

THIS CONVEYANCE is made the First

day of December One thousand nine hundred and sixty one B E T W E E N THE HONOURABLE JOHN EDWARD SOUTHWELL RUSSELL of The Plas Tan-y-Bwlch Vale of Ffestiniog in the County of Merioneth (hereinafter called "the Vendor") of the first part QUINTIN VINCENT HOARE of 37 Fleet Street in the City of London Banker and SIMON JAMES MOSLEY of 28 Lincolns Inn Fields in the County of London Solicitor (hereinafter called "the Trustees") of the second part and THE MINISTER OF TRANSPORT (hereinafter called "the Purchaser") of the third part

W H E R E A S the Vendor is the estate owner in respect of the fee simple absolute in possession of the property described in the First Schedule hereto and hereinafter called "the said land"

A N D WHEREAS the said land is settled land within the meaning of the Settled Land Act 1925 (hereinafter referred to as "the Settled Land Act") and the legal estate therein has by an appropriate vesting instrument been duly vested in the Vendor in fee simple upon the trusts of the settlement affecting the same and referred to in such vesting instrument and accordingly the Vendor has and can exercise over the said land the powers of a tenant for life under the Settled Land Act

A N D WHEREAS the Trustees are the trustees of the said settlement for the purposes of the Settled Land Act as is stated by a Deed of Declaration dated the Tenth day of October One thousand nine hundred and sixty and a memorandum of the names and addresses of the Trustees is endorsed on or annexed to the said vesting instrument

A N D WHEREAS the Purchaser is authorised by the Highways Act 1959 to acquire the said land and has agreed with the Vendor for the purchase of the fee simple of the said land free from incumbrances for the sum of Five hundred and eighty four pounds and in consideration of the covenant on the part of the Purchaser hereinafter contained

N O W in pursuance of the said agreement and in consideration of the sum of FIVE HUNDRED AND EIGHTY FOUR POUNDS now paid by the Purchaser by the direction of the Vendor to the Trustees as such Trustees as aforesaid (the receipt of which sum the Trustees hereby acknowledge and the payment whereof in manner aforesaid the Vendor hereby acknowledges) and of the covenant on the part of the Purchaser hereinafter contained THIS CONVEYANCE WITNESSETH as follows :-

1. THE Vendor as trustee by virtue of the powers vested in him by the Settled Land Act and of any other power enabling him hereby conveys unto the Purchaser ALL the said land TO HOLD the same unto the Purchaser in fee simple
2. THE Purchaser hereby covenants with the Vendor







that if and so far as the works specified in the Second Schedule hereto have not already been carried out he will after he shall have commenced any operations of road construction or road improvement on the said land carry out to the reasonable satisfaction of the Vendor such works for the accommodation of the adjoining land of the Vendor PROVIDED that such accommodation works (other than temporary fencing) shall from the date hereof or from the date of the completion thereof whichever is the later become the property of the Vendor and the Purchaser shall not be liable to maintain the same

3. THE Vendor hereby acknowledges the right of the Purchaser to the production of the documents specified in the Third Schedule hereto (the possession of which is retained by the Vendor) and to delivery of copies thereof
4. THE Purchaser hereby certifies that any stamp duty which but for the provisions of Section 248 of the Highways Act 1959 would be payable on this Deed would be payable as an expense incurred by him under that Act and stamp duty is therefore not payable

I N W I T N E S S whereof the Vendor and the Trustees have hereunto set their hands and seals and the Purchaser has caused his Official Seal to be hereunto affixed the day and year first before written

#### THE FIRST SCHEDULE

ALL THOSE pieces of land containing 17,403 square yards or thereabouts situate in the Parish of Ffestiniog in the County of Merioneth and delineated and coloured pink on the plan numbered 81/156 - L1 annexed hereto and thereon numbered 4 5 6 6a 7 8 9 10 11 12 13 14 and 15

#### THE SECOND SCHEDULE

##### Accommodation Works

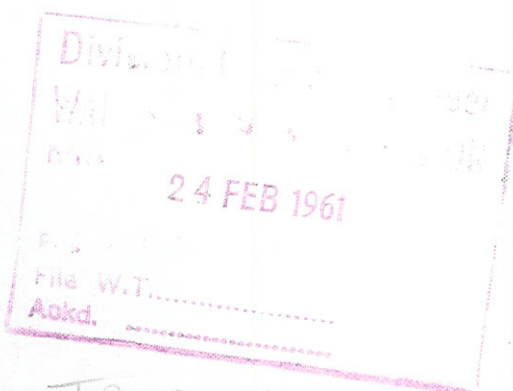
to be carried out on Vendor's adjoining land  
Plot 4

- (a) Provide and erect a wooden post and wire fence on the new boundary line with new gates to replace existing gates (except that the gate into Ordnance Survey 1946 is not to be replaced) regrading access as necessary
- (b) Dig a ditch on the Vendor's remaining land at the whole of this plot except where the ground is above flood level
- (c) The existing catch-pit to be reconstructed on land remaining in the ownership of the Vendor
- (d) A short stretch of the parallel ditches between Ordnance Survey 1945 and 1946 near the road boundary









to be culverted and filled to provide an access into Ordnance Survey 1946

(e) The area of hardstanding in Ordnance Survey 1942 (where the farm tenant kept his haystack and which will be reduced by about one-half as a result of the road widening) to be extended to make good this loss with suitably graded ramp down from highway

(f) Regrade access from highway into Ordnance Survey 1944 and provide a short length of fencing to prevent sheep getting round to the precipitous embankment below the trunk road at Pentrwyngarnedd corner

(g) Connect outlet from road drain to existing field drain in field 1946

(h) Provide stone baffles at the outfalls of those road drains where the flow of water is causing scouring

#### Plot 5

Provide and erect a wooden post and wire fence on the new line with new gate to replace existing

#### Plots 6 and 6a

(a) Erect a random rubble masonry wall 3 feet above garden level on the new south-eastern boundary with a wooden handgate for access and provide and erect a wooden post and wire fence to the south west boundary

(b) Re-site the existing earth-closet

(c) Provide an alternative footpath from the house to the rock at the back of the house

(d) Provide a small area of hardstanding on land remaining in the ownership of the Vendor to provide a rough foundation on which the Estate can construct a base for a new garage to replace the garage which will be demolished and provide a new gate in the boundary at this point for access to the garage site

#### Plot 8

(a) Erect a random rubble masonry wall 3 feet above garden level

(b) Resite existing earth-closet

#### Plot 11

(a) New fence as for Plot 5 together with sufficient extra posts and wire to form a sheep-pen in lieu of the existing sheep-pen

(b) To make good the water-main to Laundry Cottage if this is disturbed

#### Plot 13

New fence as for Plot 5







Plot 14

New fence as for Plot 5 together with new gate  
regrading access as necessary

Plot 15

(a) New fence and gate as for Plot 14 centre  
section of the fence to be raised to 6 feet in  
height in addition to erect 60 lineal yards of  
revetment wall in random rubble masonry

(b) To reinstate the well if this is damaged

THE THIRD SCHEDULE

Documents retained by the Vendor

4th September 1915	CONVEYANCE	Edward de Clifford William Oakeley (1) Alfred Hoare (2) Lewin Charles Cholmeley and Arthur Francis Forster (3) Margaret Ethel Inge (4)
1st March 1960	VESTING ASSENT	Sir William Montgomerie Thomson and Dame Mai Thomson (1) the Vendor (2) the said Mary Caroline Inge and Quintin Vincent Hoare (3)
10th October 1960	DEED OF DECLARATION	The said Mary Caroline Inge (1) the said Quintin Vincent Hoare (2) the said Simon James Mosley (3)

SIGNED SEALED AND DELIVERED by )  
the said JOHN EDWARD SOUTHWELL )  
RUSSELL in the presence of :- )

*J. E. Southwell*  
*J. E. Southwell*

*J. E. Southwell*

SIGNED SEALED AND DELIVERED by )  
the said QUINTIN VINCENT HOARE )  
in the presence of :- )

*Witness* *S. J. Cunn*  
*Name* *37 Fleet Street London*  
*Address* *Teleph to messrs Hoare & Co.*  
*Witness*

*Q. V. Hoare*  
*Q. V. Hoare*

SIGNED SEALED AND DELIVERED by )  
the said SIMON JAMES MOSLEY in )  
the presence of :- )

*W. H. Smith*

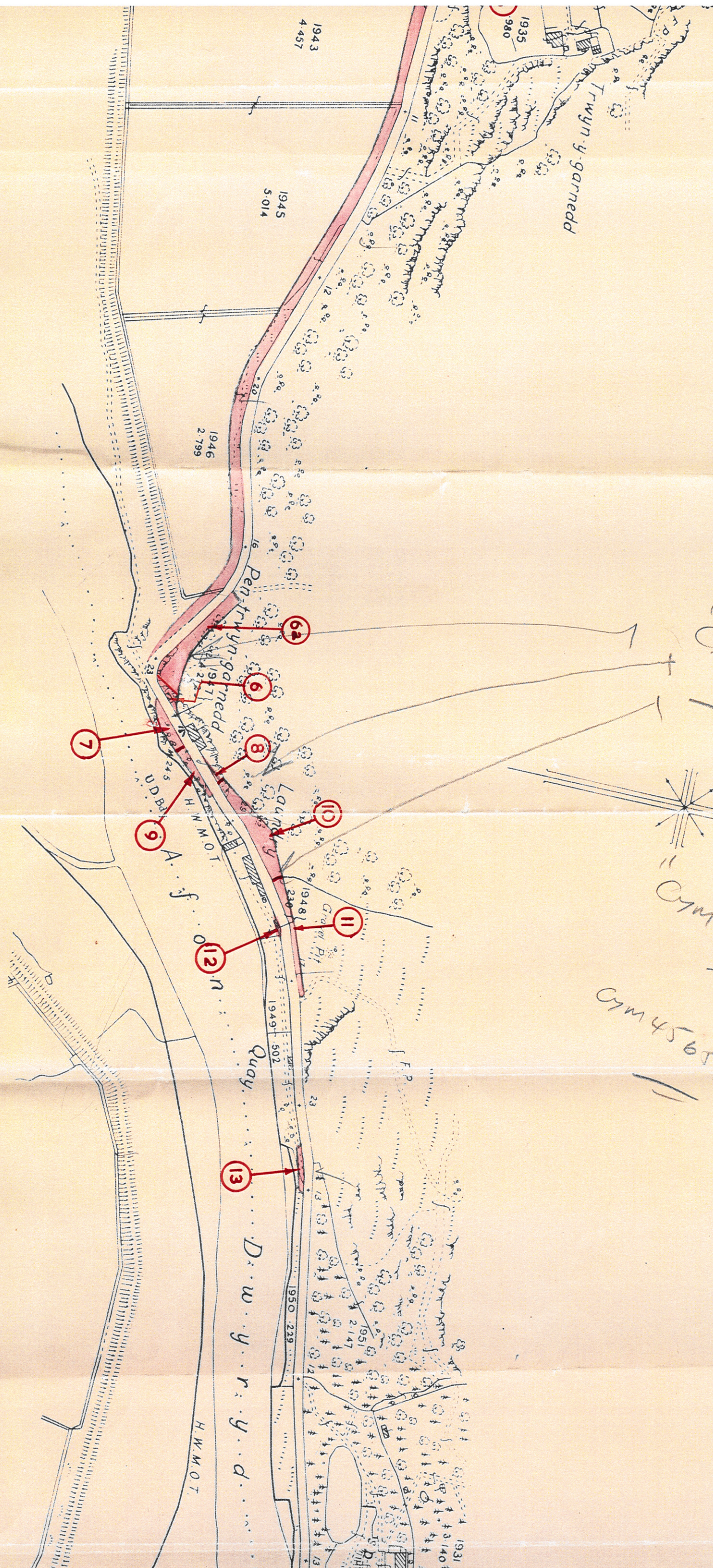
THE OFFICIAL SEAL of THE  
MINISTER OF TRANSPORT  
authenticated by

*J. K. Fleming*  
A Senior Executive Officer  
Ministry of Transport  
Authorised by the Minister









SN 634  
Cym 415198  
Cym 442391  
Cym 456599  
Cym 457599

