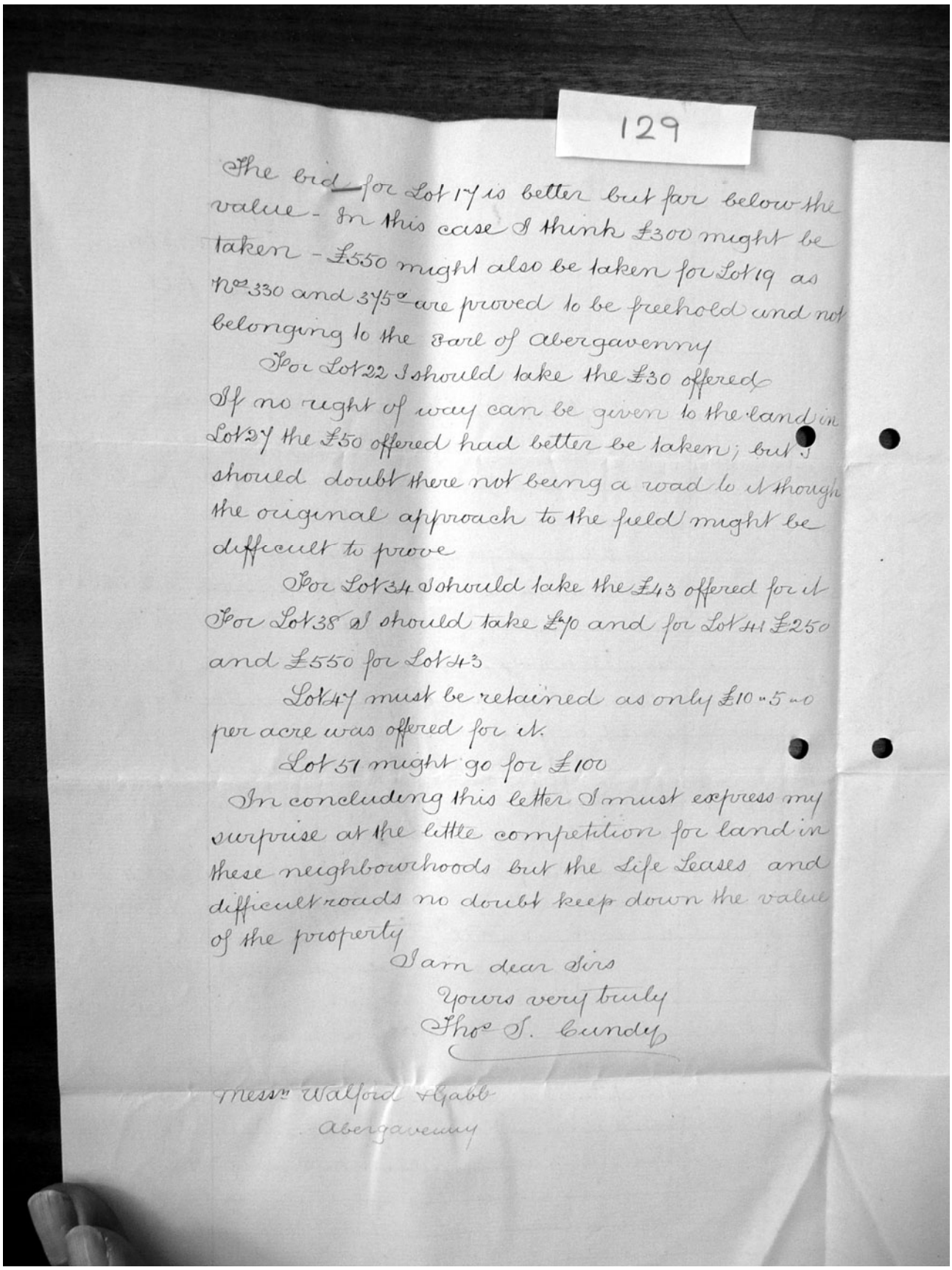
Lot 8. should sell for the amount of valuation but it is scarcely worth retaining for a few pounds--.

If £20 per acre could be got for Lot 11 and £70 for the cottage if sold separately or £500 for the whole it would be well to let it go.

Lot 12 the reversion of this is worth the amount of valuation but if the Tenant will give £25 I should close with him

Lot 15 might be divided giving the Lessees the option of buying their respective portions and it might also be an inducement for them to buy the adjoining lands. there can be no harm in buying and I will send you separate valuations if you think it desirable

The offer for Lot 16 could not be entertained.



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The bid for Lot 17 is better but far below the value - In this case I think £300 might be taken - £550 might also be taken for Lot 19 as Nos 330 and 345a are proved to be freehold and not belonging to the Earl of Abergavenny

For Lot 22 I should take the £30 offered

If no right of way can be given to the land in Lot 24 the £50 offered had better be taken; but I should doubt there not being a road to it though the original approach to the field might be difficult to prove

For Lot 34 I should take the £43 offered for it For Lot 38 I should take £40 and for Lot 41 £250 and £550 for Lot 43

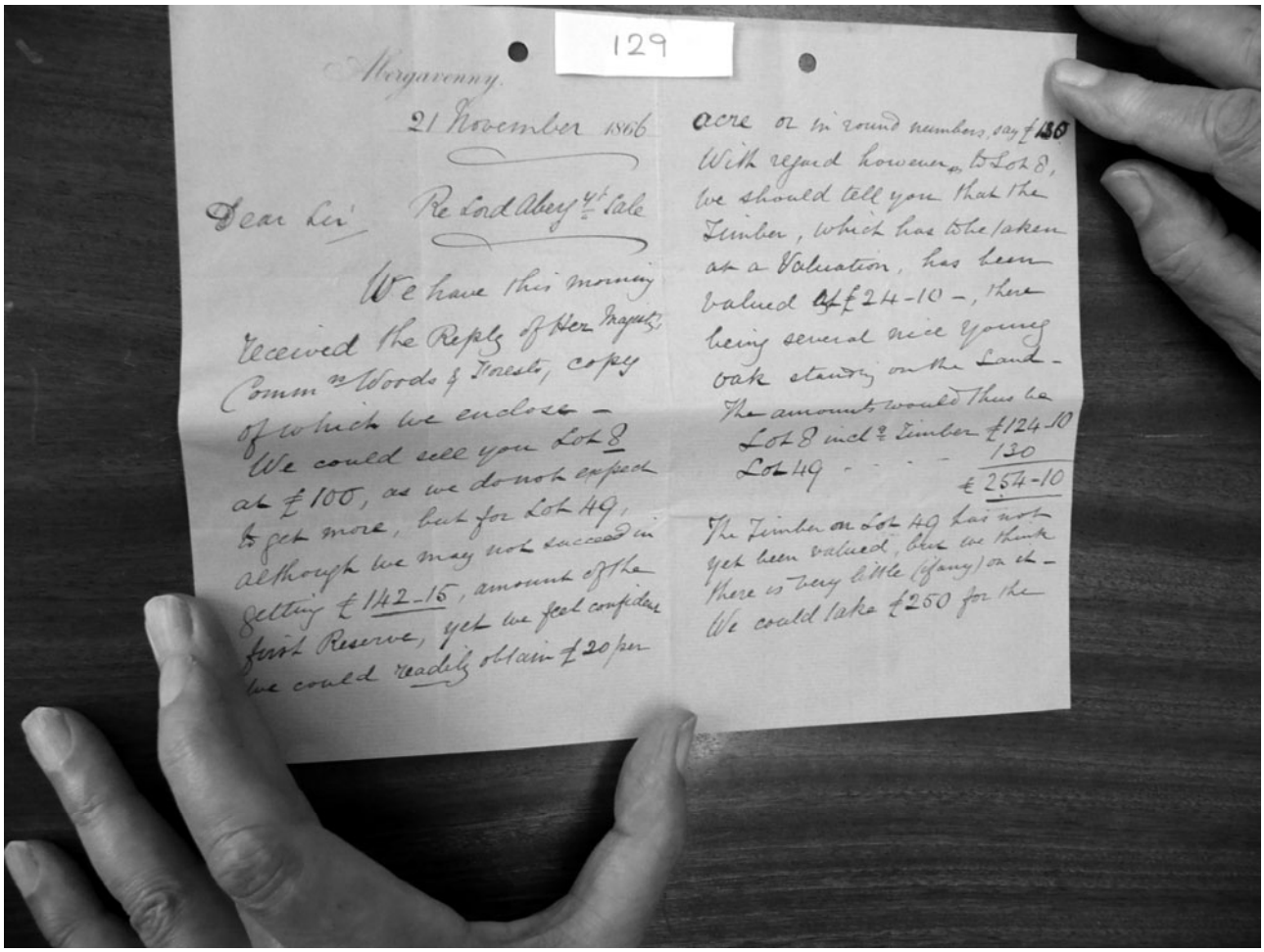
Lot 47 must be retained as only £10 - 5 - 0 per acre was offered for it.

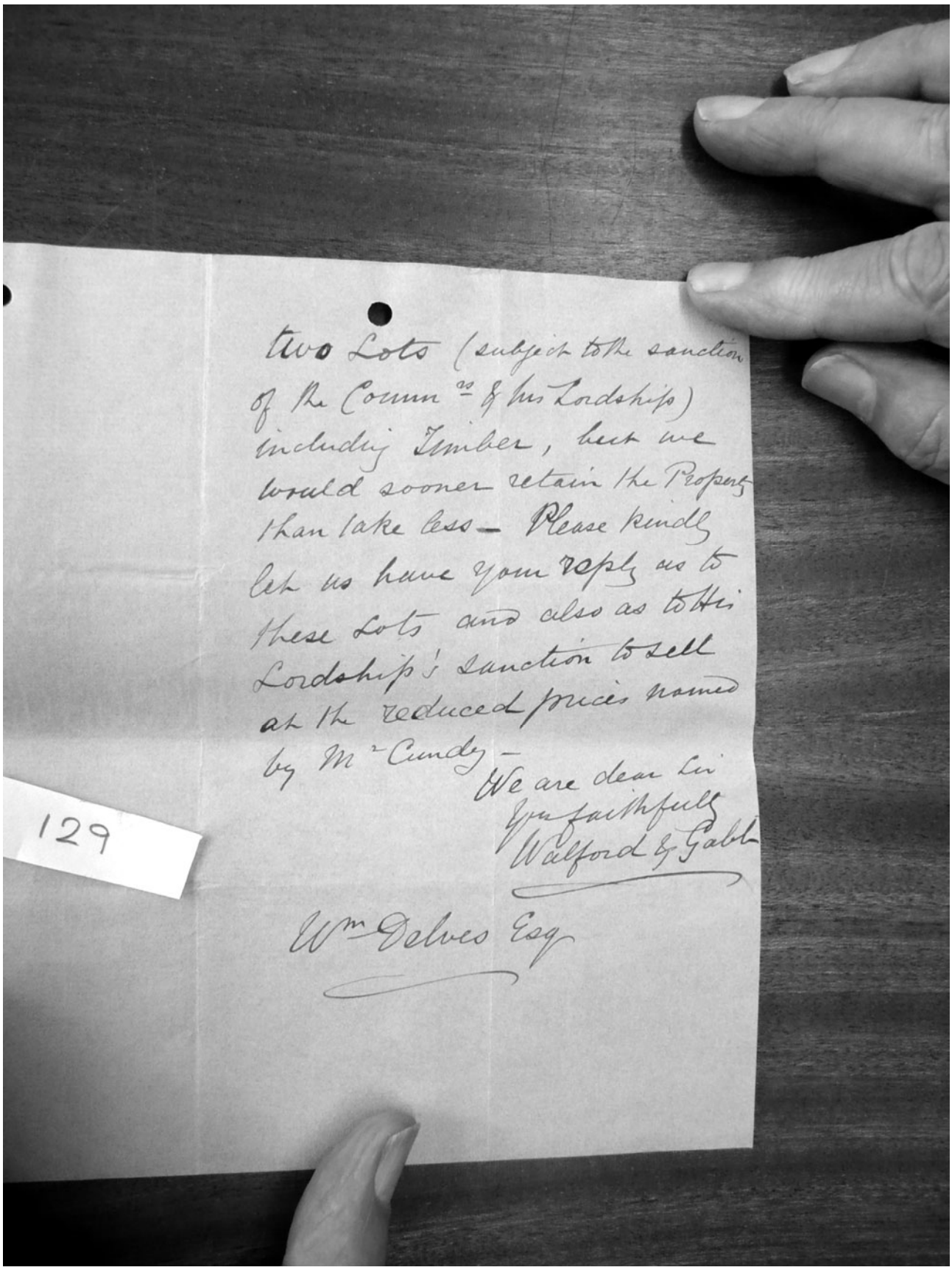
Lot 51 might go for £100

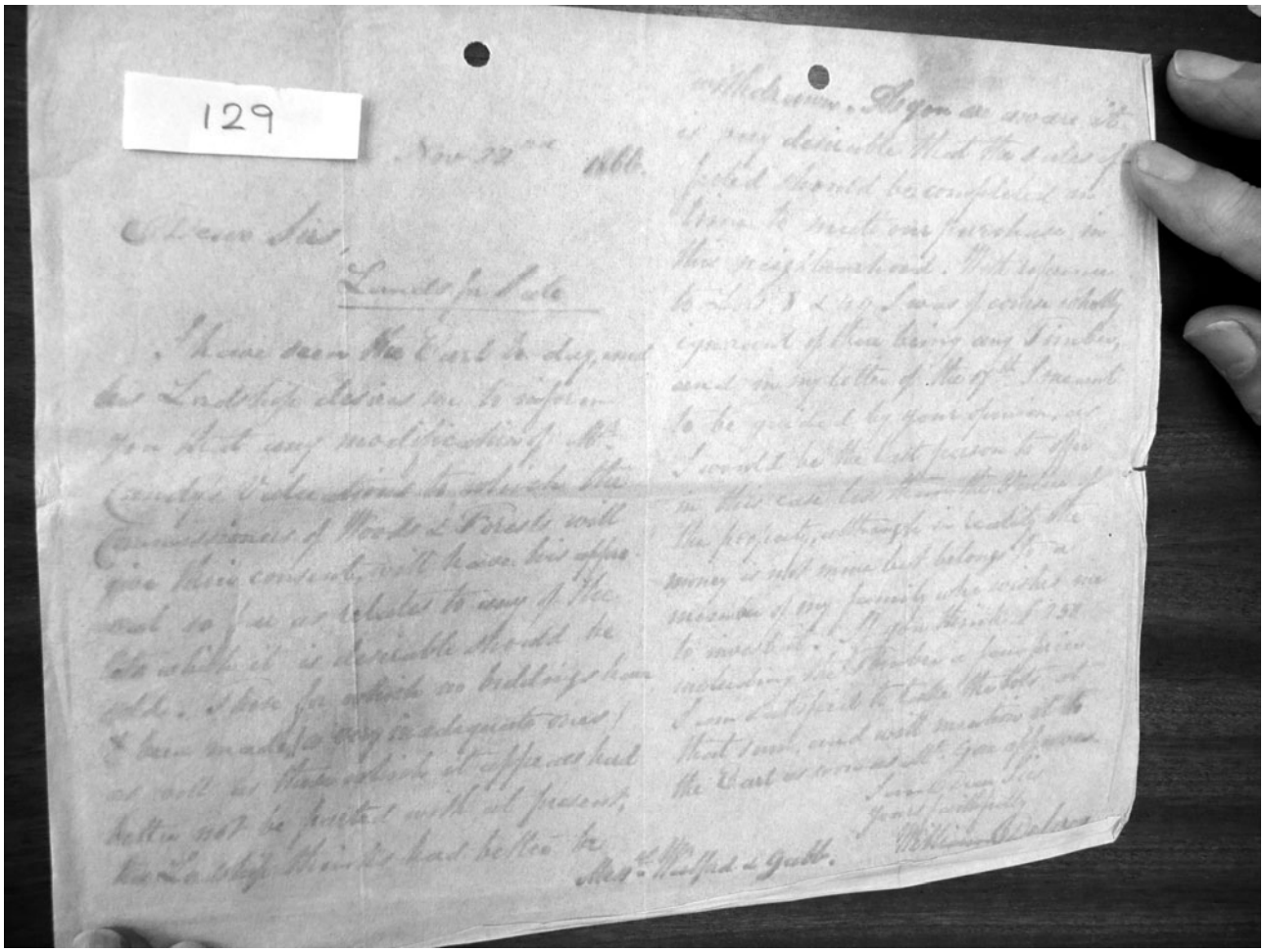
In concluding this letter I must express my surprise at the little competition for land in these neighbourhoods but the Life Leases and difficult roads no doubt keep down the value of the property

I am dear Sirs
Yours very truly
Thos S. Bundy

Messrs Walford & Gabb
Abergavenny


129
Morgavenny.
21 November 1866
Dear Sir
Re Lord Abergavenny's Sale
We have this morning received the Reply of Her Majesty's Comm.rs Woods & Forests, copy of which we enclose –
We could sell you Lot 8 at £100, as we do not expect to get more, but for Lot 49, although we may not succeed in getting £142-15, amount of the first Reserve, yet we feel confident we could readily obtain £20 per acre or in round numbers, say £130
With regard however to Lot 8, we should tell you that the Timber, which has to be taken at a Valuation, has been valued at £24-10 –, there being several nice young oak standing on the Land –
The amounts would thus be
Lot 8 incl.g Timber £124-10
Lot 49 - - - - 130
£254-10
The Timber on Lot 49 has not yet been valued, but we think there is very little (if any) on it –
We could take £250 for the


two Lots (subject to the sanction
of the Commrs & his Lordship)
including Timber, but we
would sooner retain the Property
than take less — Please kindly
let us have your reply as to
these Lots and also as to his
Lordship's sanction to sell
at the reduced prices named
by Mr Cundy —
We are dear Sir
Yrs faithfully
Walford & Gabb
Wm Delves Esq
129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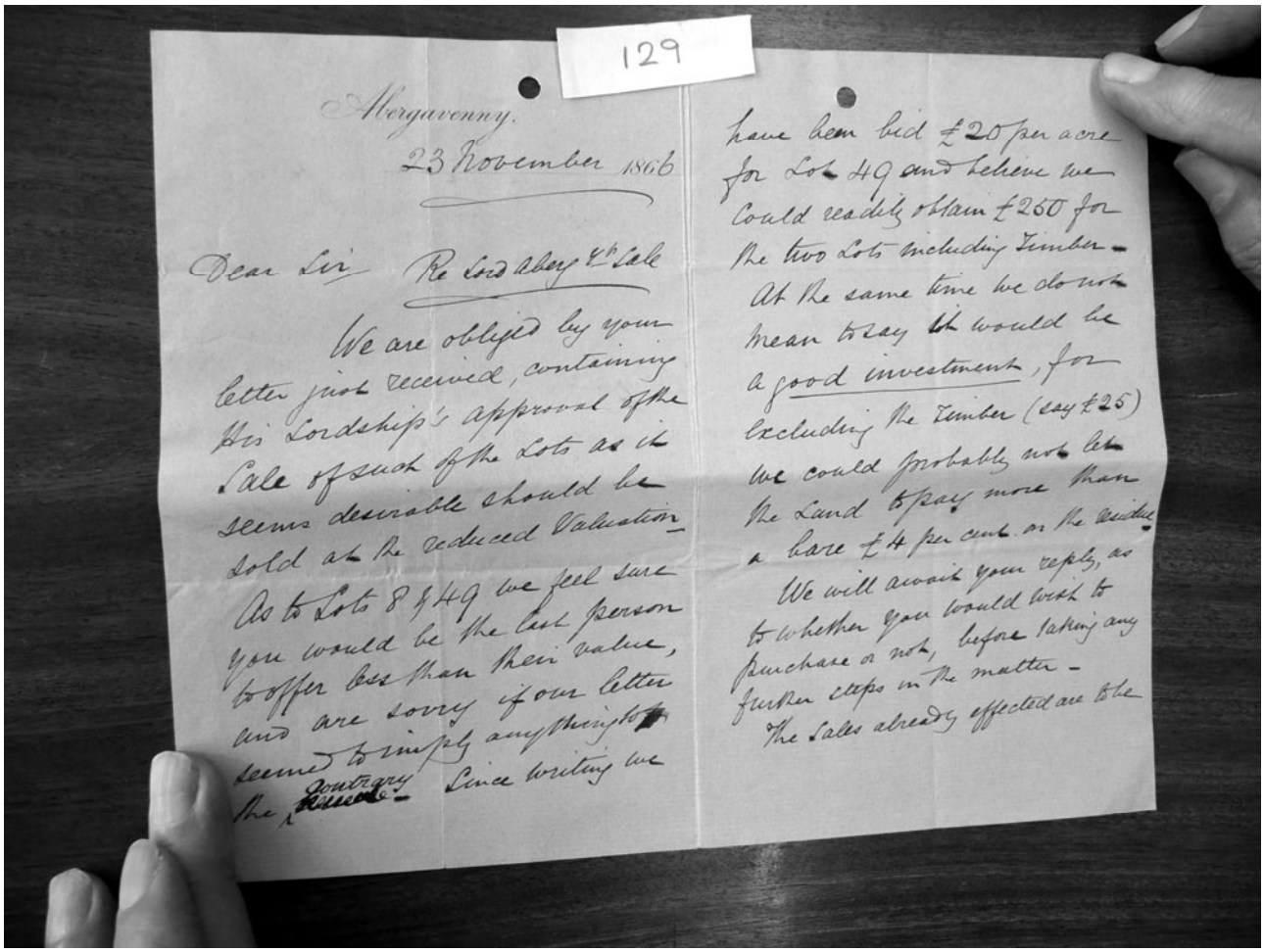
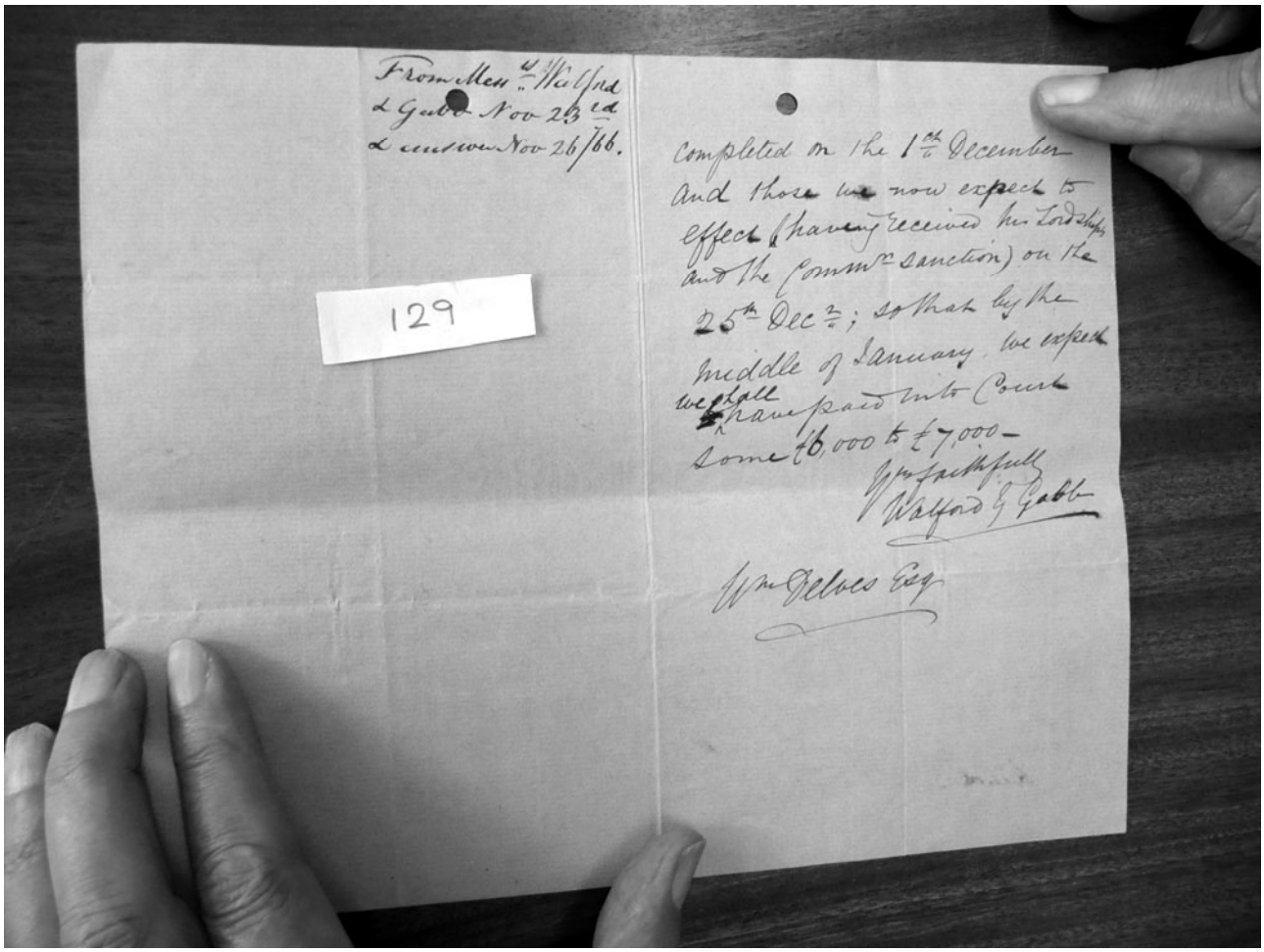
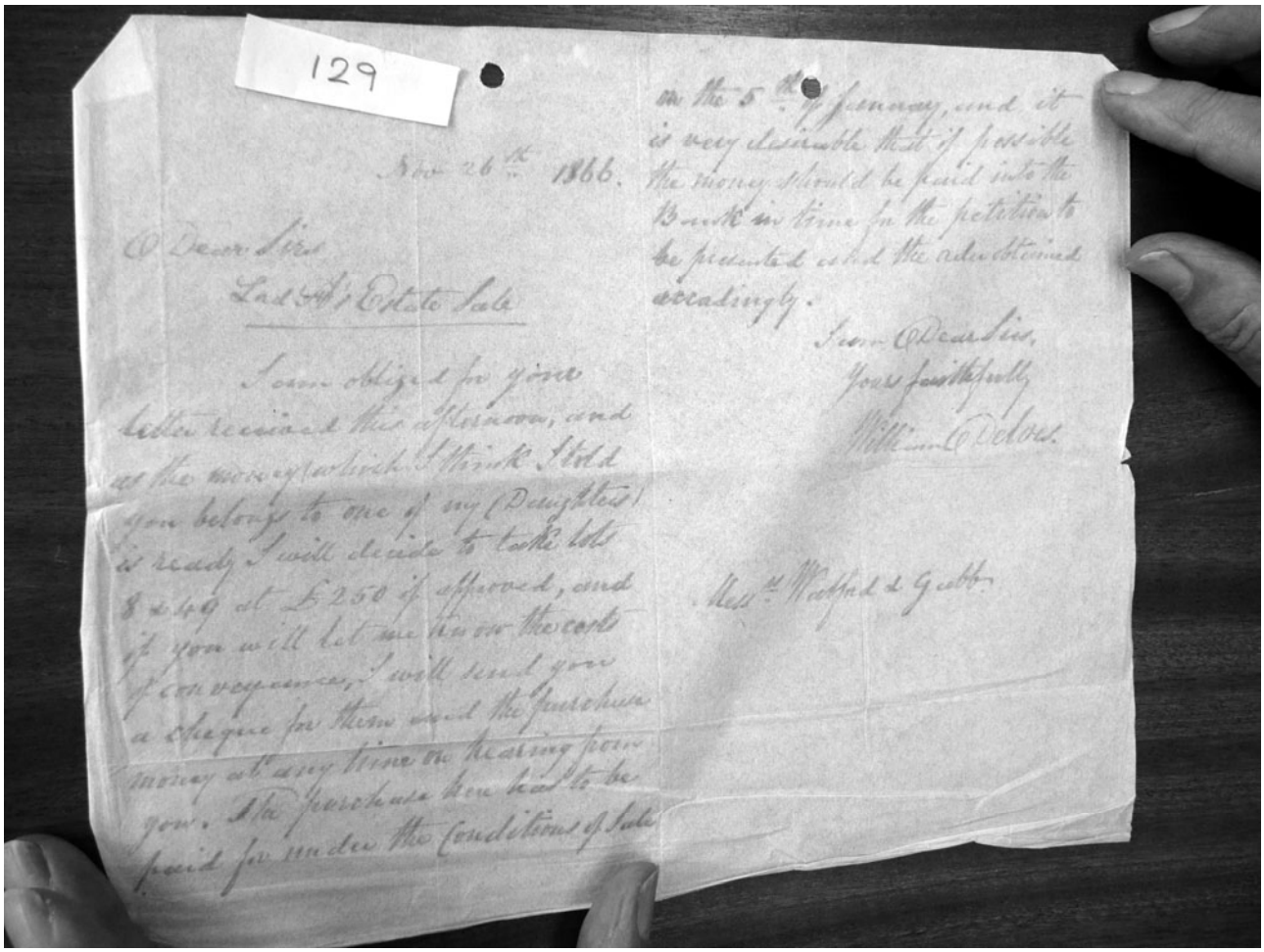

129
Abergavenny.
23 November 1866
Dear Sir Re Lord Abergs Estate
We are obliged by your
letter just received, containing
His Lordship's approval of the
Sale of such of the Lots as it
seems desirable should be
sold at the reduced Valuation
As to Lots 8 & 49 we feel sure
you would be the last person
to offer less than their value,
and are sorry if our letter
seems to imply anything
the contrary. Since writing we
have been bid £20 per acre
for Lot 49 and believe we
could readily obtain £250 for
the two Lots including Timber
At the same time we do not
mean to say it would be
a good investment, for
excluding the Timber (say £25)
we could probably not get
the Land to pay more than
a bare £4 per cent. on the outlay
We will await your reply, as
to whether you would wish to
purchase or not, before taking any
further steps in the matter -
The Sales already effected are the


From Messrs Walford & Gabb Nov 23rd
& answered Nov 26/66.
129
completed on the 1st of December
And those we now expect to
effect (having received his Lordship's
and the Commrs sanction) on the
25th Dec; so that by the
middle of January we expect
we shall have paid into Court
some £6,000 to £7,000 –
Walford & Gabb
Wm Deloes Esq



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Nov 26th 1866.

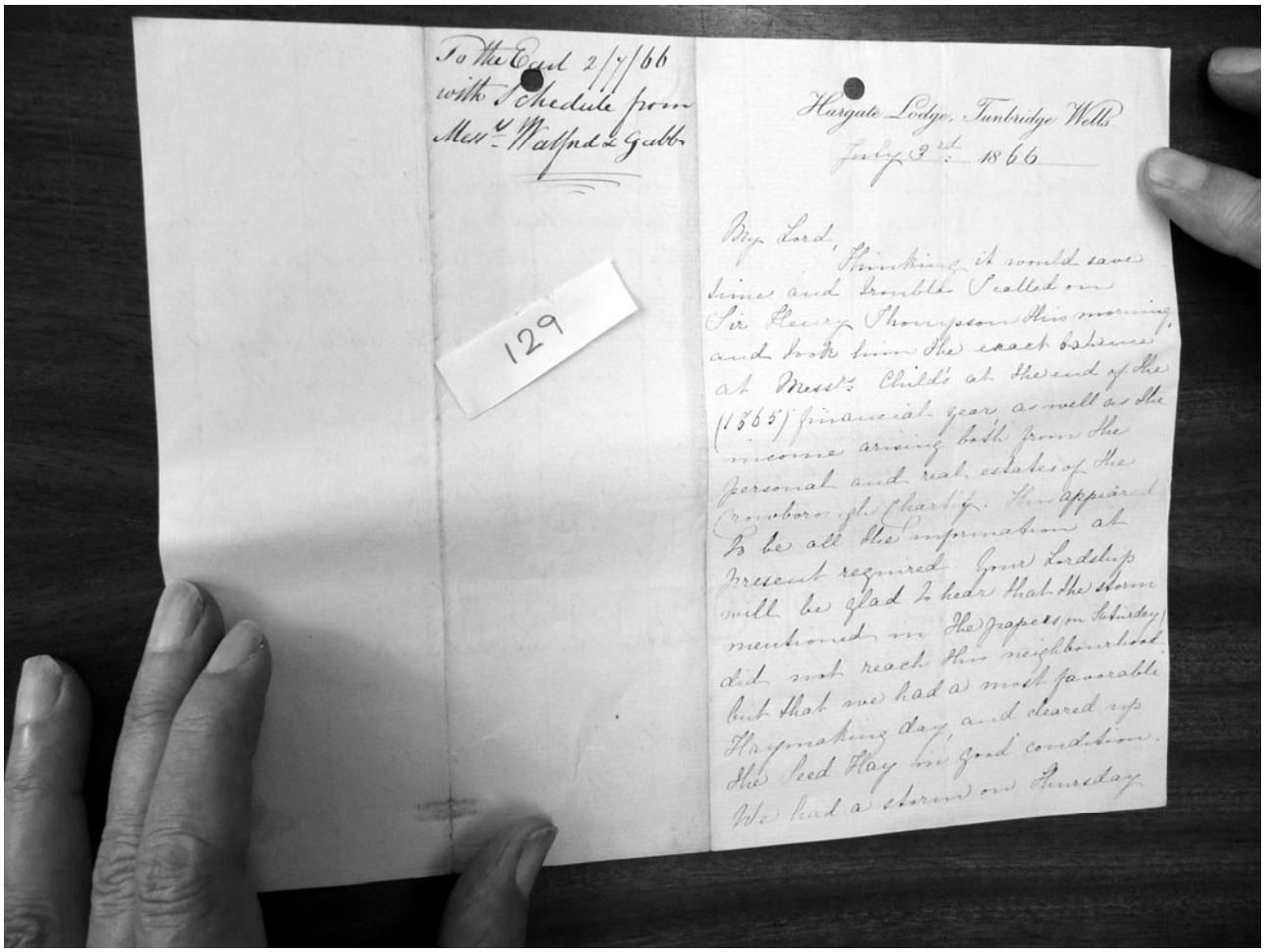
O Dear Sirs

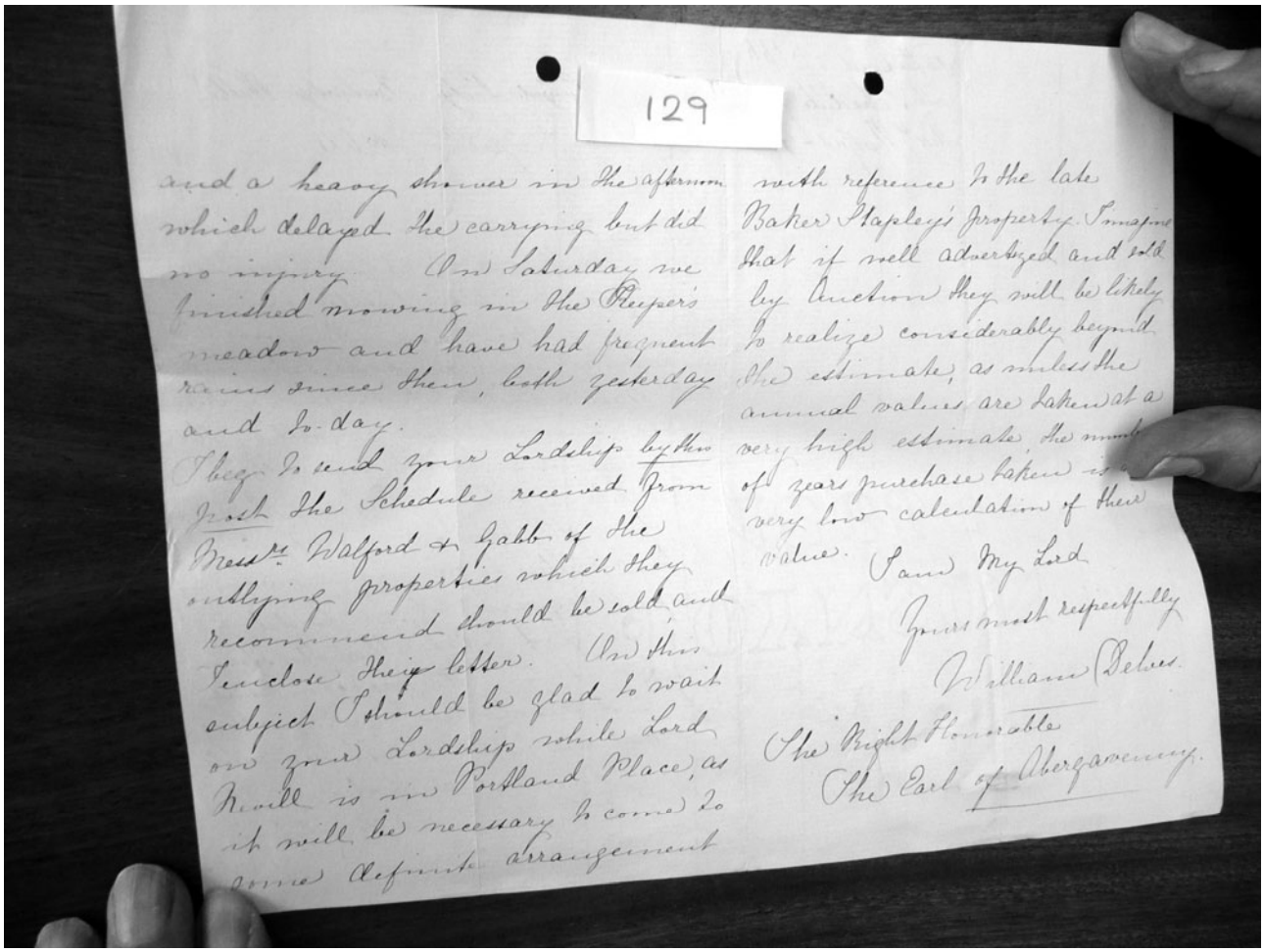
Lad A's Estate Sale

I am obliged for your letter received this afternoon, and as the money (which I think I told you belongs to one of my Daughters) is ready I will decide to take lots 8 & 49 at £250 if approved, and if you will let me know the costs of conveyance, I will send you a cheque for them and the purchase money at any time on hearing from you. The purchase here has to be paid for under the Conditions of Sale on the 5th of January, and it is very desirable that if possible the money should be paid into the Bank in time for the petition to be presented and the order obtained accordingly.

I am O Dear Sirs,
Yours faithfully
William O Delves.

Messrs Walford & Gabb.


To the Earl 2/7/66
with Schedule from
Messrs Walford & Gabb
129
Hargate Lodge, Tunbridge Wells
July 2nd 1866
My Lord,
Thinking it would save
time and trouble I called on
Sir Henry Thompson this morning,
and took him the exact balances
at Messrs Child's at the end of the
(1865) financial year as well as the
income arising both from the
personal and real estates of the
Crowborough Charity. He appeared
to be all the information at
present required. Your Lordship
will be glad to hear that the storm
mentioned in the papers on Saturday
did not reach this neighbourhood
but that we had a most favorable
Haymaking day and cleared up
the seed Hay in good condition.
We had a storm on Thursday



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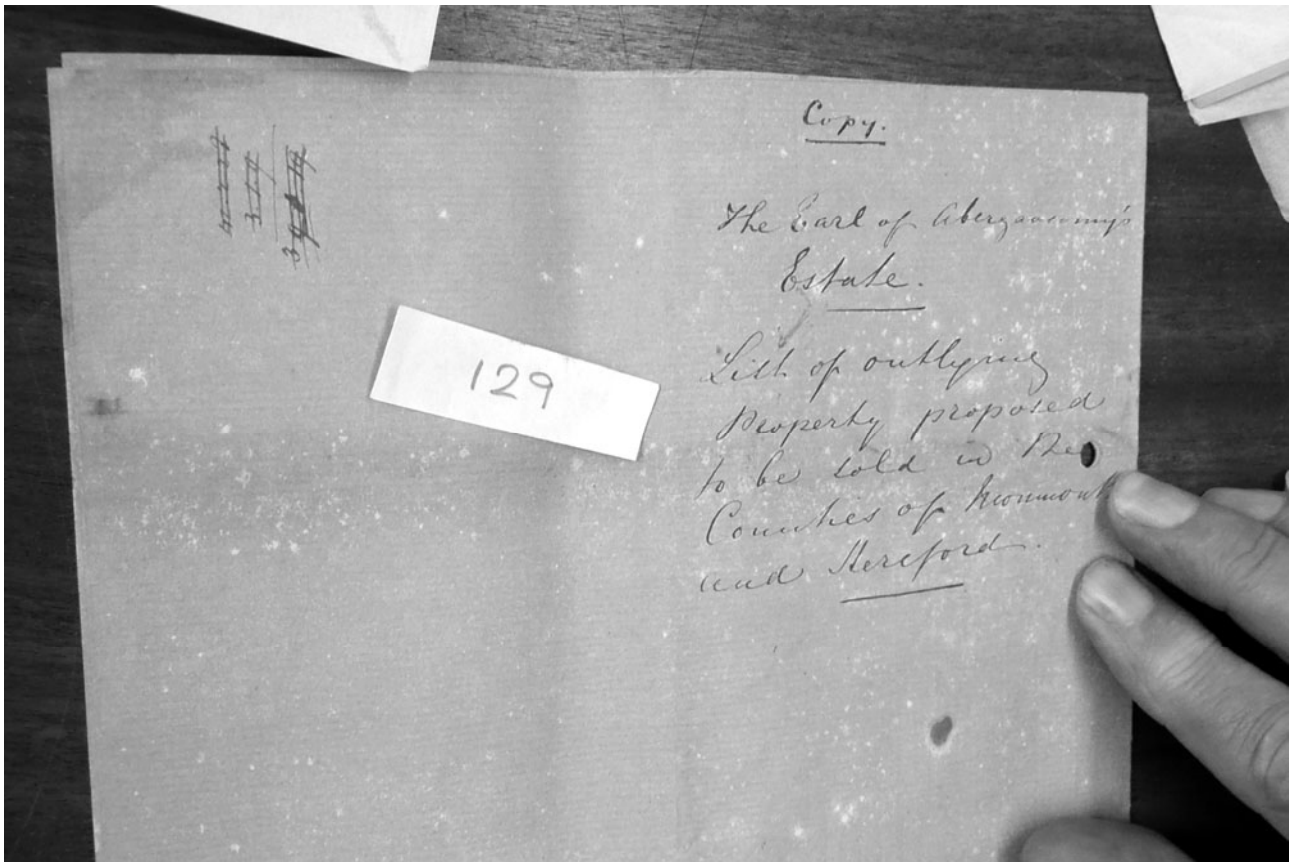
and a heavy shower in the afternoon which delayed the carrying but did no injury. On Saturday we finished mowing in the Keeper's meadow and have had frequent rains since then, both yesterday and to-day.

I beg to send your Lordship by this post the Schedule received from Messrs Walford & Gabb of the outlying properties which they recommend should be sold and I enclose their letter. On this subject I should be glad to wait on your Lordship while Lord Rivall is in Portland Place, as it will be necessary to come to some definite arrangement with reference to the late Baker Stapley's property. I imagine that if well advertized and sold by Auction they will be likely to realize considerably beyond the estimate, as unless the annual values are taken at a very high estimate, the number of years purchase taken is a very low calculation of their value.

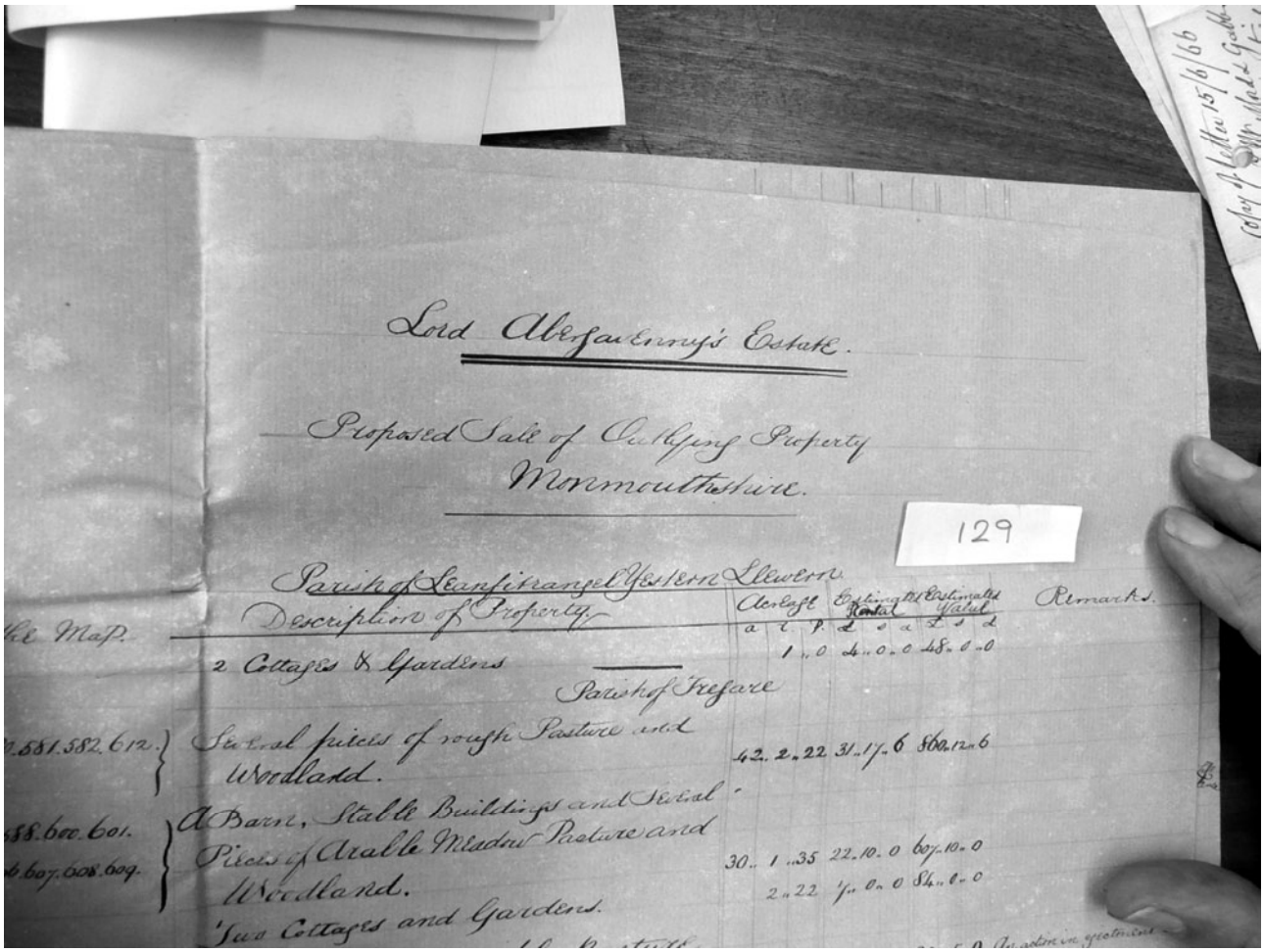
I am My Lord
Your most respectfully
William Debes.

The Right Honorable
The Earl of Abergavenny.


Copy.
The Earl of Abergavenny's
Estate.
129
List of outlying
Property proposed
to be sold in the
Counties of Monmouth
and Hereford.

The History of Ewyas Lacy

Document Record



Observations:

None