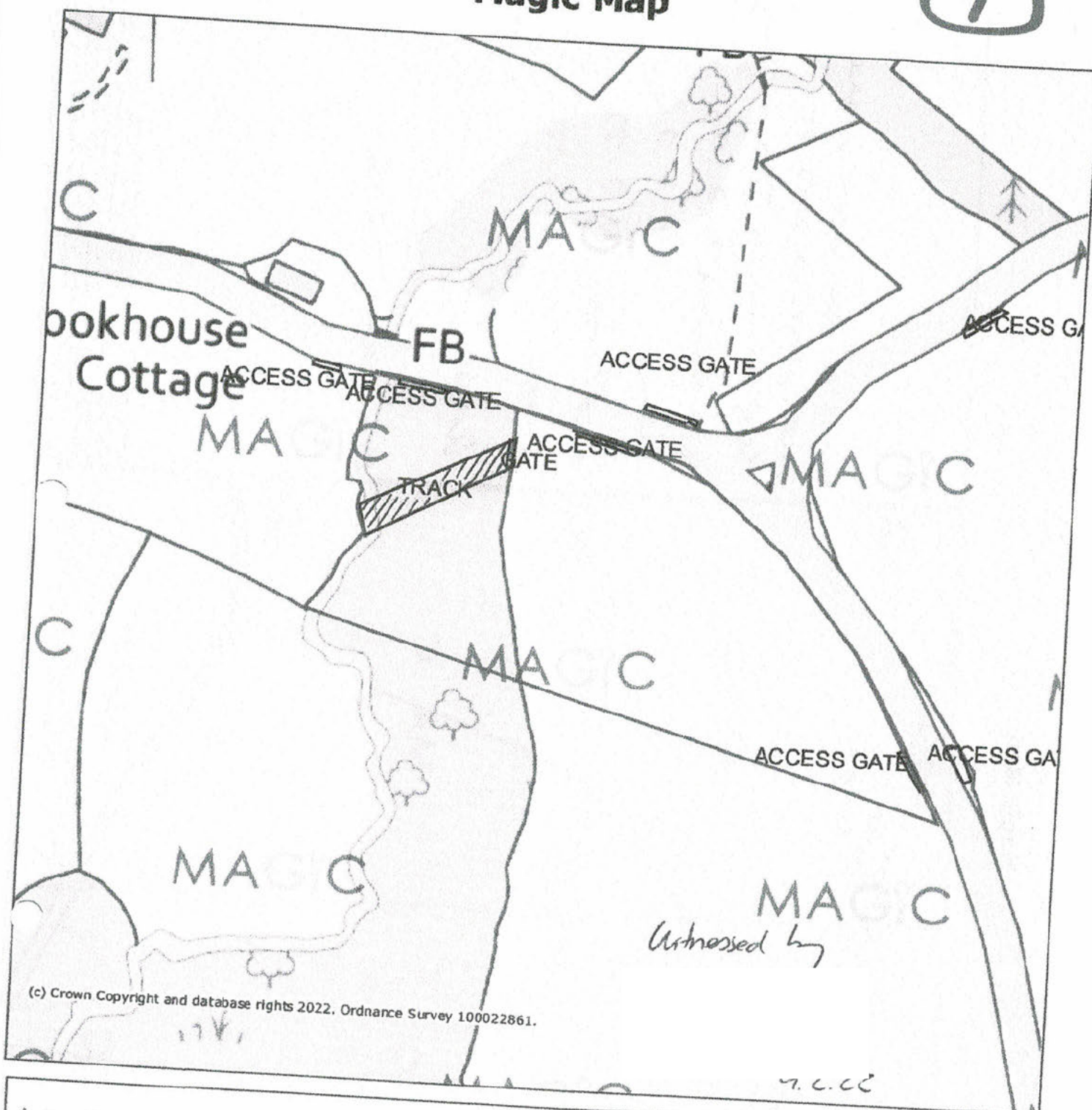


Magic Map

4



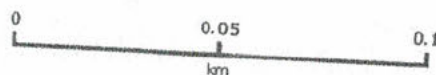
This is a true record of the new boundary to be established, existing track and access points to land forming part of Sngt-4r-140000 Form, Sontheu.

9. 2. 22

92 22

9. 2. 22

9.2.22



Projection = OSGB36

xmin = 333300

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ymin = 347100
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$$x_{\max} = 334100$$
$$y_{\max} = 347400$$

Map produced by MAGIC on 7 February, 2022.
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File 507

20th October 2023

Dear

Thank you for your correspondence and the attached copy of the letter from the Local Council. In response to your request, we can confirm that we have been owner occupiers of the above address since March 1983. During this period we have become very familiar with the immediate locality, its inhabitants and the rural aspects of the community.

At the time of moving to the area, the owner of Berthengron was

who lived

at Stryt yr Hwch Farm. He was assisted by a number of farm workers and one, became quite familiar to us as he would often undertake work on the nearby fields. owned both farms and operated them as one unit employing traditional agricultural practices. Our property overlooks a field belonging to Berthengron which, at that time, could be best described as a mixture of rough pasture, part woodland and with an abundance of thistle and nettle. It was used primarily for the grazing of sheep and cattle. The Gyfelia Brook formed a natural boundary between the land of Berthengron and that of Stryt yr Hwch and a farm track provided access between the two farms. This track was frequently used by and his staff to move stock and implements between the two farms. This proved advantageous to us, as occupants of the roadside cottage, since the road alongside our property was not being used for such purposes. On some occasions, animals would migrate from one farm to the other via the track as there was no real boundary restriction present apart from a broken gate.

Another area of land belonging to Stryt yr Hwch Farm adjoined our property near the stone road bridge over the Gyfelia Brook. A small area of this land was used by for the deposition of spoils from both farms. At the time, this proved to be somewhat aggravating to us, as on some occasions, trailer-loads of material would be transported from the farms via the road gate-way near the junction, known as Reynold's Grave to the deposition site. Eventually, an agreement was reached with whereby we purchased a parcel of the land in question.

eventually retired to Berthengron and continued with his farming activities albeit to a lesser extent. As a consequence of this change the track linking the two farms became redundant and the general condition of the field in view from our residence deteriorated.

ownership of Berthengron passed to your parents,
a change which was accompanied by a noticeable improvement in the
condition of the land.

Your family now own a substantial part of Stryt yr Hwch Farm and the farm track has been
re-established to facilitate the movement of stock, implements and produce which in turn
has led to a substantial reduction in road usage past our property.

In relation to the other aspect of the communication you received from the Local Council,
we were surprised to see the reference to the 'historic pond'. From our knowledge of that
area from numerous visits along that particular Public Right of Way, we would suggest
that the only pond that exists in that vicinity is the one which is located alongside the road.
This pond has been used over the years for small scale fishing activities and recent
improvements have had a positive environmental impact. We do not recognise the
reference made by the Council of a pond being "filled in" and would respectfully suggest
that the reference refers to an area of scrub which was cleared earlier this year in readiness
for cultivation, an activity which we witnessed in person.

We willingly share these recollections with you, gained over forty years of living in this
community, in the genuine hope that they will serve as a useful reference source to support
your case.

Yours sincerely,

File Copy

October 23rd 2023

To,

Further to your letter dated 20/10/23, I am more than happy to confirm my history with the two mentioned farms.

I was employed by _____ of Berthengron Farm and Stryt Yr Hwch Farm Sontley Wrexham from approximately 1976 through to 1984 then 1984 to 1996 for a of Stryt Yr Hwch Farm only, during which time I worked as a general farm worker carrying out numerous activities including, stock movement, harvesting hay, straw, tractor driving and general tractor maintenance.

On the map I have attached with this letter I have marked the route I took, I can confirm that as the two farms were tied together as owned by _____ we used to cart bales, move livestock etc from farm to farm down a farm track that went across the brook. This track was accessed from Stryt Yr Hwch's driveway towards and along the wood to Reynolds grave field then down and across the brook to Berthengron Farm.

From 1984 the track was only lightly used as the farms were then separated with continuing to run Berthengron Farm.

As for any pit, pool or water hole located in the top of the lane field, opposite the farm driveway, the only area I can recall was a rough scrub area that used to be overgrown with brambles and gorse bushes, was where the cattle used to stand around which later, more recently, approximately 10 years ago was used for clay pigeon shoots. It was never a water hole but if you had heavy rain it would stand there for a short time then soak away.

Kind Regards, /

File Copy

1st November 2023

Dear

Further to our conversation regarding the history of Stryt yr Hwch Farm Land that you purchased from ourselves 1st October 2022.

in the 1970s/1980s owned Stryt yr Hwch Farm and Berthengron Farm and farmed them together as one unit with his two sons John and Micheal, along with his two farm workers

The farm track was used on a regular basis as

did not hold a driving licence. The farm track would be used for the purpose of moving livestock, hay, straw and the harvesting of produce on the surrounding fields to his two farms, the track was accessed off Stryt yr Hwch drive, down to and along the edge of the wood to Reynaulds Grave and then over the brook up to the back of BerthenGron Farm.

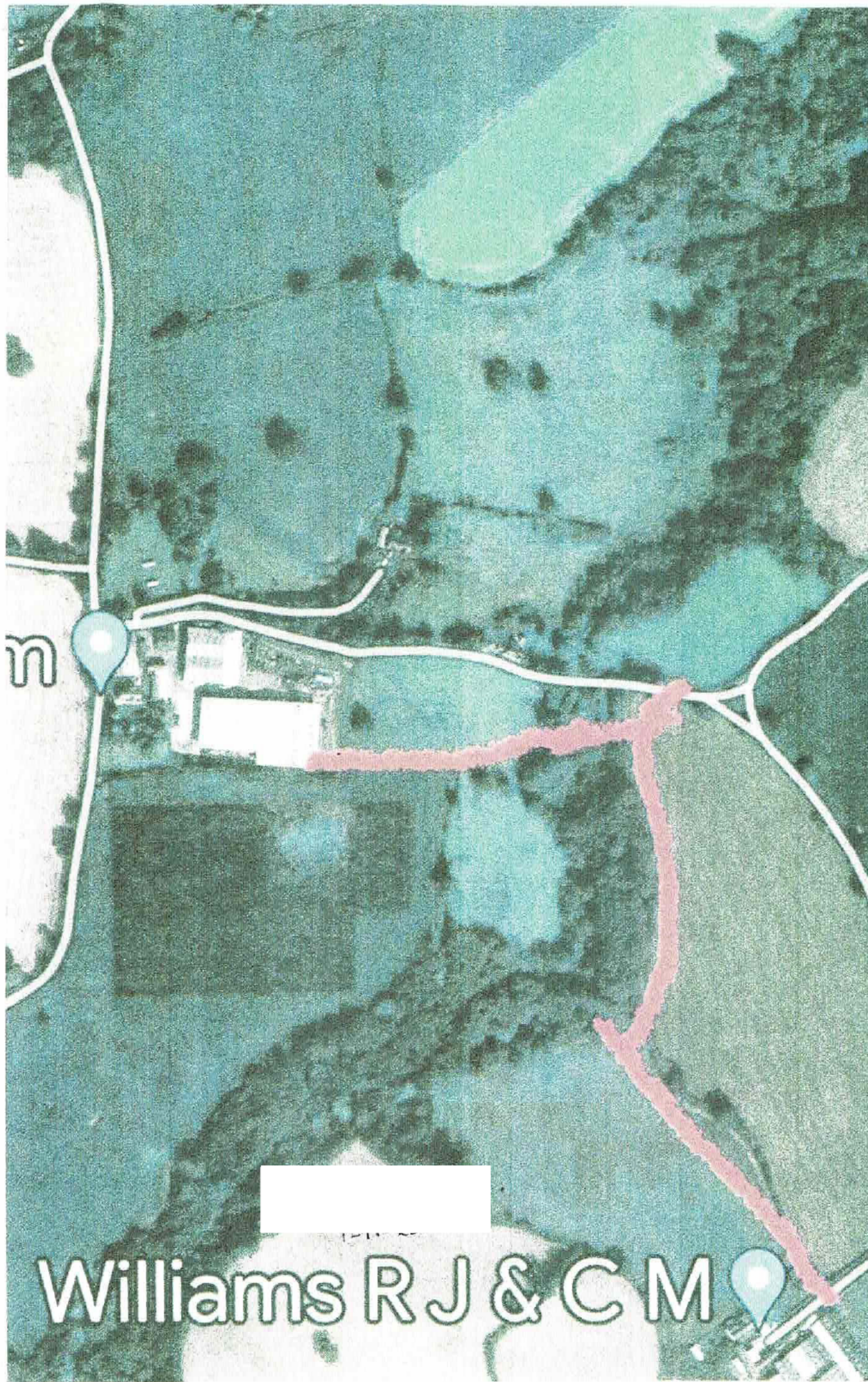
We were very fortunate to purchase Stryt yr Hwch Farm from my uncle in 1983 where he would continue to farm Berthengron Farm until 1996.

For a short time after we had purchased Stryt yr Hwch Farm, my uncle would continue to use the farm track until they had finish moving all their livestock, produce, tractors, implements and tools back to Berthengron Farm. This I think was the last time the track over the brook was used.

I agree that the map enclosed is a true guide to where the old farm track was.

If you require any additional information, please do not hesitate to contact me

Yours sincerely



n

Williams RJ & C M

Lot 1 has a pool which is currently rented out for private fishing.

Roger Parry and Partners are delighted to have instructed to offer for sale Land at Stryt-Yr-Hwch, Sontley comprising of 76.76 acres (31.08 ha) of conveniently located agricultural land. The land is currently laid to grass and maize and is being offered For Sale as a whole or in 2 lots. Lot 1 has a pool which is currently rented out for private fishing.

Lot 1 - 43.18 acres (17.48 ha) Guide Price of £12,000 per acre

Lot 2 - 33.58 acres (13.6 ha) Guide Price of £12,000 per acre

access Lot 1 has the benefit from road frontage and direct access onto the council maintained highway.

Lot 2 is available with a private track leading down to the separate fields, giving rights of way to Lot 1 and other adjoining fields.

Services Main water and natural water are available