



The History of Ewyas Lacy: Urishay Castle Estate

Document Record

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Title: Sale of Urishay Castle Estate

Place name: Ewyas Lacy

Date: 1913

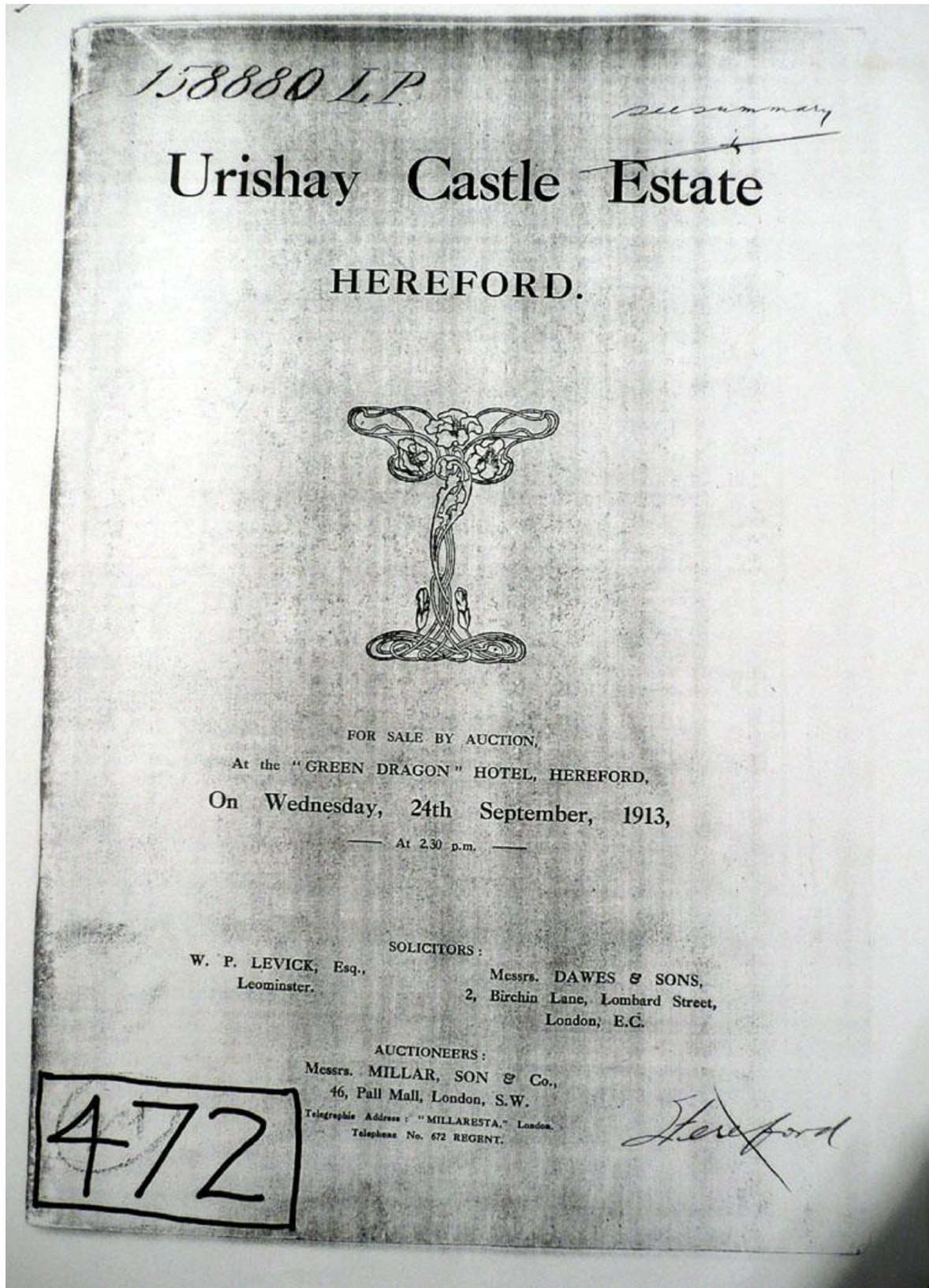
Description:

The following is a copy of the first four pages of the sale Brochure plus Maps and pages relevant to the properties located in Ewyas Lacy parishes.

1913 Sale particulars of the Urishay Castle Estate

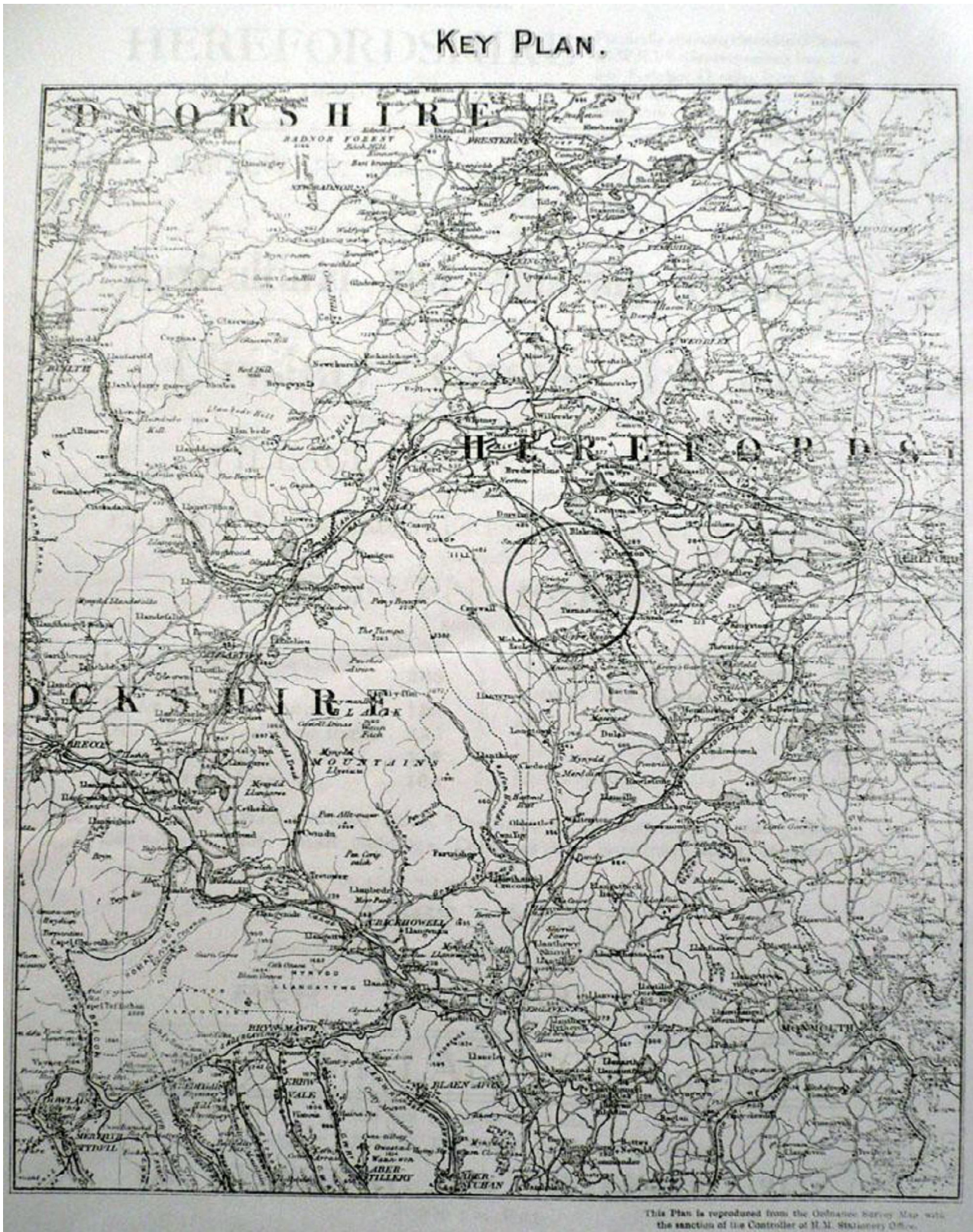
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Front cover

FOR SALE BY AUCTION IN 50 LOTS.

HEREFORDSHIRE Practically adjoining Peterchurch Station (G.W.R.), 9 miles respectively from Hay and Portliss, 12 miles from the fine Market City of Hereford, and 20 miles from Ross.

:: :: IN THE GOLDEN VALLEY :: ::

PARTICULARS, PLANS and CONDITIONS OF SALE
Of the Valuable and Well-Cultivated
FREEMOLD
Agricultural and Sporting Property
KNOWN AS THE
Urishay Castle Estate
CONSISTING OF A CONSIDERABLE PORTION OF THE
VILLAGE OF PETERCHURCH
AND PARTS OF THE
Parishes of Michaelchurch Escley, St. Margaret's & Crasswell
COMPRISING
ELEVEN FARMS
KNOWN AS

	ACRES		ACRES
Urishay Castle Farm - - -	208	Clothiers' & King's Arms Farms -	90
Castle Cwm Farm - - -	-	Urishay Court Farm - - -	43
Lower Wellbrook Farm - - -	188	Merdy Farm - - -	149
Oatley & Cwm-y-Crome Farms -	235	Llanrosser Farm - - -	61
Pen-y-lan Farm - - -	175	Crasswell Court Farm - - -	112
Barley Knapp Farm - - -	103		

Flour Mill in good working order, Two Superior Residences, Butcher's Shop, Carpenter's Shop, Small Holdings, Cottages and Accommodation Meadows.

The whole comprising an Area of about
1,568 ACRES
With a Total Gross and Estimated Rent Roll of about
PER £1,560 ANN.

Messrs. MILLAR, SON and Co.

Will Sell the above by Auction,
At the "GREEN DRAGON" Hotel, Hereford,
On WEDNESDAY, 24th SEPTEMBER, 1913
At 2.30 p.m. sharp.

Particulars, Plans and Conditions of Sale of W. P. LIEVICK, Esq., Solicitor, Leominster; MESSRS. DAWES & SONS, Solicitors, 2, Birch Lane, Lombard Street, London, E.C.; at the place of Sale; and of the Auctioneers,
46, PALL MALL, LONDON, S.W.
Telegraphic Address: "Millaresta," London. Telephone No. 672 Regent.

"ESTATES GAZETTE," LTD., 34-35, KIRBY STREET, E.C.

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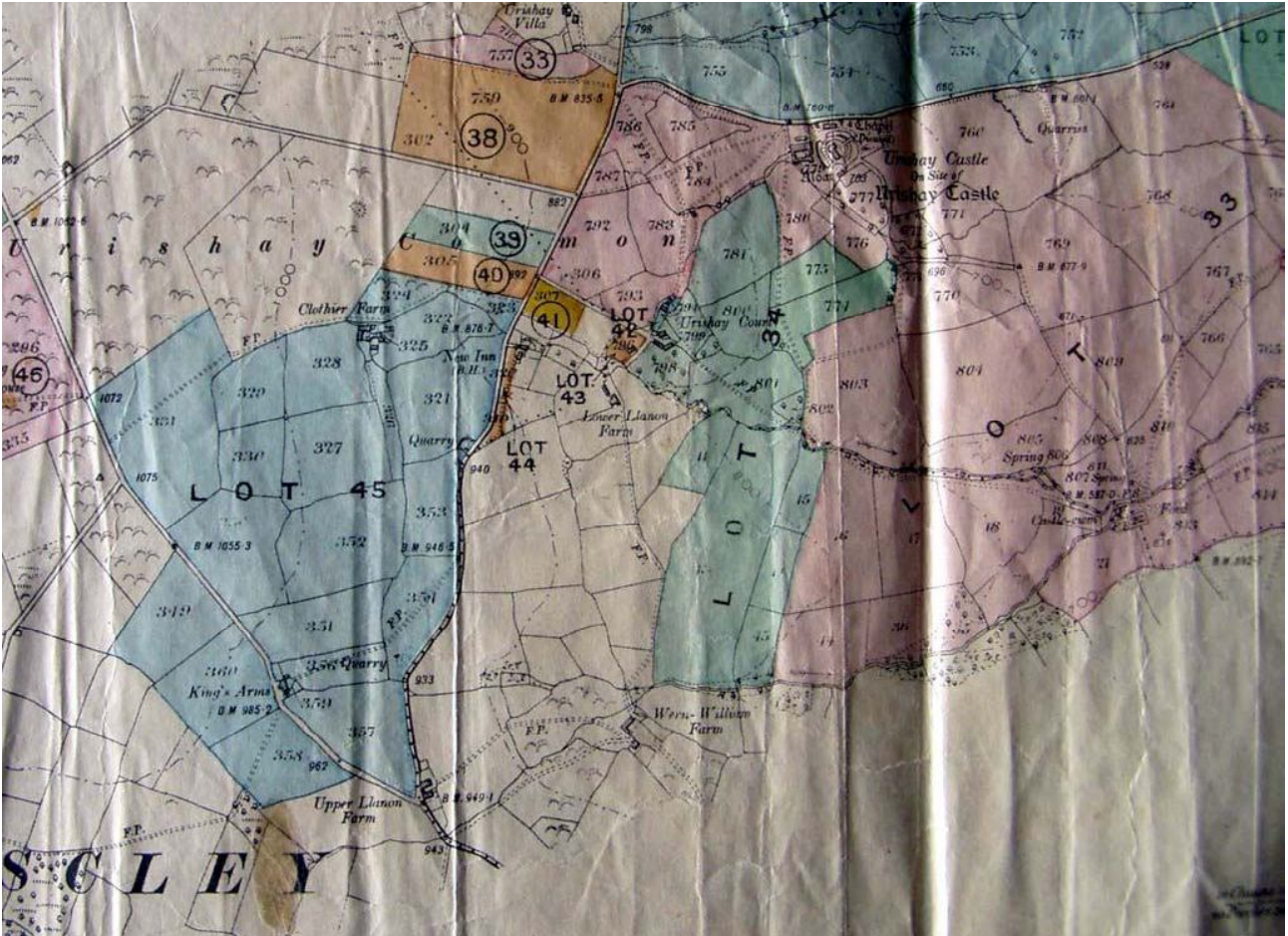
GENERAL REMARKS.

1. SITUATION.—The various Lots are situate in the well-known Golden Valley, so named for the Fertile Character of its Lands. Peterchurch Station, on a Branch of the Great Western Railway, is within a few minutes' walk of all the Principal Lots which abut on to good roads, while the inhabitants are in the unique position of being within reach of Four Noted Markets, viz. : Hereford, Hay, Ross and Abergavenny.
2. PLANS AND QUANTITIES.—The Plan is based on the Ordnance Survey of Great Britain, published with the consent of the Controller of H.M. Stationery Department and adjusted for the purpose of this Sale by the Auctioneers, and the Areas are derived from the same source. All are believed to be correct and shall be so accepted by both Vendor and Purchasers, but should any dispute arise with reference to the same or to the Boundaries, the matter shall be referred to the Auctioneers, whose decision shall be final.
3. TIMBER.—Any growing Timber, Timber-like Trees, Tellers, Pollards, Saplings, Plantations and Underwood down to the Stub shall be taken over and paid for by each respective Purchaser at a valuation to be made in the usual way and as stated in the Conditions of Sale.
4. CULTIVATIONS.—The Land is well cultivated, while the Farmhouses and Buildings are very conveniently placed. The description of the cultivation of the Lands may be taken in most instances as representing their present state, but shall not affect the rights (if any) of any Tenant or Tenants to alter such cultivation, and the Lots are sold subject to such rights (if any).
5. TENANCIES.—Notices have been given to all the Tenants to quit their Holdings on the expiration of their Tenancies, as stated in the Particulars, and on such expiration the Purchasers of the respective Lots will be entitled to Vacant Possession, subject to the Custom of the County and the provisions of the Agricultural Holdings Acts, and to the terms of the respective Tenants' Agreements.
6. LAND TAX.—The amount payable on the whole Estate is £30 5s. 4d., or less than 5d. per acre.
7. URISHAY CASTLE, Chapel, Farmhouses and Buildings are for the most part very substantially built with OLD OAK Beams, Floors, and Staircases, while there is a large quantity of FINE OLD PANELLING in Urishay Castle (Lot 33). THE CHAPEL contains many objects of interest, including original ALTAR, FONT and OLD OAK PULPIT.

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Map of Lots 33, 34, 38, 39, 40, 41, 44 & 45



There is no Brochure text for Lot 33

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Lot 34

LOT 34
(Coloured Green on the Plan).

THE VERY VALUABLE
Freehold Agricultural Property
KNOWN AS
Urishay Court Farm
Situate in the Parishes of
Peterchurch, St. Margaret's and Michaelchurch Escley,
COMPRISING
THE HOUSE
Stone-built, containing Sitting Room, Kitchen (with range), Back Kitchen, Dairy, Pantry, Larder, on the Ground Floor; Three Bed Rooms and Store Room, on the First Floor.

THE BUILDINGS
Consist of Barn, Cow House for Four Cows, Stabling for Two Horses, with Loft over; Cart Shed
Calves' Cot, Pigs' Cot and Foldyard, together with

Very Productive Arable and Pasture Lands
Containing an Area of about

42a. 2r. 31p.

SCHEDULE :-

NO. ON PLAN.	DESCRIPTION.	AREA.
PARISH OF PETERCHURCH.		
774	Pasture	3-781
775	Ditto	2-114
781	Arable	4-789
798	Pasture Orchard	1-508
799	Ditto	1-226
800	Pasture	2-550
801	Ditto	4-166
802	Pasture Orchard	4-20
Pt. 794	House, Buildings, etc.	1-187
PARISH OF ST. MARGARET'S.		
11	Pasture	2-208
13	Ditto	13-538
14	Arable	1-688
15	Ditto	1-596
45	Pasture	1-926
		A. 42-697

Let, with other Lands, to Mr. William Pritchard on a Candlemas Tenancy, expiring 1915, at an Apportioned Rent of £49 18s. per annum. The Shooting is of the estimated value of £2 per annum, making a total of

Per £51 18s. Ann.

The Tithe payable for 1913 amounts to about £1 14s. 8d.

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Lot 38

LOT 38
(Coloured *Brown* on the Plan).

A VERY FINE FREEHOLD
Enclosure of Accommodation Arable Land

Situate in the PARISHES OF PETERCHURCH AND MICHAELCHURCH ESCLEY,
containing an Area of about

14a. Or. 2p.

SCHEDULE:—

NO. ON PLAN.	DESCRIPTION.	AREA.
759	Arable	12-083
302	Ditto	1-982
		A. 14 015

Let, with other Lands, to Mr. John Price, on a Candlemas Tenancy expiring 1915, at an Apportioned Rent of

Per £12 Ann.

This Lot is believed to be Tithe Free.

NOTE.—A Right-of-way for the purpose of obtaining access to Field 710 and 737 over this Lot to the purchaser of Lot 38.

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Lots 39, 40 & 41

LOT 39
(Coloured *Green* on the Plan).

A VERY PRODUCTIVE FREEHOLD
Enclosure of Accommodation Arable Land

Situate in the PARISHES OF MICHAELCHURCH ESCLEY AND PETERCHURCH,
containing an Area of about

3a. Or. 30p.

NO. ON PLAN.	SCHEDULE:—						AREA.
	DESCRIPTION.						
204	Arable	...	...	...	...	...	3.002
791	Ditto	...	...	...	...	...	.185
							A. 3.187

Let, with other Lands, to Mr. William Pritchard, on a Candlemas Tenancy terminating 1915,
at an Apportioned Rent of

Per £3 Ann.

This Lot is believed to be Tithe Free.

LOT 40
(Coloured *Brown* on the Plan).

THE ADJOINING
Freehold Enclosure of Accommodation Arable Land

Situate in the PARISH OF MICHAELCHURCH ESCLEY, containing an Area of about

3a. Or. 30p.

Let, with other Lands, to Mr. Wm. Pritchard on a Candlemas Tenancy terminating 1915, at
an Apportioned Rent of

Per £3 Ann.

This Lot is believed to be Tithe Free.

LOT 41
(Coloured *Yellow* on the Plan).

A VERY DESIRABLE
Freehold Enclosure of Accommodation Arable Land

Situate in the PARISH OF MICHAELCHURCH ESCLEY, containing an Area of about

1a. 1r. 6p.

Let, with other Lands, to Mr. Wm. Pritchard on a Candlemas Tenancy terminating 1915, at
an Apportioned Rent of

Per £1 5s. Ann.

The Tithe payable for 1913 is about 6s. 9d.

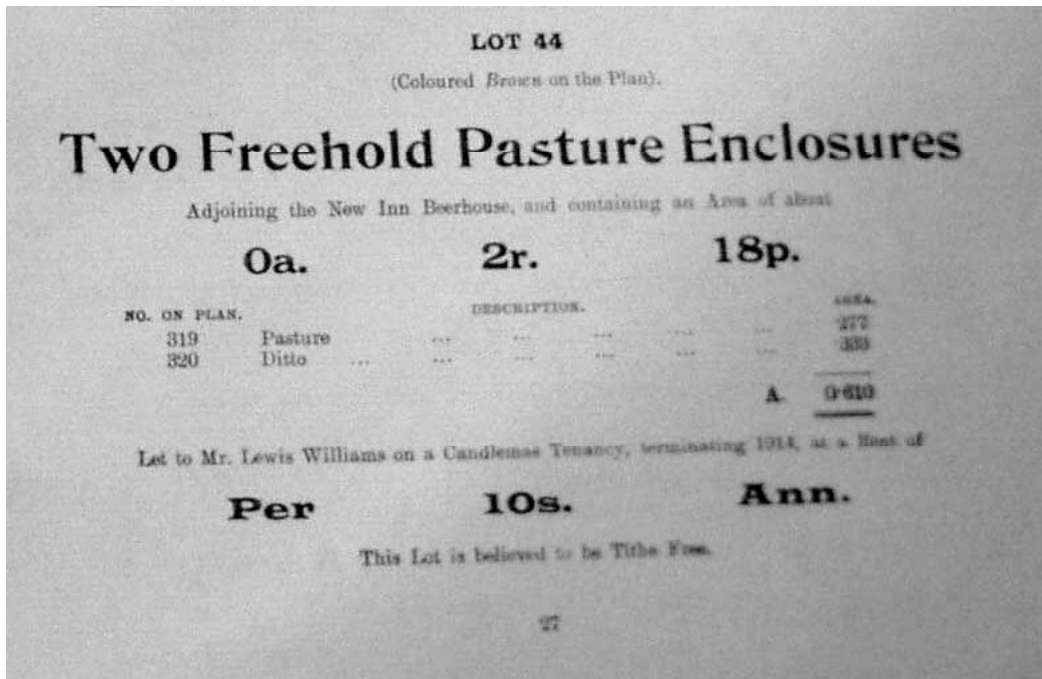
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Lot 44



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Lot 45

LOT 45
(Coloured Blue on the Plan).

THE COMPACT AND PRODUCTIVE
Freehold Agricultural Property
KNOWN AS
Clothier's and King's Arms Farms

Situate in the PARISH OF MICHAELCHURCH ESCLEY, stone-built, and containing Six Rooms and Outbuildings of Wood Shed, Earth Closet, etc.

GOOD GARDEN.

CAPITAL FARM BUILDINGS
Consisting of Stone-built Cart House, Stable for three, Chaff-cutting House, 4-stall Cow House, 8-stall ditto, large Barn, Piggeries, Open Cart House with Granary over, Open Cow Shed, and, on the Eastern Boundary,

Another Set of Buildings
Comprising Barn, Stable and Open 3-bay Shed, with corrugated iron roof and old Buildings adjoining, together with

VERY USEFUL ARABLE AND PASTURE LANDS
Containing an Area of about

90a. - 2r. - 24p.

As shown by the following SCHEDULE:—

NO. ON PLAN.	DESCRIPTION.	AREA.
321	Pasture	0-502
322	Ditto	3-355
323	Ditto	941
324	Ditto	2-068
325	House, Buildings, etc.	516
326	Pasture	1-142
327	Ditto	5-712
328	Ditto	4-194
329	Ditto	3-220
330	Ditto	2-801
331	Ditto	11-648
349	Ditto	4-998
350	Arable	6-417
351	Ditto	4-640
352	Ditto	7-985
353	Pasture	3-428
354	Ditto	3-973
356	Ditto	2-135
357	Ditto	5-458
358	Arable	4-593
359	Buildings	241
360	Arable	5-354
A. 90-651		

Let to Mr. Victor Lane on a Candlemas Tenancy, terminating 1915, at a Rent of £65 per annum, the Shooting being of the estimated Rental of £5 per annum, making a total of

Per £70 Ann.

The Tithe payable for 1913 amounts to about £2 16s.

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Map of Lots 46, 47 & 48



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Lots 46 & 47

LOT 46
(Coloured Pink on the Plan).

THE DESIRABLE

FREEHOLD SMALL HOLDING

Situate in the PARISH OF MICHAELCHURCH ESCLEY, comprising the Ruins of a Cottage known as Ivy House, and

ENCLOSURES OF USEFUL LAND

Containing an Area of about

12a. 1r. 35p.

SCHEDULE:—

NO. ON PLAN.	DESCRIPTION.	AREA.
295	Pasture	091
296	Ditto	8221
335	Ditto	2058
336	Old Buildings, etc.	341
337	Arable	1158
A.		12469

Let to Mr. A. Lewis on a Candlemas Tenancy, expiring Candlemas, 1915, at a Rent of

Per £9 1s. 6d. Ann.

The Tithe payable for 1913 amounts to about 1s.

NOTE.—This Lot is Sold subject to a Right-of-way to the Owner of Adjoining Field No. 338 on Plan.

LOT 47
(Coloured Blue on the Plan).

THE DESIRABLE

Freehold Enclosure of Pasture Land

Situate in the PARISH OF MICHAELCHURCH ESCLEY, containing an Area of about

6a. 0r. 8p.

Let, with other Lands, to Mr. Thomas Gwilliam on a Candlemas Tenancy, expiring 1915, at an Apportioned Rent of

Per £5 Ann.

This Lot is believed to be Tithe Free.

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Lot 48

LOT 48
(Coloured Green on the Plan).

The Excellent Freehold Stock Farm
KNOWN AS
"MERDY"

Situate in the PARISH OF MICHAELCHURCH ESCLEY, comprising
Excellent Stone-built House
Containing Two Sitting Rooms, Kitchen, Dairy, Three Bed Rooms and Attic over; E.C.
Compact Set of Farm Buildings
Consisting of Cow House for 16, large Barn, Cart-horse Stable for two, a ditto ditto, Cart House, Chaff House and Piggeries, together with
Good Arable and Pasture Lands
Containing an Area of about

148a. 3r. 11p.

SCHEDULE:—

NO. OF PLAN.	DESCRIPTION.	AREA.
134	Spinney	2-240
135	Pasture	18-227
136	Ditto	12-076
137	Ditto	4-425
138	Ditto	4-528
163	Coppice	370
167	Pasture	10-130
168	House, Buildings, etc.	365
169	Coppice	367
170	Pasture	5-583
171	Road	745
172	Arable	5-772
173	Ditto	4-912
174	Ditto	4-788
214	Ditto	5-098
215	Pasture	2-121
216	Meadow	2-044
217	Coppice	1-055
420	Pasture	2-530
421	Coppice	441
423	Arable	4-986
427	Ditto	7-303
428	Pasture	7-318
429	Rough Piece	534
430	Pasture	1-161
431	Ditto	2-566
432	Ditto	4-238
433	Arable	3-317
441	Pasture	3-739
442	Arable	3-106
444	Woodland	4-487
287	Pasture	126
288	Ditto	425
289	Ditto and Cottage	385
290	Pasture	2-094
415	Ditto	14-613

A. 148-615

Let, with other Lands, to Mr. Thomas Gwilliam on a Cattlemas Tenancy, at an Apportioned Rent of £65 per annum. The Shooting is estimated at a Rent of £7 per annum, making a total Rent of

Per £72 Ann.

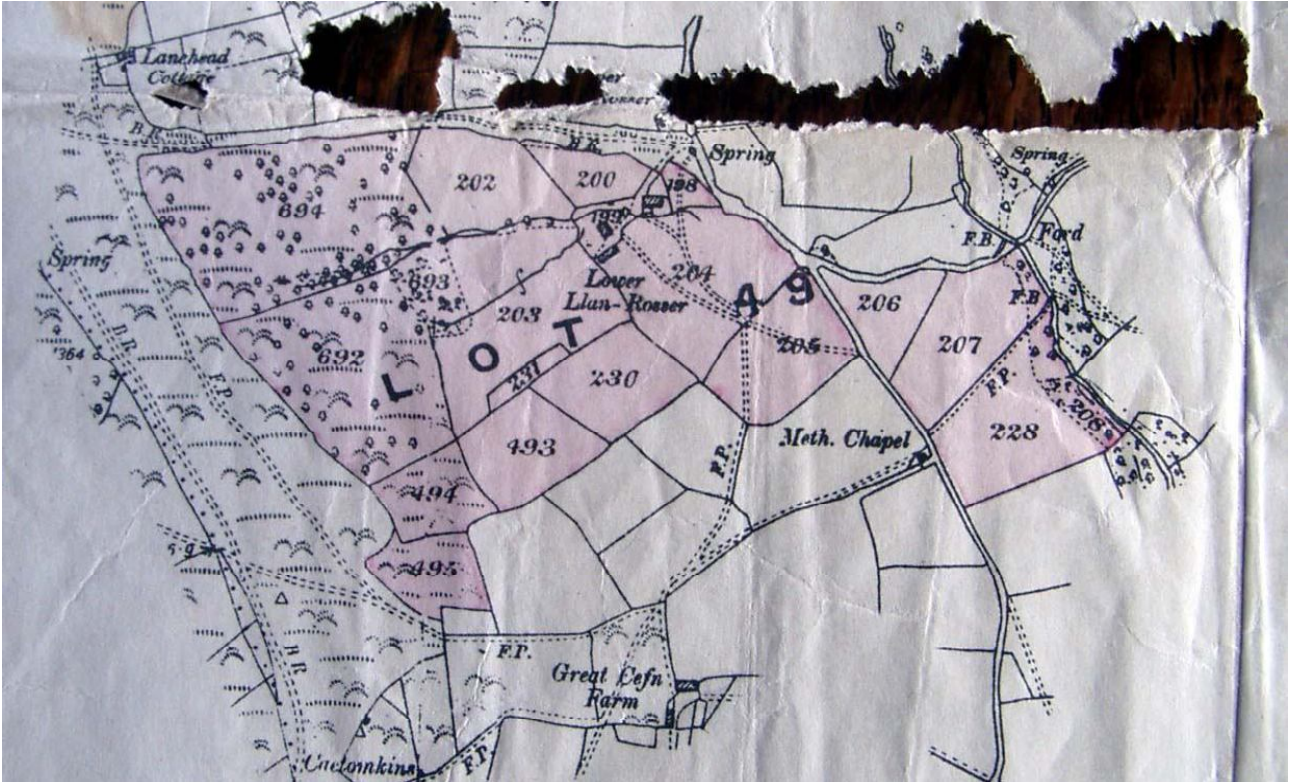
The Tithe payable for 1913 amounts to about £2 7s. 8d.

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Map of Lot 49



The History of Ewyas Lacy: Urishay Castle Estate

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Lot 49

LOT 49
(Coloured Pink on the Plan).

A COMPACT
Freehold Agricultural Farm
KNOWN AS
Lower Llan-Rosser
Situate in the PARISH OF MICHAELCHURCH ESCLEY, comprising
Excellent Picturesque House
Stone built, containing Two Living Rooms, Back Kitchen, Dairy, Pantry, Larder, Four Bed Rooms.
LARGE GARDEN.
Capital Set of Buildings
Consisting of Cow House for eight, large Barn with part corrugated iron roof, Cart House and Cart-horse stable, together with
MEADOW AND PASTURE LANDS
Containing an Area of about
60a. 3r. 24p.
As shewn by the following SCHEDULE:—

NO. ON PLAN.	DESCRIPTION.	AREA.
198	Meadow	507
199	House, Buildings, etc.	904
200	Pasture	1295
202	Ditto	3545
203	Ditto	6045
204	Meadow	5280
205	Ditto	3599
206	Ditto	1801
207	Ditto	3619
208	Coppice	1294
228	Meadow	3984
230	Pasture	2853
231	Ditto	442
493	Ditto	2737
494	Ditto	1810
495	Ditto	1816
692	Ditto	7814
693	Ditto	1184
694	Ditto	10499
A.		60898

Let to Mr. Aaron Meredith on a Candlemas Tenancy expiring 1915, at a Rent of 240 12s. The Shooting Rent is estimated at £3 per annum, making a total of

Per £43 12s. Ann.

The Tithe payable for 1913 amounts to about £1 13s. 2d.

Excellent Water Supply.

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Lot 50 page 1

LOT 50
(Coloured *Blue* on the Plan).

The Very Useful Freehold Farm

KNOWN AS

“Crasswell Court”

Situate in the PARISHES OF CRASSWELL and MICHAELCHURCH ESCLEY, comprising a

STONE-BUILT HOUSE

Containing large Living Room with range, large Kitchen, Wash-house, Dairy and Two Bed Rooms.

THE FARM BUILDINGS

Consist of Cow House for 10, Barn, Chaff House, Cart-horse Stable for three, Chaff House, Implement Shed, stone-built, with corrugated iron roof, Chicken House, etc., together with

GOOD ARABLE AND PASTURE LANDS

Containing an Area of about

112a. 1r. 16p.

As shown by the following SCHEDULE:—

NO. ON PLAN.	DESCRIPTION.	AREA.
IN CRASSWELL PARISH.		
4	Pasture	1-452
5	Ditto	3-573
6	Meadow	712
7	Pasture	2-786
8	Ditto	1-513
9	Ditto	1-864
10	Arable	1-581
11	Pasture	1-556
12	Arable	600
13	Pasture	1-379
14	Ditto	1-482
15	Ditto	3-301
17	Ditto	2-396
18	Ditto	2-898
19	Ditto	2-879
<i>Carried forward</i>		29-972

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Lot 50 page 2

NO. ON PLAN.	DESCRIPTION.	AREA.
	<i>Brought forward</i>	29-972
19a	Coppice	806
20	Arable	2-425
21	Pasture	2-510
22	Meadow	3-124
23	Pasture and Wood	4-274
36	Meadow	2-421
37	Pasture	1-480
37a	Coppice	612
38	Pasture	7-545
39	Woodland	2-275
903	Arable	3-021
941	Meadow	5-661
1021	Ditto	5-838
1022	House, Buildings, etc.	1-107
1023	Pasture	2-173
1024	Arable	394
1025	Pasture and Wood	1-238
1026	Ditto ditto	2-889
1027	Ditto	623
1080	Ditto	525
1091	Pasture	768
IN MICHAELCHURCH ESCLEY PARISH.		
512	Pasture	3-076
513	Ditto	1-045
514	Ditto	3-154
521	Pasture and Woodland	13-158
632	Pasture	950
633	Ditto	3-913
634	Ditto	2-739
635	Arable	3-034
	A.	112-349
<p>Let to Mrs. Gane on a Caudlemas Tenancy, terminating 1915, at a Rent of £42 per annum. The Shooting being of the estimated Rental of £5 per annum, making a total of</p> <p style="text-align: center;">Per £47 Ann.</p> <p>The Tithe payable for 1913 amounts to about £1 16s. 10d.</p>		