

DATED *1st December* 1937.

A.H. JARRARD ESQ.

- to -

THE CARDIGANSHIRE COUNTY COUNCIL.

Counterpart/

A G R E E M E N T

for sale of Pencarreg fawr in the
Parish of Henfynyw and Morfa Cilgwya
in the Parish of Llandewi-Aberarth
in the County of Cardigan.

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A N AGREEMENT made the first day of December
One thousand nine hundred and thirty seven B E T W E E N
ALBERT HENRY JARRARD of 38 Bailey Lane in the City of
Coventry Solicitor (hereinafter called "the Vendor") of the
one part and THE CARDIGANSHIRE COUNTY COUNCIL (hereinafter
called "the Purchaser") of the other part W H E R E B Y IT
IS AGREED as follows:-

1. The Vendor will sell and the Purchaser will purchase the
unincumbered fee simple in possession of ALL THAT messuage
farm and lands known as Pencarreg Fawr situate in the Parish
of Henfynyw in the County of Cardigan AND ALSO ALL THAT
piece of land known as Morfa Cilgwgan situate in the Parish
of Llanddewi-Aberarth in the County of Cardigan the whole now
in the occupation of the Purchasers EXCEPT AND RESERVED unto
the Vendor the land hereditaments and premises set out in the
Schedule hereto being parts of Pencarreg Farm which have
already been conveyed by the Vendor to the respective
Purchasers mentioned in the said Schedule All which said
premises hereinbefore described comprise Lot 62, part of Lot
63 part of Lot 64 part of Lot 65 Lot 67 and Lot 70 in the
Auction Particulars of Messrs. H.Lidington & Co. in respect
of the Monachty and Aberayron Estates a portion of which were
offered by public auction at the Memorial Hall Aberayron on
Wednesday the 15th July 1936.

2. The price shall be the sum of Three thousand two hundred
and fifty pounds and the purchase shall be completed within
one calendar month from the date upon which the Ministry of
Agriculture and Fisheries and the Ministry of Health consent
to the purchase.

3. The property is sold subject to and with the benefit of
the Lease dated the Tenth day of February One thousand nine
hundred and ten and made between Alban Lewis Gwynne of the one

the Schedule hereto in respect of the parts of Pencarreg Farm which have been sold and conveyed by the Vendor and will during the said Lease pay the said rents to the owners for the time being of such portions which have been so sold off and conveyed.

4. All the stipulations and conditions of sale with the exception of conditions Numbers 3 and 4 set out in the said Auction Particulars of the Monachty and Aberayron Estate shall apply to this Contract as if the same were incorporated therein.

5. This Contract is conditional upon the Purchasers obtaining the consents thereto of the Ministry of Agriculture and Fisheries and the Ministry of Health and the Purchasers shall use all reasonable endeavours to obtain these consents. In the event of the consents not being obtained within three calendar months from the date hereof the Vendor shall at any time thereafter be at liberty to determine this Contract on giving to the Purchasers one calendar month's notice in writing to that effect and thereupon this Contract shall terminate and neither party shall make any claim against the other for or in respect of the Contract.

AS WITNESS the hands of the parties the day and year first before written.

THE SCHEDULE above referred to.

Particulars of Sales by Albert Henry Jarrard of portions of the Monachty Estate comprised in the Lease dated 10th February 1910 to the Cardiganshire County Council of Pencarreg fawr and Morfa Cilgwgan Field, Aberayron.

Name & address of Purchaser.	Description of property.	Date Sale completed.	Apportioned Rent.
1. Geraint Morgan Howell of Portland House, Aberayron.	An inclosure of land on the East side of the road leading from Wellington Street to Pantegg, formerly used as a corn yard to and adjacent to Pencarreg Farm outbuildings. Part of Lot 63 in Monachty Sale Particulars.	24/6/36.	5/-.

Name and address of Purchaser.	Description of Property.	Date sale completed.	Apportioned Rent.
Timothy Hughes Davies, John Thomas Davies and Judith Davies, 11 Water Street, Aberayron.	A piece of land formerly part of Cae Ffynnon-Win Pencarreg containing one half an acre or thereabouts in the occupation of the Purchasers. Part of Field 23 on Plan attached to Lease. Part of Lot 64.	23/6/36.	£2.
John Evans and Annie Maud Evans, 6 Belle Vue Terrace, Aberayron.	A piece of land on the west side of the road leading from Wellington Street to Pentteg part of Pencarreg Farm, containing 1 rood 22 perches and being Field No. 4 on the plan attached to Lease. Part of Lot 65.	14/9/36.	4/-.
Joseph McNight Cromwell Field of Nutshell, Aberayron.	A piece of land containing 266 square yards having a frontage of 20 feet and a depth of 120 feet to the road leading from Aberayron to Nutshell and being on the north west boundary of Field No. 19 in the plan attached to the Lease. Part of Lot 66.	24/6/36.	5/-.
Charles Reginald Scriven, 131 High Street, Merthyr Tydfil.	The field containing 5.669 acres in Belle Vue Terrace, Aberayron, being the remainder of Field No. 19 in the Plan attached to the Lease. Remainder of Lot 66.	24/6/36.	£8.5.0.
Douglas Watton and Daisy Lydia Louisa Watton of "Chandlings", Vicarage Gardens, Clacton-on-Sea.	A piece of land in Parish of Henfeniew, fronting to Cardigan Bay and to the main road leading from Aberayron to Cardigan containing 6 acres 2 roods 31 perches, being part of Field No. 18 on the plan attached to Lease. Lot 68.	5/1/37.	£6.15.0.

WITNESS to the signature of)
the said ALBERT HENRY JARRARD:-)

W. E. Sherrad,
Clerk to R.A. Rotherham & Co,
Solicitors
Bovington.



MEMORANDUM by a Conveyance dated the 18th day of February 1955
made between the within-named County Council of the one part and
Stanley Charles Davies of the other part part of the said Deed
the within-written Deed being a plot of land part of Pengarreg Farm
in the County of Cardigan coloured "Pink" and Bescirion the place attached
to the said Conveyance was conveyed to the said Stanley Charles
Davies in fee simple and an acknowledgement for the production of the
within-written Deed was given.

Memorandum : By a Conveyance
the 4th day of January 1954
between named County Council of the
one part and James Ellis Lloyd & others
and James Ellis Lloyd & others
of said a place or parcel of land
part 47 and remaining parts of
described in Particulars were enclosed
to the said James Ellis Lloyd and
the said James Ellis Lloyd and
the said place or parcel of land
was acknowledged for delivery
and the said Conveyance also
an acknowledgement for delivery
and delivery of copies of the within
written Deed.

Memorandum :
The County Council
County Council
Oliver Williams
County Council

MEMORANDUM : By a Conveyance dated the 18th day of February 1955
made between the within-named County Council of the one part and
Stanley Charles Davies of the other part part of the said Deed
the within-written Deed being a plot of land part of Pengarreg Farm
in the County of Cardigan coloured "Pink" and Bescirion the place attached
to the said Conveyance was conveyed to the said Stanley Charles
Davies in fee simple and an acknowledgement for the production of the
within-written Deed was given.

MEMORANDUM : By a Conveyance dated the 23rd day of June 1962 and made between
the within-named Stanley Davies of the one part and the Rev. P. E. James
and his wife S. J. James of the other part part of the land comprised
in the within-written Deed being a plot of land part of Pengarreg
Farm, described coloured "Pink" and No. 12 on the plan attached
to the said Conveyance was conveyed to the said Rev. P. E. James
and his wife S. J. James in fee simple their right to the production
of the within-written Deed was acknowledged.

MEMORANDUM by a Conveyance dated the 30th day of November 1962 and made between the within-named County Council for the Administrative County of Cardigan of the one part and Anthony Edward Thomas and Edith Mary Thomas his wife both of 1 Goodwig Lampeter Road Aberaeron the said County Council as Beneficial Owner thereby conveyed unto the said Anthony Edward Thomas and Edith Mary Thomas all that piece or parcel of land containing by admeasurement one hundred square yards or thereabouts situate in the North East corner of Field D.S.No.18 on Cardiganshire O.S. Survey Sheet XVII/12 (1905 Edition) part of Pengarreg Farm situate in the Parish of Henfynyw in the County of Cardigan for an estate in fee simple as joint tenants and being a portion of the within-described premises and the said Conveyance contains an acknowledgement for production of the within-written Deed and to delivery of copies thereof and undertook for the safe custody thereof.



His Government

Made the Tenth
day of May.

One thousand nine

Hundred and thirty eight Between Albert
Henry Javard of Number 38 Bailey Lane in
the City of Coventry solicitor (hereinafter called "the vendor")
of the one part and The County Council for
the Administrative County of Cardigan
(hereinafter called "the Council") of the other part

Whereas:-

1. By a Lease (hereinafter called "the lease") dated the tenth day of February One thousand nine hundred and ten and made between Allan Lewis Gungrave of the one part and the Council of the other part the hereditaments hereby assured were with other hereditaments demised unto the Council for the term of thirty five years from the twenty ninth day of September One thousand nine hundred and nine.
2. By a Conveyance dated the eighteenth day of June One thousand nine hundred and thirty six (hereinafter called

Lewis Gungrave of the one part and the vendor of the other part the hereditaments hereinafter described and expressed to be fully conveyed were with other hereditaments conveyed unto the vendor in fee simple.

3. The Council in pursuance of the powers conferred by the Small Holdings and Allotments Acts 1903 and 1919 are desirous of purchasing the said curvilinear and irregular hereditaments hereinafter described for the purpose of providing small holdings and the vendor has agreed to sell the same to the Council for the sum of Three thousand two hundred and fifty pounds.

From this Deed witnesseth as follows.

1. In consideration of the sum of Three thousand two hundred and fifty pounds now paid by the Council to the vendor (the receipt whereof the vendor hereby acknowledges) the vendor as Beneficial Owner hereby conveys unto the Council all that messuage or farmhouse with the outbuildings and the several closes of land described in the First Schedule hereto forming part of Pengarreg Farm situate in the parish of Henffordd in the County of Cardigan severally all that piece or parcel of

land known as Morfa Colwyn situated in the parish of
Llanddewi Aberarth in the said County of Cardigan and
comprising in the whole 17.4 acres or thereabouts all which
said premises are more particularly described in the said
First Schedule hereto and within the respective boundaries or
abutments whereof are (by way of further identification but not
by way of restriction) delineated on the plan annexed hereto
and are thereon coloured over and edged with the colour
"Pink" such plan being taken from the Ordnance Survey
Map Second Edition 1906 of the said parishes of Morfynnion
and Llanddewi Aberarth and the numbers in such
Schedule referring to the corresponding numbers in such
plan (as in red). Except and Rescued in fee

simple to the Vendor and his successors in title the owner
or owners from time to time of all such premises as
respectively as were vested in the Vendor in fee simple
by virtue of the said Conveyance and are not hereby
conveyed (1) all such quasi easements or rights of way,
drivage or otherwise and other rights in the nature of
easements or profits a prendre as are now or usually
enjoyed by the holder of a freehold immediately adjacent
over through or from all or any of the premises above
fully conveyed (2) all water necessary for the

from the other lands and inclemencies of the vendor
through the gutters pipes sewers drains and watercourses
which are now in or under the lands hereby conveyed and
also the right to make in positions to be first approved
by the Council connections with gutters pipes sewers drains
and watercourses or any of them for the purpose of
exercising the said right of running water and soil
and (3) the sole and exclusive and several fishing and
fishing rights and the fishing and fishing profits a
prendre in the Rivers Afon Arth and Taron or any
branch thereof or any other stream flowing by strength
or round the property hereby conveyed with full right
and liberty for the vendor and his successors in title
and assigns or his or their sporting tenants licensed
guests servants and others authorized by him or them
to enter upon the property hereby conveyed and to pass
and repass moreover for the full exercise and enjoyment
of such rights and with or without animals or vehicles

to enter upon the property hereby conveyed for the purpose of summing banks erecting and repairing weirs making tools and doing any other thing to protect or improve the fishing to hold the same except and reserved as aforesaid unto the Council in fee simple to the intent that the term created by the lease so far as it affects the same shall forthwith merge and be extinguished.

2. S. verry Boundary between land heretofore conveyed and other land now or lately belonging to the vendor and comprised in the recited conveyance shall except as in any Schedule made or on the side, place otherwise specifically stated or indicated) be owned and ascertained as follows that is to say:

(a) Where the lands are separated by a ditch with a bank or hedge the boundary shall be ascertained and the ownership of the side of the ditch and of the bank or hedge shall go according to the custom of the country although this may render inaccurate the acreage given of the field on either side of the boundary and

(b) If all other boundaries have been adopted as the boundary on the map taken by the Ordnance Survey and shall be party bounded and be repaired at the equal expense of the respective owners for the time being of the properties separated thereby.

3. The vendor hereby acknowledges the right of the Purchaser to production of the documents specified in the Second Schedule hereto (the possession of which documents are retained by the vendor) and to delivery of copies hereof and hereby undertakes for the safe custody hereof.

S. verry witness whereof the vendor has hereunto set his hand and seal and the Council have caused their common seal to be hereunto affixed the day and year first before written.

The First Schedule
above referred to

(over)

Balaunor	
Henfynyw Lower Parish - Yards garden and Buildings)	X 2.150
Part 18	9.875
20	1.422
21	1.297
Part 23	2.792
24	.343
25	.780
26	1.592
28	1.272
32	9.544
33	2.146
46	22.104
Part 47	1.000
Henfynyw Upper Parish	
6	8.854
7	2.956
8	.520
9	8.353
10	7.729
11	9.861
12	6.014
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Pluddewi Aberarth Upper Parish	237 17.940
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The Second Schedule
above referred to

No.	Date of Document	Parties to Document	Nature of Document
1.	13 th February 1877	Alban Garprone (1) Isabella Garprone (2) William East Garprone and Thomas Herbert Madday (3) Edward Tallot Day Foxcroft and Charles George Tottenham (4) Phillip Alfred Williams and Thomas Colborne (1) Alban Garprone (2)	Mortgage
2.	18 th January 1879		Reconveyance

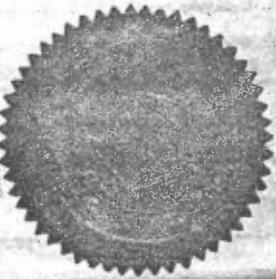
No.	Date of Document	Parties to Document	Nature of Document
3.	19 th January 1879	Joseph Lane and Thomas Colborne (1) Allan Guyenne (2)	Reconveyance
4.	26 th October 1885	Crawshay Bailey (1) Allan Guyenne (2) Herbert Vaughan and	
5.	12 th July 1886	Francis Armstrong Guyenne (3) Crawshay Bailey (1) Crawshay Bailey and Thomas Herbert Madley (2)	Release
6.	19 th November 1886	Edward Talbot Day Foxcroft and Charles George Tollerfrane (1) Allan Guyenne (2) Herbert Vaughan and Francis Armstrong Guyenne (3) George Meakin William Meakin and George Frank Piddock (4)	Transfer of Mortgage
7.	2 nd February 1888	Thomas Herbert Madley (1) Thomas Herbert Madley and Francis Armstrong Guyenne (2)	ditto
8.	30 th October 1902	and John Guyenne Alban Guyenne (1) Thomas Herbert Madley (2) John Charles Harford and John Alfred Pidwys Nicholl (3) William Martin Spencer (4)	
9.	22 nd January 1903	William Martin Spencer (1) Clarice Backford John Campbell	Mortgage
10.	2 nd July 1907	Transfer of Cooper and Howell Powell Edwards (2) Mortgage Alban Lewis Guyenne (1) Mary Edith Guyenne (2) Frederick	
11.	13 th December 1907	Richard Roberts (3)	Mortgage
12.	7 th February 1910	Charles Backford John Campbell Cooper and Howell Powell Edwards (1) Alban Lewis Guyenne (2)	
13.	13 th February 1912	John Fitzherbert Campbell and John Campbell (3)	Transfer of Mortgage
14.	13 th February 1912	Alban Lewis Guyenne (1) Mary Edith Guyenne (2) John Evans (3)	Mortgage
		Alban Lewis Guyenne (1) Frederick Richard Roberts (2)	Disentailing Assurance

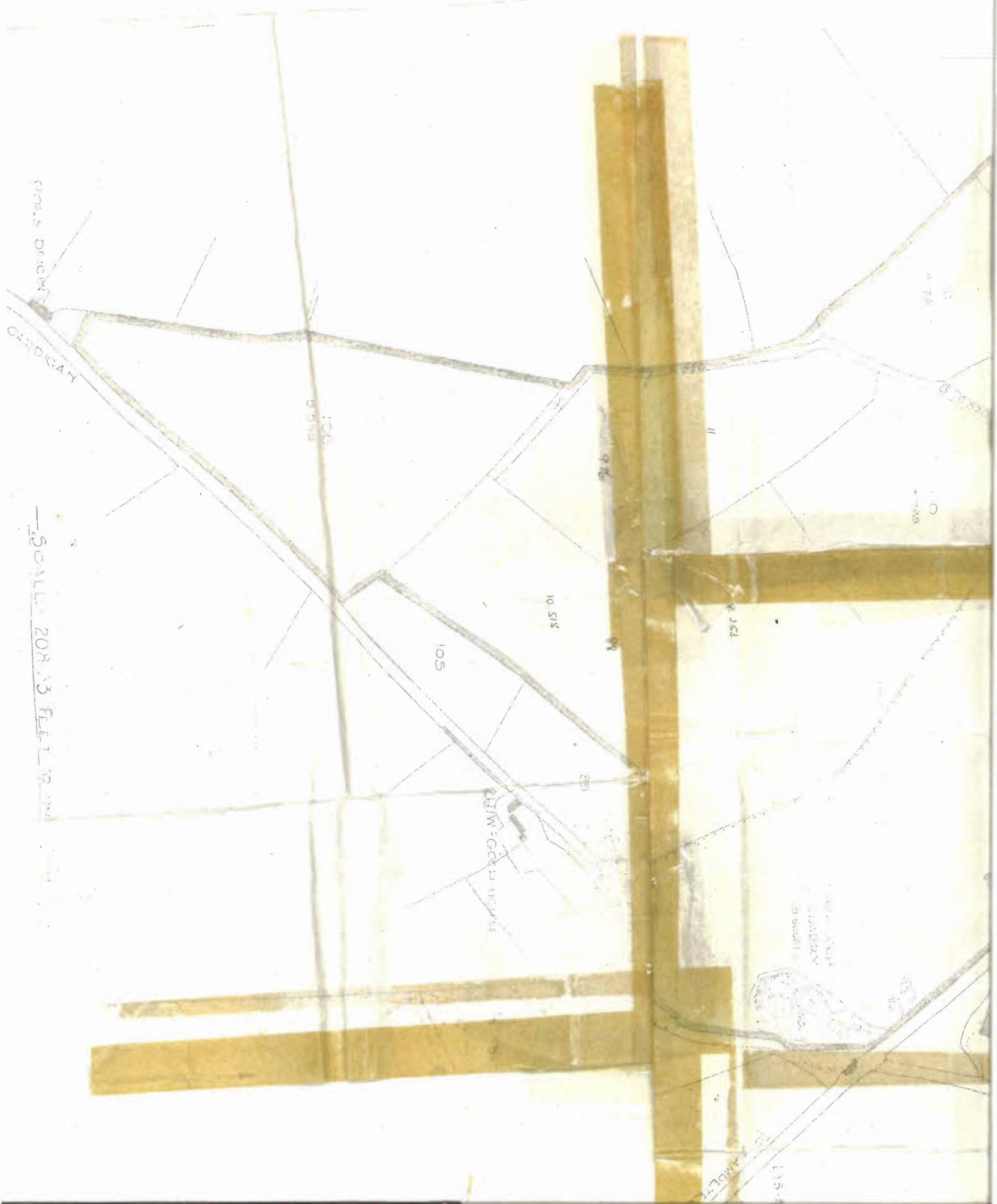
No.	Date of Document	Parties to Document	Nature of Document
15.	10 th June 1914	John Fitzherbert Campbell and John Campbell (1) Alcan Lewis Gwynne (2)	Reconveyance
16.	15 th June 1914	John Evans (1) Alcan Lewis Gwynne (2)	ditto
17.	30 th July 1915	Frederick Richard Roberts (1) Alcan Lewis Gwynne (2) Mary (or endorsed as before mentioned) Edith Gwynne (3)	Reconveyance forfeited as before mentioned Mortgage of 22 nd July 1907
18.	23 rd June 1916	George Frank Paddock and Emily Meakin (1) George Frank Paddock Emily Meakin James Lionel Meakin and Walter Meakin (2)	Transfer of Mortgage
19.	24 th March 1920	George Frank Paddock Emily Meakin James Lionel Meakin and Walter Meakin (1) Alcan Lewis Gwynne (2)	ditto
X	10 th June 1930	Alcan Lewis Gwynne (2)	Conveyance

Signed Sealed and Delivered
by the said Albert Henry Jarrard W H Jarrard
in the presence of
Charles Perry
Dorsetshire
Redditch
Manufacturer

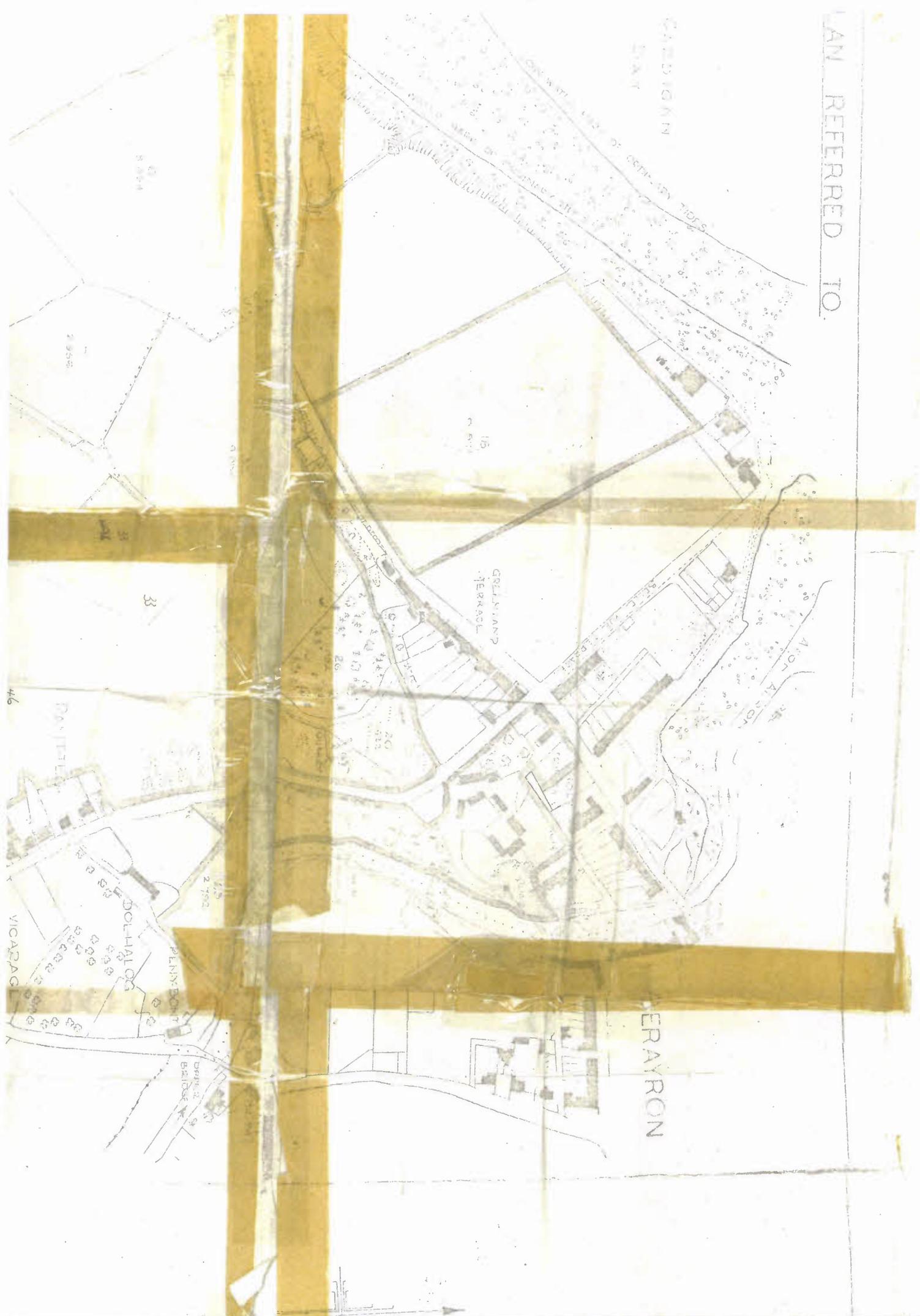
The Comm Seal of the Council
was never to affixed in the presence
of —

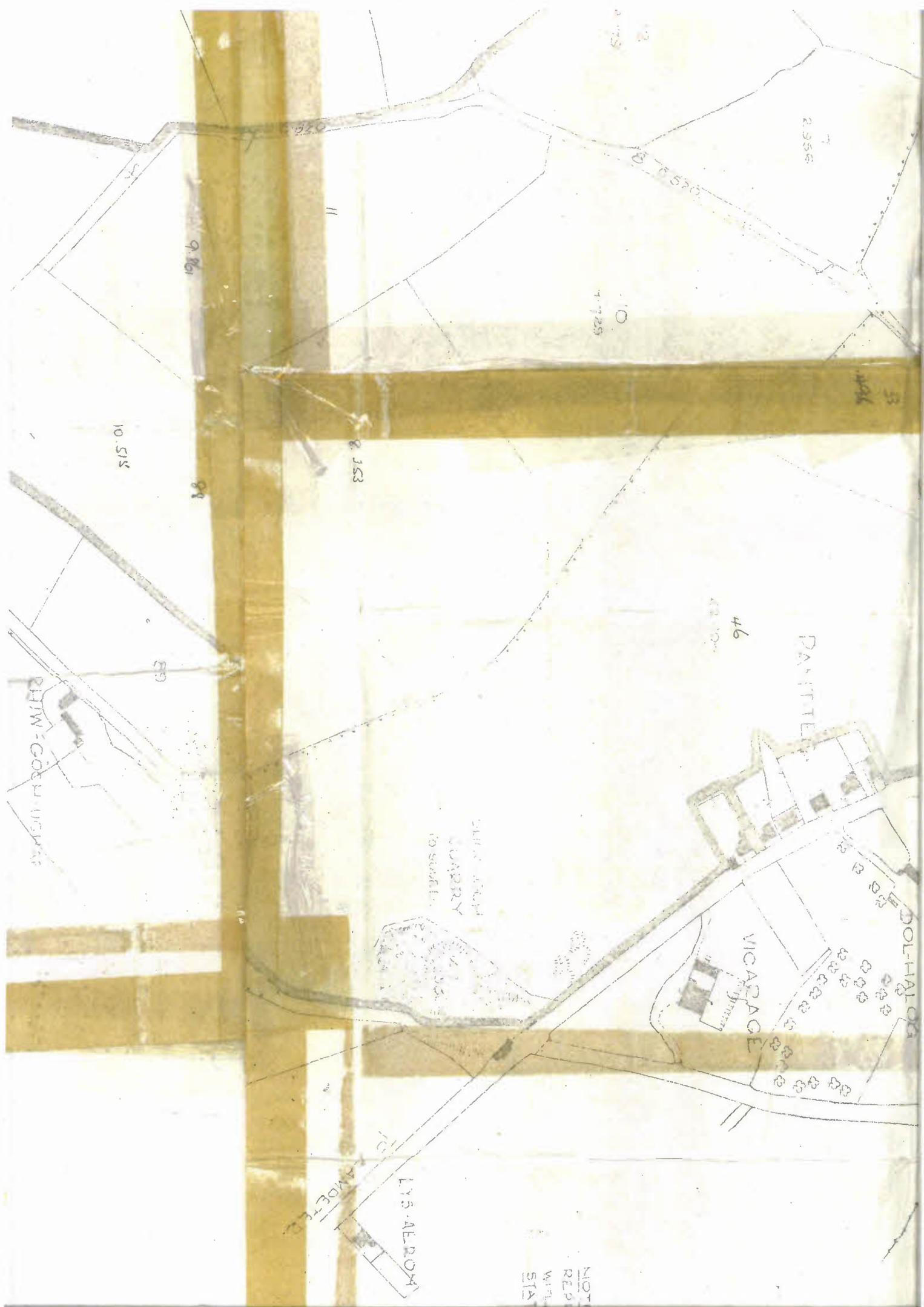
R. G. Herbert
Chairman
W. Evans
Clerk.





MAN REFERRED TO.





Cyngor Sir CEREDIGION County Council

Pengarreg Farm and Land at Caerfynnon Win

Scale 1 5250



NORTH

