



ANNO QUADRAGESIMO QUARTO

GEORGII III. REGIS.

Cap. 44.

An Act to enable the Right Honourable *George Talbot* Lord *Dynevor*, and other Persons claiming under the Will of the late Right Honourable *Cecil* Baroness *Dynevor*, to grant Building Leases of certain Lands in the Parish of *Merthyr Tydvil* in the County of *Glamorgan*, being Part of the Estates devised by the said Will. [18th May 1804.]

WHEREAS the Right Honourable *Cecil* Baroness *Dynevor* 17th Dec. 1788 Will of Cecil Baroness Dynevor. deceased, by her last Will and Testament, bearing Date the Seventeenth Day of *December* One thousand seven hundred and eighty-eight, duly executed and attested, as by Law is required, for rendering valid Devises of Real Estate, gave and devised, all and every the Manor, Messuages, Lands, Tenements, and Hereditaments whatsoever, given to her by the Will of her late Father *William* Lord *Talbot*, and all other her Real Estate whatsoever and wheresoever, unto *John Chetwynd Talbot* Earl *Talbot*, and *Nathaniel Ryder* Lord *Harrowby*, their Heirs and Assigns, to the Use of *William Markham*, Archbishop of *York*, and
[Loc. Et Per.] 8 G *Albany*

Albany Wallis Esquire (who is since dead), their Executors, Administrators, and Assigns, for a Term of Two hundred Years, to be computed from the Day of her Decease, upon certain Trusts thereafter expressed, for raising so much Money for the Payment of the Debts, Funeral Expences, and Legacies of the Testatrix, as her Personal Estate should fall short of paying, and after the Determination of the same Term and subject thereto, to the Use of her eldest Son *George Talbot Rice* (now the Right Honourable *George Lord Dynevor*), and his Assigns, for his Life, without Impeachment of Waste; with Remainder to the Use of the said *John Earl Talbot*, and *Nathaniel Lord Harrowby*, their Heirs and Assigns, during his Life, in Trust to preserve Contingent Remainders; with Remainder to the Use of the First and other Son and Sons of the Body of the said *George Talbot Rice* (now Lord *Dynevor*) successively in Tail Male; with Remainder to the Use of the said Testatrix's younger Son *Edward Rice*, and his Assigns, for his Life, without Impeachment of Waste; with Remainder to the Use of the said *John Earl Talbot*, and *Nathaniel Lord Harrowby*, and their Heirs, during his Life, in Trust to preserve the contingent Remainders; with Remainder to the Use of the First and other Son and Sons of the Body of the said *Edward Rice* successively in Tail Male; with Remainder to the Use of her Daughters *Henrietta Cecilia Rice* and *Maria Rice*, equally to be divided between them, as Tenants in common in Tail General, with Cross Remainders between them in Tail General; with Remainder to the Right Heirs of the said Testatrix for ever; and in and by the said Will, the said *Cecil Baroness Dynevor* did empower the said *George Talbot Rice* (now Lord *Dynevor*), and *Edward Rice*, when and as they should respectively come into Possession of the said Estates of the said Testatrix, by virtue of the Limitations contained in her said Will, to demise all or any Part of her said Estates, for One, Two, or Three Life or Lives, or for any Term or Number of Years, determinable on the dropping of One, Two, or Three Life or Lives, or for any Term of Years not exceeding Twenty-one Years in Possession and not in Reversion, at the best and most improved yearly Rents, and without taking any Fine or Premium for the making such Demise; and the said Testatrix gave and devised all the Rest, Residue, and Remainder of her Estates, Real and Personal, of what Nature or Kind soever, unto her Son, the said *George Talbot Lord Dynevor* (then *George Talbot Rice*), his Heirs, Executors, Administrators, and Assigns: And whereas the said Testatrix *Cecil Baroness Dynevor*, departed this Life in the Month of *March* in the Year One thousand seven hundred and ninety-three, without having revoked or altered the Devises and Limitations contained in her said Will as aforesaid: And whereas the said *George Talbot Lord Dynevor*, on the Twentieth Day of *October* in the Year One thousand seven hundred and ninety-four, intermarried with *Frances Townshend*, Daughter of the late Lord Viscount *Sydney*, and has Issue Male by her One Son, namely, *George Rice*, who is a Minor: And whereas the said *Edward Rice*, on the Ninth Day of *July* in the Year One thousand eight hundred, intermarried with *Charlotte Lascelles*, and has Issue Male by her One Son, namely, *Edward Rice*, who is also a Minor: And whereas the said *Henrietta Cecilia Rice*, on the Sixteenth Day of *December* in the Year One thousand seven hundred and eighty-eight, intermarried with *Magens Dorrien Magens* Esquire, then *Magens Dorrien*: And whereas the said *Maria Rice*, on the Twenty-second Day of *November* in the

Cecil Baroness Dynevor died in *March* 1793.

Marriage and Issue Male of Lord *Dynevor*.

Marriage and Issue Male of the Honourable *Edward Rice*.

Marriage of *Henrietta Cecilia Rice*.
Marriage of *Maria Rice*.

the Year One thousand seven hundred and ninety-six, intermarried with *John Markham* Esquire: And whereas Part of the Real Estates, devised by the said Will of the said *Cecil* Baroness *Dynevor*, to the Uses hereinbefore mentioned, consists of an undivided Moiety, or some other Share, of a certain Freehold Estate, called *Lancaiach*, situate in or near the Parish of *Merthyr Tydvil* in the County of *Glamorgan*: And whereas in consequence of the very great Increase of the Trade and Manufactures carried on near the Village of *Merthyr Tydvil*, it is apprehended that many more Houses would be built near or added to the said Village than there now are, if Land, conveniently situated and proper for building upon, could be obtained, and Two Closes or Fields called *Cae Butcher* and *Tnisfawr*, and Part of the *Wern Farm*, being Part of the said Estate called *Lancaiach*, and being contiguous to the said Village of *Merthyr Tydvil*, are well adapted for that Purpose: And whereas it would tend much to the Improvement and Advantage of the said Estate called *Lancaiach*, and it would be very beneficial to the said *George Talbot* Lord *Dynevor* (who is now Tenant for Life in Possession thereof), and to the Person or Persons for the Time being claiming or to claim under the Will of the said *Cecil* Baroness *Dynevor*, if Power were given to the said *George Talbot* Lord *Dynevor*, and after his Decease to the said *Edward Rice*, in case, under the Limitations of the same Will, he shall be entitled in Possession to the same Estate, and also to the Guardians during the Minority of any Person or Persons who shall become entitled thereto in Possession under the same Will, to grant a Lease or Leases of the said undivided Moiety, or other Share of the said Closes or Fields, called *Cae Butcher*, and *Tnisfawr*, and Part of the *Wern Farm*, or of any Part thereof, or to concur with the Person or Persons for the Time being seised of or entitled to the other undivided Moiety, or other Share of the same Closes or Fields, and Part of the *Wern Farm*, in granting a Lease or Leases of the Entirety thereof, or of any Part thereof, for a Term or Terms of Years, sufficient to encourage Persons to build upon and improve the same: But by reason of the Limitations contained in the said Will of the said *Cecil* Baroness *Dynevor*, and the confined Power of leasing therein contained, the Purposes aforesaid cannot be effected without the Aid and Authority of Parliament; wherefore Your Majesty's most dutiful and loyal Subjects, the said *George Talbot* Lord *Dynevor*, on Behalf of himself and the said *George Rice* the Minor; *Edward Rice*, on Behalf of himself and the said *Edward Rice* the Minor; *Magens Dorrien Magens* and *Henrietta Cecilia* his Wife; *John Markham* and *Maria* his Wife, do most humbly beseech Your Majesty that it may be enacted; and be it enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That, from and immediately after the passing of this present Act, it shall and may be lawful to and for the said *George Talbot* Lord *Dynevor*, at any Time or Times during his Life, and after his Decease to and for the said *Edward Rice* the Father, in case, and as and when he shall, under the Limitations contained in the said Will of the said *Cecil* Baroness *Dynevor*, be in the actual Possession of the said Moiety, or other Share so devised by the same Will, of and in the said Estate called *Lancaiach*, or entitled to the Rents and Profits thereof; and also to and for the Guardian or Guardians for the Time being of any Issue Male of the said *George Talbot* Lord *Dynevor*, and

Edward

Part of devised Estates consists of an undivided Moiety or other Share of Estates called *Lancaiach*.

Part of which is conveniently situate for building.

That it would be beneficial to Tenant for Life, and those interested in Remainder, if Power were given to grant Leases.

Power to grant Leases for any Term not exceeding 99 Years.

Saving Clause

Edward Rice the Father respectively, or of any Issue Male or Female of the said *Henrietta Cecilia Magens* and *Maria Markham*, as shall be so in the actual Possession or entitled as aforesaid, during the Minority of such Issue respectively (but by and with the Approbation of the High Court of Chancery, to be signified by an Order upon a Petition in a summary Way, so far as respects any Lease or Leases to be granted by such Guardian or Guardians) by Indenture or Indentures, to be sealed and delivered by him or them respectively, in the Presence of and to be attested by Two or more credible Witnesses, to demise or lease the undivided Moiety, or other Part or Share so devised by the said Will of the said *Cecil* Baroness *Dynevor* as aforesaid, of and in so much and such Parts of the said Estate called *Lancaiach*, as are called by the Names of *Cae Butcher* and *Tnisfawr*, and Part of the *Wern Farm*, and are particularly described in the Schedule annexed to this Act, or any Part or Parts thereof, or to join and concur with the Person or Persons for the Time being entitled to the other undivided Moiety, or other Part of the same Lands, in demising or leasing the Entirety thereof, or of any Part thereof, for any Term or Number of Years not exceeding ninety-nine Years, unto any Person or Persons who shall be willing to take, build upon, and improve the same, by building and erecting, or causing to be built and erected thereon, any Houses, Outhouses, Edifices, Buildings, or Structures, together with Ground sufficient for any Street, Roadway, Garden, Yard, Court, Area, or Passage, for the Use and Convenience of the Lessees, and others the Tenants and Occupiers of the same Premises, which Lease or Leases as aforesaid shall be renewable at any Time, and shall commence and take Effect in Possession and not in Reversion; so as in the said Lease or Leases originally to be granted, or by Way of Renewal, there be reserved and made payable, in respect of the Estate or Interest thereby to be demised under the Authority of this Act, (to be incident to the immediate Reversion of the Premises so to be demised,) the best and most improved Ground Rent or Ground Rents that can be had or obtained for the same, to be paid Quarterly, without taking any Sum of Money or other Thing by Way of Fine, Income, or Foregift, for granting such Lease or Leases; and so as the Lessee or Lessees, to whom any such Lease or Leases shall be granted, do execute a Counterpart or Counterparts of their respective Leases, and do thereby covenant for Payment of the Rent or Rents thereby to be reserved, and do enter into Covenants to build and keep and leave in Repair the Messuages and Buildings intended or agreed to be built, and to deliver up Possession of the Premises so to be leased, and of the Messuages and other Buildings to be erected as aforesaid, at the Expiration of the Term by such Lease or Leases to be granted; and so as in such Lease or Leases there be contained a Power of Re-entry for Non-payment of the Rent or Rents thereby to be reserved: Saving always to the King's most Excellent Majesty, His Heirs and Successors, and to all and every Person and Persons, Bodies Politick and Corporate, his, her, and their Heirs, Successors, Executors, and Administrators, (other than and except the said *George Talbot* Lord *Dynevor* and *Edward Rice* the Father, and the First and other Sons of the said *George Talbot* Lord *Dynevor* and *Edward Rice* respectively, and the Heirs Male of the Body and Bodies of such Son and Sons respectively, and the said *Magens* *Dorrien Magens* and *Henrietta Cecilia* his Wife, and the Heirs of her Body, and the said *John Markham* and *Maria* his Wife, and the Heirs of

of her Body, and the right Heirs of the said *Cecil* Baroness *Dynevor*, and all and every other Person and Persons claiming or to claim any Use, Trust, Estate, Interest, or Charge, either in Law or Equity, of, in, to, upon, or out of, the Lands and Hereditaments affected by or made subject to the Powers given and granted by this Act, by virtue of or under the said Will and Codicil of the said *Cecil* Baroness *Dynevor*,) all such Estate, Right, Title, Interest, Claim, and Demand, of, in, to, or out of, the said Lands and Hereditaments so to be leased as aforesaid, as they, every, or any of them respectively, had before the passing of this Act, or could or might have had, held, and enjoyed, in case this Act had not been made.

II. And be it further enacted, That this Act shall be printed by the Printer to the King's most Excellent Majesty, and may be given in Evidence in all Courts of Justice, and before all Judges and Justices, who shall take judicial Notice thereof in like Manner as if the same had been declared to be a Publick Act.

The SCHEDULE to which the above Act refers.

	A.	R.	P.
T WO Fields or Closes of Land, called <i>Cae Butcher</i> and <i>Ynisfawr</i> , near <i>Merthyr Tydvil</i> , situate on the West Side of the <i>Glamorganshire</i> Canal, and of the Turnpike Road leading from <i>Abergavenny</i> to <i>Neath</i> , not exceeding	13	0	0
Part of <i>Wern Farm</i> , situate to the South of the above Land, and not useful for the Purposes of Agriculture, nor exceeding - - - - -	10	0	0
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	23	0	0
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Rich^d Fothergill, Surveyor.

LONDON: Printed by GEORGE EYRE and ANDREW STRAHAN,
Printers to the King's most Excellent Majesty. 1804.