

654
758
School
BM. 137.40

65
1.899

64
269

59
988

62
1.498

63
861

P.O.

Hall

60
1.649

57
1.203
Llandough Farm

BM. 52.44

58
147

38
5.057

66
1.189

67
2.467
Allotment Gardens

68
432

69
1.536

101
3.047

70
282

71
759

105
571

106
8.192

1064
1.062

54
2.594

55
5.484

53
4.291

72
8.250

St. Dochdwy's Church
Grave Yard
(Rectory)

BM. 90.78

Pol. Sta.

WT.

LEWIS ROAD

Spring

12 inch gas main (H.P.)

3 F.W.

PRODUCED BY THE ORDNANCE SURVEY

E. A. E. Evans. J.A.S. A.R.I.B.A.
COUNTY ARCHITECT
COUNTY HALL. CARDIFF

IT IS agreed between the parties hereto that the Purchasers responsibility for trimming and maintaining the hedges at present forming the boundaries of the said land shall be limited to the side which faces the land hereby agreed to be sold

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law: see Condition
15 (3).

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(c) to the right to be reserved to the Vendor in the Conveyance to the Purchaser of the right for the Vendor to construct a 9" foul and a 9" stormwater drainage system near the Point "D" marked on the said plan and the right for the Vendor at any time and from time to time to enter upon the land hereby agreed to be sold to maintain the said drainage system until it is adopted as a public sewer by the local authority

(d) In the Conveyance to it the Purchaser shall covenant (i) that upon the Vendor completing the construction of a new road between the points marked "E" - "D" on the said plan fronting the Southern boundary of the land hereby agreed to be sold to the full required dimensions as laid down by and to the satisfaction of the Highway Authority the Purchaser will reimburse the Vendor one half of £24. 4. 1. per lineal yard the agreed cost of construction of the said road including pavements drains and gullies

(ii) without undue delay when the said new roadway has been constructed as aforesaid to erect a temporary post and wire fence along the southern boundary of the land agreed to be sold and to maintain the said temporary fence until the Purchasers develop the said land for building purposes whereupon they shall replace the said temporary fence with suitable permanent fencing and thereafter maintain the same

(iii) on the Purchasers side of the hedges forming the eastern boundary of the said land to erect a temporary post and wire fence and thereafter maintain the same until they develop the said land for building purposes whereupon the said temporary fence shall be replaced by suitable permanent fencing

(iv) without undue delay when the said land is developed for building purposes to erect and thereafter maintain suitable fencing on the Purchasers side of the hedges along the north eastern and north to north western boundaries

IT IS agreed between the parties hereto that the Purchasers responsibility for trimming and maintaining the hedges at present forming the boundaries of the said land shall be limited to the side which faces the land hereby agreed to be sold

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law: see Condition
15 (3).

PARTICULARS AND CONDITIONS OF SALE

PARTICULARS

The property sold is ALL THAT piece or parcel of land situate at Llandough in the County of Glamorgan containing approximately 3.352 acres and which is more particularly delineated and described in the plan annexed hereto and thereon edged in red

Where an under-lease is involved, the fact should be made clear.

The interest sold is freehold

SPECIAL CONDITIONS OF SALE

A. The sale is subject to the following Conditions, and to the Conditions known as the National Conditions of Sale Seventeenth Edition so far as the latter Conditions are not inconsistent with the following Conditions.

B. Condition 13 of the National Conditions of Sale shall ~~not~~ have effect.

C. A deposit of 10 per cent. of the purchase money shall be paid to Wigram & Co. of 9 Queen Street Mayfair London W.1. as [stakeholder^s]

~~Agent for the Vendor~~ ~~Agent for the Settled Land~~ ~~Trustees of the Vendor~~]

D. The completion date shall be the 14th day of June 19 65

E. The Vendor is/are the Beneficial Owner

F. Title shall be deduced, and shall commence, as follows:—
with a Conveyance on sale dated 25th December 1938

State whether the sale is with vacant possession, or subject to tenancies (giving particulars of them).

G. ~~The said~~ The property is sold (a) subject to the exceptions and reservations restrictive covenants conditions and stipulations contained in a Conveyance dated 5th March 1962 made between Western Ground Rents Ltd of the one part and the Vendor of the other part (as modified by a Deed dated the 3rd day of May 1965 and made between the same parties a copy of which has been supplied to the Purchaser who shall be deemed to purchase with full knowledge thereof and shall raise no requisitions in respect thereof

(b) to an easement in favour of the Wales Gas Board dated (continued on ride)

H. The property is sold on the footing that the permitted use thereof for the purposes of the Town and Country Planning Acts is [the use (if any) specified in the particulars of sale] [use as

J. The sale includes the chattels, fittings and other separate items specified in the inventory annexed, which are to be taken by the Purchaser [at the price of £] [at a valuation to be made by]

State by whom, and at whose expense, the valuation is to be made.

Refer, using riders or schedules as necessary, to restrictive covenants and to restrictions, notices, etc., under Town and Country Planning law: see Condition 15 (3).

The National Conditions of Sale

Seventeenth Edition, Issued May, 1959

THESE CONDITIONS ARE COPYRIGHT AND MAY NOT BE REPRODUCED

Construction.	1. In these conditions, where the context admits, "the vendor" and "the purchaser" include the persons deriving title under them respectively, "the purchase money" includes any sum to be paid for chattels, fittings and other separate items, references to the "Special Conditions" include references to the particulars of sale and to the provisions of any contract made by reference to these conditions, and on a sale by private treaty references to the "auctioneer" shall be read as references to the vendor's agent. On a sale in lots, the conditions apply to each lot.
The Auction.	2. (1) Unless otherwise provided in the Special Conditions, the sale of the property and of each lot is subject to a reserved price and to a right for the vendor or any one person on his behalf to bid up to that price. (2) The vendor may divide the property into lots, re-arrange, consolidate and sub-divide lots and withdraw the property or any lot (not actually sold) without declaring the reserved price. (3) No person shall at any bid advance less than the amount fixed for that purpose by the auctioneer, no bid shall be retracted, but the auctioneer may refuse any bid; and, if any dispute arises respecting a bid, the auctioneer may determine the dispute, or the property may, at the vendor's option, either be put up again at the last undisputed bid or be withdrawn. (4) Subject to the provisions of this condition, the highest bidder shall be the purchaser, and shall forthwith pay the deposit mentioned in the Special Conditions and complete and sign the memorandum endorsed hereon.
Chattels, etc., and separate items.	3. If the sale includes chattels, fittings or other separate items, the vendor warrants that the same are not, nor is any of them, subject to any hire, hire-purchase or credit sale agreement.
Completion.	4. (1) The completion date shall be the day mentioned for that purpose in the Special Conditions or, if none, the first working day after the expiration of five weeks from the delivery of the abstract of title. (2) Completion shall take place at the office of the vendor's solicitor or, if the vendor requires, at the office of the solicitor of his mortgagee.
Rents, outgoing and apportionments.	5. The purchase being completed (whether on the completion date or subsequently), the income and outgoing shall be apportioned as follows:— (i) In a case to which proviso (i) to condition 6 (1) applies, or in which the purchaser is in possession of the whole of the property as lessee or tenant at a rent, apportionment shall be made as at the date of actual completion (that day itself being apportioned to the vendor): (ii) In any other case apportionment shall be made as from the completion date (that day itself being apportioned to the vendor): (iii) Rates shall be apportioned according to the period for which they are intended to provide, and rents according to the period in respect of which they are payable; and apportionment of yearly items (whether or not the same are payable by equal quarterly, monthly or other instalments) shall be according to the relevant number of days relatively to the number of days in the full year.
Interest.	6. (1) If the purchase shall not be completed on the completion date then (subject to the provisions of paragraph (2) of this Condition) the purchaser shall pay interest on the remainder of his purchase money at 5 per cent. per annum (less tax) from that date until the purchase shall actually be completed: Provided nevertheless— (i) That (without prejudice to the operation of proviso (ii) to this paragraph) the vendor may by notice in writing before actual completion elect to take the income of the property (less outgoing) up to the date of actual completion instead of interest as aforesaid: (ii) That, if the delay arises from any cause other than the neglect or default of the purchaser, and if the purchaser (not being in occupation of the property in circumstances to which condition 7 applies) places the remainder of his purchase money (at his own risk) at interest on a deposit account with any bank within 20 miles of the office of the vendor's solicitor, and gives written notice thereof to the vendor or his solicitor, then in lieu of the interest or income payable to or receivable by the vendor as aforesaid, the vendor shall from the time of such notice be entitled to such interest only as shall be actually produced by such deposit: (iii) That the vendor shall in no case be or become entitled in respect of the same period of time both to be paid interest and to enjoy income of the property, or to be paid interest more than once on the same sum of money. (2) The purchaser shall not be liable to pay interest under paragraph (1) of this condition— (i) so long as delay in completion is attributable to any act or default of the vendor or his mortgagee or Settled Land Act trustees: (ii) in case the property is to be constructed or converted by the vendor, so long as the construction or conversion is unfinished.
Occupation pending completion.	7. (1) If the purchaser (not being already in occupation as lessee or tenant at a rent) is let into occupation of the property before the actual completion of the purchase, then, as from the date of his going into occupation and until actual completion, or until upon discharge or rescission of the contract he ceases to occupy the property, the purchaser shall— (i) be the licensee and not the tenant of the vendor: (ii) pay interest on the remainder of the purchase money at 5 per cent. per annum (less tax): (iii) keep the property in as good repair and condition as it was in when he went into occupation: (iv) pay, or otherwise indemnify the vendor against, all outgoing and expenses (including the cost of insurance) in respect of the property, the purchaser at the same time taking or being credited with the income of the property (if any). (2) Upon discharge or rescission of the contract the purchaser shall forthwith give up the property in such repair and condition as aforesaid. (3) A purchaser going into occupation before completion shall not be deemed thereby to have accepted the vendor's title. (4) Unless otherwise provided in the Special Conditions, this condition shall not apply where the property comprises two or more separate dwellings and the purchaser is let into occupation of part only of the property.
Delivery of Abstract.	8. (1) The vendor shall deliver the abstract of title within fourteen days next after the date of the contract.
Delivery of requisitions and observations on replies.	(2) The purchaser shall deliver in writing his requisitions in respect of the title, and of the matters appearing on the abstract or the Special Conditions, within fourteen days from the delivery of the abstract, and his observations upon the replies to the requisitions within seven days from delivery of the replies. (3) In respect of the delivery of requisitions and observations, time shall be of the essence of the contract, notwithstanding that the abstract may not have been delivered within due time. (4) Subject to such requisitions and observations, the purchaser shall be deemed to have accepted the title. (5) An abstract, though in fact imperfect, shall be deemed perfect, except for the purposes of any requisitions or observations which could not be raised or made on the information therein contained.
Vendor's right to rescind.	(6) If the purchaser shall persist in any objection to the title which the vendor shall be unable or unwilling, on reasonable grounds, to remove, and shall not withdraw the same within ten days of being required so to do, the vendor may, subject to the purchaser's rights under sections 42 and 125 of the Law of Property Act, 1925, by notice in writing to the purchaser or his solicitor, and notwithstanding any intermediate negotiation or litigation, rescind the contract. (7) Upon such rescission the vendor shall return the deposit, but without interest, costs of investigating title or other compensation or payment, and the purchaser shall return the abstract and other papers furnished to him.
Purchaser's right to rescind.	9. (1) Where by the Special Conditions the purchase is expressed to be made on the footing that the purchase money will be provided with the aid of an advance of a specified sum from a named person (hereinafter referred to as "the proposed mortgagee"), the following provisions of this condition shall apply. (2) If on or before the completion date, or (in case of delay in completion) at any time thereafter unless or until the purchaser has deprived himself of the equitable remedy of specific performance of the contract, the proposed mortgagee shall for any reason (save as hereinafter mentioned) decline to make an advance to the purchaser of at least the specified sum, then the purchaser may by notice in writing to the vendor or his solicitor rescind the contract, and thereupon paragraph (7) of condition 8 shall apply. (3) Paragraph (2) of this condition shall not apply where the proposed mortgagee declines as aforesaid solely by reason of an objection which the vendor is able and willing to remove.
Existing leaseholds.	10. (1) Where the interest sold is leasehold for the residue of an existing term the following provisions of this condition shall apply.
Inspection of lease.	(2) The lease or underlease or a copy thereof having been made available, the purchaser (whether he has inspected the same or not) shall be deemed to have bought with full notice of the contents thereof.
Identity of reversioner.	(3) On production of a receipt for the last payment due for rent under the lease or underlease, the purchaser shall assume without proof that the person giving the receipt, though not the original lessor, is the reversioner expectant on the said lease or underlease or his duly authorised agent.
Reversioner's licence.	(4) No objection shall be taken on account of the covenants in an underlease not corresponding with the covenants in any superior lease. (5) The sale is subject to the reversioner's licence being obtained, where necessary. The fee for such licence shall be paid by the vendor, but, if the licence cannot be obtained, the vendor may rescind the contract on the same terms as if the purchaser had persisted in an objection to the title which the vendor was unable to remove.
Apportionment of rent.	(6) Where the property comprises part only of the property comprised in a lease or underlease, the rent, covenants and conditions shall, if the purchaser so requires, be legally apportioned at his expense, but completion shall not be delayed on that account and in the meantime the apportionment by the auctioneer shall be accepted, or the property may at the option of the vendor be sub-demised for the residue of the term, less one day, at a rent apportioned by the auctioneer and subject to the purchaser executing a counterpart containing covenants and provisions corresponding to those contained in the lease or underlease aforesaid.
Vendor's covenant.	(7) The statutory covenant to be implied in the conveyance by a vendor conveying as beneficial owner shall be so limited as not to affect him with liability for a subsisting breach of any covenant or condition concerning the state or condition of the property, of which state and condition the purchaser is by paragraph (3) of condition 12 deemed to have full notice.
Reference to earlier title.	11. (1) If an abstracted document refers to any plan material to the description of the property, or to any covenants contained in a document earlier in date than the document with which the title commences, and such plan or earlier document is in the possession or power of the vendor or his trustees or mortgagee, the vendor shall supply a copy thereof with the abstract. (2) If the property is sold subject to restrictive covenants, the deed imposing those covenants or a copy thereof having been made available, the purchaser (whether he has inspected the same or not) shall be deemed to have purchased with full knowledge thereof. (3) The vendor shall not be required to procure the production of any document not in his possession or not in the possession of his mortgagee or trustees, and of which the vendor cannot obtain production, nor to trace or state who has the possession of the same.
Documents not in the possession of the vendor.	
Identity.	12. (1) The purchaser shall admit the identity of the property with that comprised in the muniments offered by the vendor as the title thereto upon the evidence afforded by the descriptions contained in such muniments, and of a statutory declaration, to be made (if required) at the purchaser's expense, that the property has been enjoyed according to the title for at least twelve years.
Boundaries.	(2) The vendor shall not be bound to show any title to boundaries, fences, ditches, hedges or walls, or to distinguish parts of the property held under different titles further than he may be able to do from information in his possession.
Condition of property.	(3) The purchaser shall be deemed to buy with full notice in all respects of the actual state and condition of the property and, save where it is to be constructed or converted by the vendor, shall take the property as it is.

Undisclosed land charges and matters.

13. (1) This condition shall have effect if the Special Conditions so provide, but not otherwise.
(2) If immediately before the making of the contract the property is affected by any matter to which this condition applies, and the vendor has not in the Special Conditions or otherwise by writing disclosed such matter to the purchaser, then the purchaser may by notice in writing (hereinafter referred to as a "Condition 13 Notice"), given to the vendor or his solicitor and expressly referring to this condition, require the vendor to accept as a term of the contract that the vendor will cause the said matter to be effectively cancelled, removed or vacated on or before completion.
(3) A Condition 13 Notice in respect of any matter other than a land charge registered pursuant to section 10 of the Land Charges Act, 1925, shall not be given after the expiration of twenty-eight days from the date of the contract.
(4) If the vendor shall not before the expiration of ten days from the receipt of a Condition 13 Notice (exclusive of the day of such receipt), or within such longer time (if any) as the Condition 13 Notice may prescribe, communicate in writing his acceptance of such a term as aforesaid, then at the expiration of such ten days, or of such longer time (if any), the contract shall be rescinded on the same terms as if the purchaser had persisted in an objection to the title which the vendor was unable to remove.
(5) Time shall be of the essence of this condition and an acceptance communicated by post shall be effective when it is duly posted.
(6) This condition applies to—

- (i) any land charge registered pursuant to section 10 of the Land Charges Act, 1925;
- (ii) any matter entered in a register of local land charges other than either a matter to which paragraph (3) of condition 16 applies or a matter of general application over the district of any local planning or other authority;
- (iii) any closing order, demolition order or clearance order;
- (iv) any order or proposal, of which the vendor has had notice by writing or advertisement, for the compulsory acquisition or requisitioning of the property;
- (v) any other matter mentioned in the Special Conditions as a matter to which this condition shall apply.

Property sold subject to land tax, easements, etc.

No compensation for immaterial errors.

Apportionment of land tax and tithe redemption annuity.

14. (1) Without prejudice to the duty of the vendor to disclose all latent easements and other liabilities known to the vendor to affect the property, the property is sold subject to any land tax, tithe redemption annuity, rights of way and water, and other rights, easements, quasi-easements, liabilities and public rights affecting the same. Without prejudice to any express right of either party to rescind the contract, no error, mis-statement or omission in the particulars, sale plan or conditions shall annul the sale, nor (save where the error, mis-statement or omission relates to a matter materially affecting the description or value of the property) shall any compensation be allowed by either the vendor or the purchaser in respect thereof.
(2) The vendor shall not be required to obtain the apportionment of any land tax or tithe redemption annuity, and the receipts for the last amounts due in respect thereof shall be sufficient evidence of the amounts.
(3) Until a legal apportionment is made, and subject as regards land tax to the provisions of the Finance Act, 1949, the purchaser shall accept any apportionment of land tax and tithe redemption annuity made for the purposes of the sale.
(4) In case the vendor dies before completion the purchaser will indemnify his personal representatives against any liability falling upon them in that event for the redemption of any land tax which, but for the death, the purchaser would have been liable to redeem.

Town and Country Planning.

Specified use.

Subject to charges, orders, etc.

Permitted use where none specified.

Construction.

15. (1) The purchaser shall be entitled to deliver, with his requisitions in respect of the title, requisitions concerning the permitted use of the property for the purposes of the Town and Country Planning Acts, 1947 to 1954, and concerning the property's unexpended balance of established development value (if any). The vendor in reply shall give all such relevant information as may be in his possession or power.
(2) Where the property is in the Special Conditions expressed to be sold on the footing of a permitted use which is specified, then, if it shall appear before the actual completion of the purchase that the specified use is not a permitted use of the property for the purposes of the said Acts, the purchaser may by notice in writing rescind the contract, and thereupon paragraph (7) of condition 8 shall apply. But, subject to the foregoing provisions of this condition, the purchaser shall be deemed to have accepted that the specified use is a permitted use of the property for the purposes of the said Acts.
(3) Save as mentioned in the Special Conditions, the property is not to the knowledge of the vendor subject to any charge, notice, order, restriction, agreement or other matter arising under the Town and Country Planning Acts, 1947 to 1954, but (without prejudice to any right of the purchaser to rescind the contract under paragraph (2) of this condition) the property is sold subject to any such charges, notices, orders, restrictions, agreements and matters affecting the interest sold.
(4) Subject as hereinbefore provided, and without prejudice to the obligations of the vendor to supply information as aforesaid, the purchaser shall be deemed to buy with knowledge in all respects of the permitted use of the property for the purposes of the enactments relating to Town and Country Planning.
(5) In this condition, where the context admits, references to the Town and Country Planning Acts, 1947 to 1954, shall be deemed to include references to any Act or Acts for the time being amending the same.

Requirement by local authority.

Notice of requirement.

Local land charges before date of the contract.

16. (1) If after the date of the contract any requirement in respect of the property be made against the vendor by any local authority, the purchaser shall comply with the same at his own expense, and indemnify the vendor in respect thereof; in so far as the purchaser shall fail to comply with such requirement, the vendor may comply with the same wholly or in part and any money so expended by the vendor shall be repaid by the purchaser on completion.
(2) The vendor shall upon receiving notice of any such requirement forthwith inform the purchaser thereof.
(3) The vendor shall indemnify the purchaser and the property in respect of any matter (save as hereinafter mentioned) which has been entered before the date of the contract in a register of local land charges, being a matter which involves only the payment of money to a local authority and which is capable of being cancelled, removed or vacated by the payment of such money on or before completion: Provided that, in place of an indemnity, the purchaser may deduct from the purchase money the amount required to be paid to the local authority on the date of actual completion in order to procure that the said matter be cancelled, removed or vacated.
(4) Paragraph (3) of this condition shall not apply to any matter disclosed to the purchaser by a certificate of search obtained by him before the signing of the contract.

Severance of properties formerly in common ownership.

Leases and tenancies.

Indemnity against tenant's claims.

Land in occupation of vendor.

Grant of term.

Conveyance. Delivery of draft and engrossment.

Conveyance imposing restrictions and contemporaneous mortgage.

Indemnity.

Implied covenant for indemnity.

Tax allowances.

Insurance.

Inspection of Policy. Premium.

Special notice to complete.

Resale.

17. Where the property and any adjacent or neighbouring property have heretofore been in common ownership, the conveyance shall, if the vendor so requires, include the express grant and reservation of all such easements and rights, together with such ancillary provisions, as shall be reasonably necessary and appropriate to preserve for the benefit of the property conveyed and of all such adjacent and neighbouring property as aforesaid the existing amenities thereof respectively: Provided that the purchaser shall not hereunder become entitled to any right to light or air over or in respect of any adjacent or neighbouring property which is retained by the vendor.

18. (1) Abstracts or copies of the leases or agreements (if in writing) under which the tenants hold having been made available, the purchaser (whether he has inspected the same or not) shall be deemed to have notice of and shall take subject to the terms of all the existing tenancies and the rights of the tenants, whether arising during the continuance or after the expiration thereof, and such notice shall not be affected by any partial or incomplete statement in the Special Conditions with reference to the tenancies, and no objection shall be taken on account of there not being an agreement in writing with any tenant.
(2) Where a lease or tenancy affects the property sold and other property, the property sold will be conveyed with the benefit of the apportioned rent (if any) mentioned in the Special Conditions or (if not so mentioned) fixed by the auctioneer, and no objection shall be taken on the ground that the consent of the tenant has not been obtained to the apportionment and the purchaser shall not require the rent to be legally apportioned.
(3) The purchaser shall keep the vendor indemnified against all claims by the tenant for compensation or otherwise, except in respect of a tenancy which expires or is determined on or before the completion date or in respect of an obligation which ought to have been discharged before the date of the contract.
(4) Land in the occupation of the vendor is sold subject to the right (hereby reserved to him) to be paid a fair price for tillages, off-going and other allowances as if he were an outgoing tenant who had entered into occupation of the land after 1st March, 1948, and as if the purchaser were the landlord, and in case of dispute such price shall be fixed by valuation.

19. (1) Where the interest sold is leasehold for a term of years to be granted by the vendor, the lease or underlease and counterpart shall be prepared by the vendor's solicitor in accordance (as nearly as the circumstances admit) with a form or draft annexed to the contract or otherwise sufficiently identified by the signatures of the parties or their solicitors.
(2) In any other case the conveyance shall be prepared by the purchaser or his solicitor and the following provisions of this condition shall apply.
(3) The draft conveyance shall be delivered at the office of the vendor's solicitor at least ten days before the completion date and the engrossment for execution by the vendor and other necessary parties (if any) shall be left at the said office within four days after the draft has been returned to the purchaser approved on behalf of the vendor and other necessary parties (if any).
(4) Where the conveyance is to contain restrictive covenants and the purchaser intends contemporaneously with the conveyance to execute a mortgage to a third party, he shall inform the vendor of his intention and, if necessary, allow the vendor time to give a priority notice for the registration of the intended covenants at least fourteen days before the contract is completed.
(5) The purchaser shall covenant to indemnify the vendor against actions and claims in respect of legal incumbrances (if the property be sold subject thereto), stipulations and restrictive and other covenants, where a breach would impose a liability on the vendor, and shall not make any claim on account of increased expense caused by the concurrence of any legal incumbrance.
(6) Paragraph (5) of this condition shall have effect without prejudice to the provisions of section 77 of the Law of Property Act, 1925, where such provisions are applicable, and where a covenant for indemnity will be implied under that section, no express covenant shall be required.

20. For the purpose of enabling the purchaser to claim allowances under the Income Tax Act, 1952, or any other fiscal enactment, the vendor will before or on completion, either furnish, or give authority for the Inspector of Taxes to make available, all relevant particulars of capital expenditure and of the cost of maintenance, repairs, insurance and management.

21. (1) With respect to any policy of insurance maintained by the vendor in respect of damage to or destruction of the property, the vendor shall not (save pursuant to an obligation to a third party) be bound to keep such insurance on foot or to give notice to the purchaser of any premium being or becoming due.
(2) The purchaser shall be entitled to inspect the policy at any time.
(3) The vendor shall, if required, by and at the expense of the purchaser obtain an endorsement of notice of the purchaser's interest on the policy, and in such case the purchaser shall be bound to pay on completion a proportionate part of the premium from the date of the contract.

22. (1) At any time on or after the completion date, either party, being himself able, ready and willing to complete, may (without prejudice to any other right or remedy available to him) give to the other party or his solicitor notice in writing requiring completion of the contract in conformity with this condition.
(2) Upon service of such notice as aforesaid it shall become and be a term of the contract, in respect of which time shall be of the essence thereof, that the party to whom the notice is given shall complete the contract within twenty-eight days after service of the notice (exclusive of the day of service); but this condition shall operate without prejudice to any express right of either party to rescind the contract in the meantime.
(3) In case the purchaser refuses or fails (otherwise than by reason of his death) to complete in conformity with this condition, and the vendor thereafter resells the property within six months of the expiration of the said period of twenty-eight days, then (without prejudice to any other right or remedy available to him) the vendor shall be entitled (upon crediting the deposit) to recover from the purchaser hereunder the amount of any loss occasioned to the vendor by expenses of or incidental to such resale, or by diminution in the price.

The Vendors Solicitor[s] [is] [are]
Wigram & Co.
9 Queen Street Mayfair
London W.1.

The Local Authorities who are liable to register Local
Land Charges in respect of the property are

Glamorgan County Council
Penarth U.D.C.

The Highway Authority for the district is

The Local Planning Authority is

The Local County Agricultural Executive Committee
is

DATED 3rd May 1965

LAKE SIDE & LIANDOUGH DEVELOPMENT
CO., LTD

and

GLAMORGAN COUNTY COUNCIL

Particulars, Conditions and Agreement

for Sale of land situate at LlandoUGH
in the County of Glamorgan

THE SOLICITORS' LAW STATIONERY SOCIETY, LIMITED
191-192 Fleet Street, E.C.4; 3 Bucklebury, E.C.4; 49 Bedford Row, W.C.1;
6 Victoria Street, S.W.1; 15 Hanover Street, W.1;
55-59 Newhall Street, Birmingham, 3; 31 Charles Street, Cardiff;
19 & 21 North John St., Liverpool, 2; 25-30 John Dalton St., Manchester, 2.
NATIONAL CONDITIONS OF SALE NO. 1
[Seventeenth Edition.
June, 1964
All rights reserved.]

MEMORANDUM.—It is hereby agreed that Lakeside & LlandoUGH
Development Co., Ltd. whose registered office is
situate at 16 Union Court Old Broad Street London E.C.2.

of

[is] [the] Vendor and that Glamorgan County Council

of County Hall, Cardiff

[is] [the] Purchaser of [the] [the property] described in the accompanying

Particulars of Sale, at the price of £16,800 subject to the accompanying Conditions of

Sale, and that the purchase shall be made and completed according to the said Conditions of

Sale, *so far as the same are applicable to a sale by private treaty.

* If the sale is a
sale by auction, delete
the words "so far as
the same are
applicable to a sale
by private treaty."

As witness our hands this 3rd day of May 1965

Purchase-money .. £ 16,800 : 0 : 0

Deposit .. £ 1,680 : 0 : 0

Balance payable £ 15,120 : 0 : 0

Price fixed for chattels
or valuation money
(if any)

Total £ 15,120 : 0 : 0

For and on behalf of
Lakeside & LlandoUGH
Development Co., Ltd.



[I] [We] hereby acknowledge the receipt of
the above-mentioned deposit this
day of 19

STAMP 2d.
When receipt
given by
Stakeholder.

