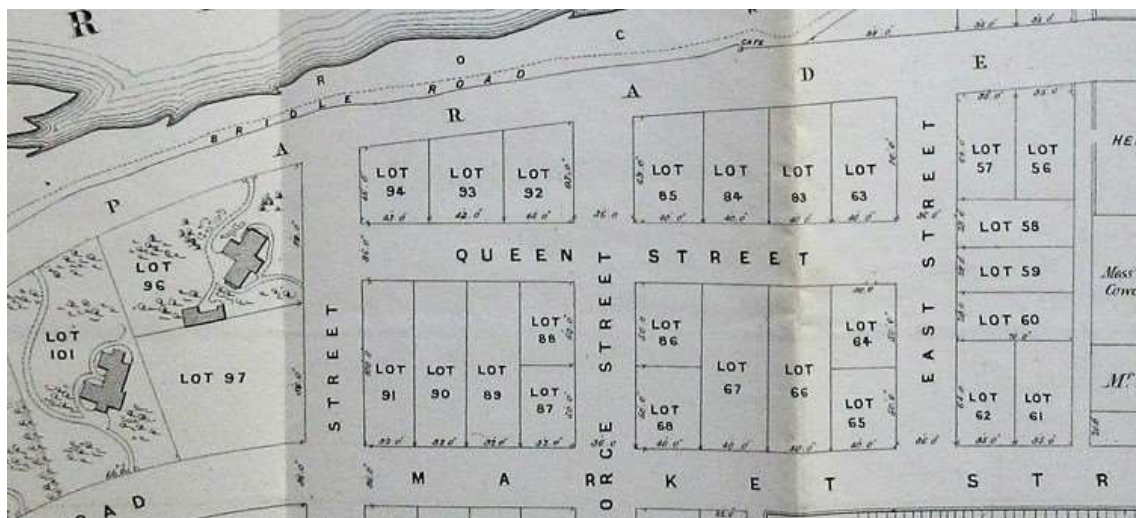
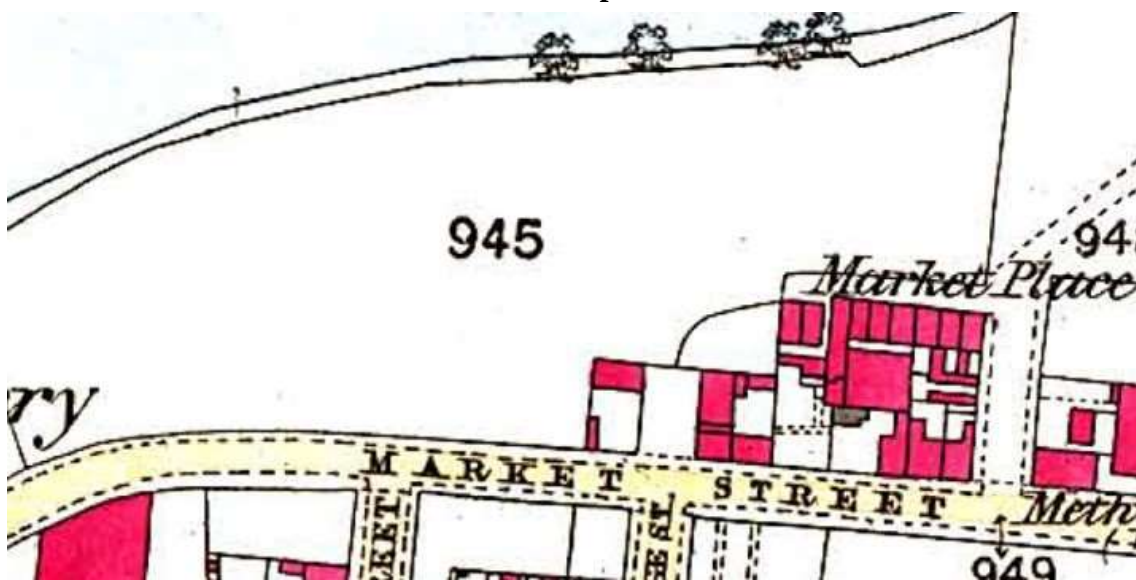


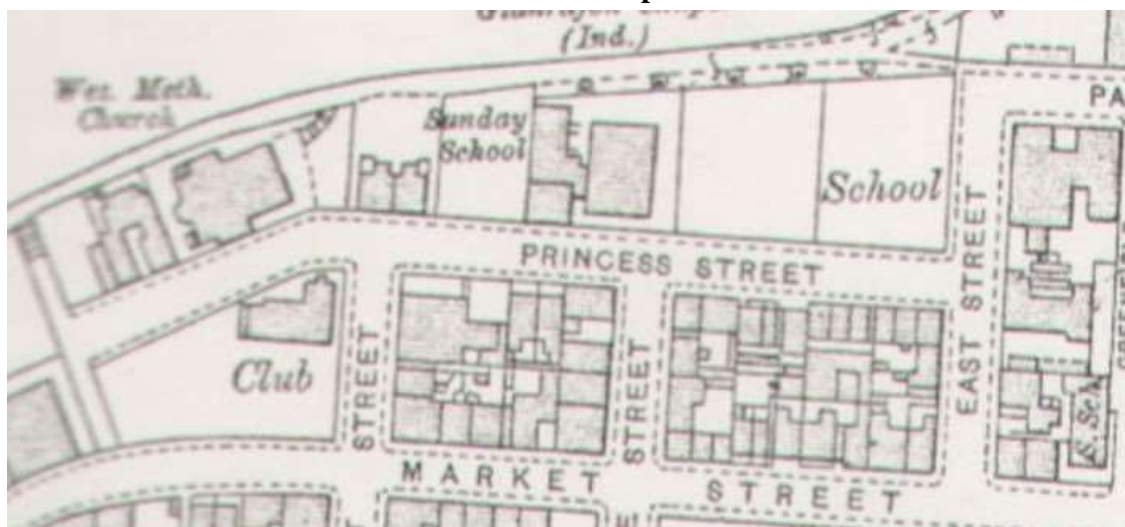
Princess Street



1862 Proposal



1873 Map



1912 Map



2017 map

The 1862 sale map proposed that this road would be called 'Queen Street'. By the time of the 1873 map nine buildings had been constructed, and the road was known as Market Place, the name was officially changed from Queen Street to Princess in 1875.

9th April 1875

New Street.-It was ordered that the new street called Queen-street, leading out of Market street, be called Princess-street.

The 1912 map shows that most of the buildings that are there today, apart from Lauriston, Tan y Geraint and the rear of the Car Showroom.



Circa 1900



1950



1960's

24th September 1886

DENBIGHSIRE.—LLANGOLLEN.
SALE OF VALUABLE FREEHOLD MESSUAGES
OR DWELLING-HOUSES.

MR. E. EDWARDS is instructed to SELL
BY PUBLIC AUCTION,

AT THE GRAPES HOTEL, LLANGOLLEN,

On MONDAY, OCTOBER 11th, 1886,

At 4 o'clock in the Afternoon, In the following or such Lot or Lots, subject to such conditions
as shall be produced at the Sale, those

17 FREEHOLD HOUSES, BUILDING SITE, AND SEVERAL GARDENS BELONGING
THERETO,

Situate at Llangollen, the Property of the late Mr. John Thomas, viz.,

All those 5 SUBSTANTIALLY-BUILT HOUSES situate in MARKET STREET, LLANGOLLEN, in the respective occupation of Mrs. Williams, Mr. Darlington, Mrs. Francis, Mr. John Williams, and Miss Caroline Jones, at the total annual rent of £51. 1s.

All those 2 SUBSTANTIALLY-BUILT HOUSES' situate in PRINCESS STREET, LLANGOLLEN in the occupation of Mr. Robert Jones and Mr. Watkin Davies, at the total annual rent of .£15.

Also, that Piece or Parcel of LAND adjoining the aforesaid Houses in PRINCESS STREET, very suitable for a BUILDING SITE, containing by admeasurement 203 Square Yards or thereabouts.

All those 3 SUBSTANTIALLY-BUILT HOUSES, situate in HALL STREET, LLANGOLLEN, in the occupation of Mr. Samuel Roberts, Mr. John M. Thomas, and Mr. T. Jones (Shop), at the total annual rent of £24 3s.

All those 7 SUBSTANTIALLY-BUILT HOUSES, situate in BANK TOP, in the respective occupation of Miriam Williams, Catherine Hughes, Hannah Pugh, Miriam Jones, Ellen Roberts, Godfrey Hughes, and one unoccupied, at the total annual rent of .£17 12s. 8d.

The above property affords an excellent and sound investment for capitalists, and will be offered as above mentioned, but if not sold as divided above, will be offered in smaller lots to afford an opportunity to workmen and others to become their own landlords. For further particulars, apply to the Auctioneer, 1, Chapel Street, Llangollen, or to Messrs. Minshalls and Parry Jones, Solicitors. Llangollen. ()

15th October 1886

IMPORTANT SALE OF FREEHOLD PROPERTY.— On Monday last, Mr. Edward Edwards, auctioneer, offered for sale in the Grapes Hotel Gladstone Room seventeen dwelling houses and a plot of building land, situated in Market-street, Princess-street, Hall-street, and Bank Top respectively, the whole of them being property belonging to the late Mr. John Thomas, ironfounder, of this town. There was a very large attendance, and the bidding throughout was very brisk and spirited. Mr. P. H. Minshall having read the conditions of sale, the auctioneer dilated upon the superior advantages offered to capitalists by investing in property of this description the situation was everything that could be desired, there was at present an unusually brisk demand for houses of this kind in the town, all of them were occupied by good tenants, and taking into consideration the improvements contemplated in the immediate vicinity of the Market-street and Princess-street property, the natural assumption was that the value of these houses would be considerably enhanced. The first lot offered was No. 26, Market-street, a house in the occupation of Miss Williams, yielding a gross rental of £ 15 per annum. Mr. R. S. Richards started with a bid of £ 150, and after a keen competition the price advanced by bids of £10 and £5, the lot being ultimately knocked down to Miss Williams, the tenant, for s £240. Lot 2 comprised the two adjoining cottages, occupied respectively by Mr, Darlington and Mrs.

Francis, and yielding a gross rental of £24. The bidding opened at £200, and rose gradually to £ 390, at which price they were sold to Mr. Thomas Rogers, butcher, Castle-street. Lot 3 consisted of the adjoining two cottages, occupied respectively by Mr. John Williams and Miss Caroline Jones, which opened with a bid of £150, and were ultimately knocked down to Mr. Ed. Evans, builder, for £280. Lot 4 comprised two cottages in Princess- street, in the occupation of Mr. Robert Jones and Mr. Watkin Davies, which started with a bid of £150, and were purchased by Mr. Edward Morris, builder, for £305. Lot 5 consisted of a plot of building land, 63 square yards, adjoining Lot 4, and having a frontage to Princess-street. This was also knocked down to Mr. Ed. Morris for £33 1s. 6d., being at the rate of 10s. 6d. per square yard. Lot 6 comprised a block of three houses in Hall-street, together with seven cottages at the rear thereof in Bank Top. The biddings commenced at £200, and the lot was bought by Messrs. Evans and Morris for £295, the total realised by the sale being £1543 1s. 6d. The result of this sale conclusively proves that property in Llangollen has not undergone that depreciation in value which seems to be an almost general characteristic in so many parts of the country. Mr. Edwards deserves the highest compliment for the very admirable manner in which he conducted the sale, as in the present serious crisis in all departments of trade, it is a rare occurrence in auctions of this kind to see all the lots disposed of, and that at prices even above the reserve value put upon them by the vendors. Messrs. Minshall and Parry-Jones were the solicitors to the vendors.

20th April 1888

LLANGOLLEN, DENBIGHSHIRE.
SALE OF A VERY DESIRABLE
FREEHOLD RESIDENCE,
6 HOUSES, AND WORKSHOPS.
TO BE SOLD BY AUCTION BY
Mr. E. EDWARDS
ON TUESDAY, MAY the 1st, 1888,
AT THE EAGLES HOTEL, LLANGOLLEN,

At 3 o'clock in the afternoon, in Lots, and subject to Conditions.

LOT 1. ALL THOSE 3 FREEHOLD HOUSES, situate and being Nos. 1, 3, and 5, PRINCESS STREET, in the town of Llangollen, now in the respective occupation of Mr. Edward Price, Mr. Griffith Morris, and Mrs. Elizabeth Jones producing a gross annual rental of .£24 15s. These Houses are well built and in good repair, and contain Kitchen (each Kitchen being fitted with a large Cupboard), Back Kitchen, 2 Bedrooms, Back Yard, and W.C., and have a back entrance.

LOT 2. ALL THOSE 3 FREEHOLD HOUSES, situate and being Nos. 7, 9, and 11, PRINCESS STREET, now in the respective occupation of Mr. Austin Roberts, Mrs. Ann Edwards, and Mr. Henry Rees; producing a gross annual rental of .£22 10s. These Houses, like Lot 1 (which they adjoin), are in capital repair, and well built, and contain Kitchen (with cupboard in each), Back Kitchen, 2 Bedrooms, Attic, and Offices. Between Lots 1 and 2 is a passage, through which there is a right of way to the back of Nos. 3, 5, 7, 9, and 11. The above Lots are always occupied, being situate in one of the best and most central and convenient parts of the Town.

LOT 3. ALL THAT FREEHOLD RESIDENCE, known as OSBORNE HOUSE, situate in PRINCESS STREET and WEST STREET (having a frontage in the former Street of 64 feet, and in the latter of 51 feet), containing spacious tiled Entrance Halls, 3 Reception Rooms, 4 Bedrooms, 3 good Attics, 2 Bath Rooms and W.Cs., Front and Back Staircases, Large Kitchen, Back Kitchen, Wash-house, Cellar, Yard, and Offices. This House is extremely well built and in good repair, and thoroughly finished throughout, with a front and back entrance in Princess Street and a front entrance in West Street, and has an ornamental wall, iron railing and garden in front. Having a commanding elevation, it stands in one of the most charming situations,

embracing an unsurpassed view of the surrounding Mountain and River Scenery, and is extremely suitable for a Private Residence or Lodging House, being within 3 minutes' walk of the Railway Station and the centre of the Town. All the rooms are well arranged, lofty and very commodious. Now in the occupation of Mrs. Roberts.

LOT 4. ALL THOSE COMMODIOUS FREEHOLD WORKSHOPS AND SHOW-ROOMS, situate in EAST STREET, now in the occupation of Messrs. A. and M. H. Roberts, Cabinet Makers. And the DWELLING-HOUSE, situate beneath the Work-shops, in the occupation of Mrs. Ellen Roberts, at a rental of £3 10s. per annum.

For further particulars, apply to the AUCTIONEER, Llangollen, or MESSRS. MINSHALLS & PARRY-JONES, Solicitors, Oswestry and Llangollen. Auctioneers Office, It Chapel Street, Llangollen.

11th May 1888

PROPERTY SALES.—On Tuesday, May 1st, Mr. Edward Edwards conducted a sale in the Eagles Hotel of freehold property belonging to the representatives of the late Mr. John Roberts, Osborne House. There was a very large attendance, and the bids were very spirited, the prices realized clearly confirming the conclusion drawn from several recent sales by Mr. Edwards, that household property in Llangollen has not in the least suffered in value from the general depression. Lot 1 consisted of a freehold residence, known as Osborne House, situated in Princess-street and West-street, which after being started by Mr. R. S. Richards, solicitor, at £500, was knocked down to Mr. Thos. Rogers, butcher, for £700. Lot 2 comprised three freehold cottages of an annual rental of £21 15s, situated in Princess-street, and near the Board Schools, which were disposed of to Mr. Edward Davies, builder, Berwyn-street, for £120. Lot 3 comprised three cottages, adjoining Lot 2, yielding an annual rental of £22 10s., this again being purchased by Mr. Thomas Rogers, for £350. Lot 4, which consisted of freehold workshops and show-rooms, was withdrawn, the auctioneer facetiously remarking that the sale had been so successful that the vendors had decided to keep this lot for themselves. Messrs. Minshalls and Parry-Jones were the solicitors for the vendors. The sale was conducted by Mr. Edwards with his usual ability.

15th June 1888

Plans of New Streets.—Mr. E. Evans, surveyor, wrote to the Board submitting a plan showing width of new streets proposed to be laid out and completed by Mr. Dickin. He (Mr. Evans) and Mr. Dickin's solicitor would attend and explain any matters that may arise thereon.—By this plan it is proposed to extend Parade-street at a width of 30ft. from the mill all along the river to the end of Cae-felin, at which point the street widens to 45 feet. Princess-street is to be 24ft. wide. George-street will be extended towards the river at a width of 24ft., and West-street at its present width of 36ft.—The clerk asked the surveyor whether this plan had been sent to the Board and one month's notice given, according to the requirements of the bye-laws.—The surveyor answered in the negative.—The clerk further asked whether the width of proposed streets complied with bye-laws, page 29 of which required every carriage road to be 36ft. wide.—The surveyor said that the plan showed Princess-street to be 24ft. wide.—Mr. Lloyd Jones said that Oak-street was only 24ft. wide. How came that to be?—The clerk said that according to the bye-laws they had no power at all to consider the question. If there were buildings on one side of the street only, they would have been able to grant a reduction in the width.—Mr. E. Roberts thought the owners of the houses in Princess-street would have something to say about it, as they had bought the land subject to the condition that that street was to be 36ft wide.—The clerk again said that the plan did not meet the requirements of the bye-laws, nor had a month's notice been given. On these grounds they were not in a position to discuss the matter.—Mr. D. Parry suggested that they had better call Mr. Evans in.—Mr. Lloyd Jones thought it was their duty to do everything in their power to enable this land to be sold for building purposes. It is possible that by making the streets 24 feet wide Mr. Dickin would be better able to plot it out

with advantage to him- self. He (Mr. Jones) did not object in the least to that, provided it could be done without detriment to the public interest. He thoroughly believed that the sale of this land for building sites and the formation of new streets would be a great benefit to the town, and they, as a Board, ought to do their utmost to get it carried out.—The clerk said it was no use arguing the matter until the bye-laws had been complied with in respect to the plan.—Other members having expressed a desire to see the work carried out, it was ultimately resolved that the clerk be instructed to write to Mr. Evans pointing out that in his application he had not complied with the bye-laws in respect to the particulars mentioned and desiring him to do so by the next Board.

15th June 1888

TOWN IMPROVEMENTS. FORMATION OF NEW STREETS. From our report of the last Local Board it will be seen that the first practical step has been taken by Mr. Dickin to complete the system of streets which, after the sale of his property in July, 1862, was so extensively carried out, and which was the means, no doubt, of transforming Llangollen from a mean little hamlet to a tolerably decent and respectable-looking town. (t is difficult to imagine that about thirty years ago the space occupied by Castle-street, Market-street, and their offshoots, consisted of fields and gardens, known as “Caeau y Felin,” and that the only public means of communication between the Holyhead-road and the Bridge was Chapel-street, and a narrow footpath, between high hedgerows, extending from the Welsh Wesleyan Chapel to the Llangollen Mill. For some reason or other that portion of the field, extending along the river side from the Board Schools to Messrs. Tanqueray's property, was reserved by Mr. Dickin, and until now all offers for the purchase of portions of it have been refused. It is scarcely necessary to point out the immense benefit which will accrue to the town by the opening up of this plot of land, the impetus it will give to the general business of the place, and the great improvement it will effect in the appearance of this particular part of the town. We are pleased to observe from the general tone of the discussion upon this question, that there is a strong disposition among the members of the Board to consider this important matter in the most liberal spirit, and that there is no desire to resort to quibbles or frivolous objections which would in the least tend to mar the completeness of the scheme. It is, however, greatly to be regretted that, owing to an oversight or misunderstanding on the part of the applicants or of the Board, the carrying out of this project has been delayed for one month at least. We are, however, inclined to believe that this mishap partakes of a mutual character, a misapprehension on the part of the Board of the nature of the application made by Mr. Evans, and it may be the want of a fuller and more precise explanation of the true purport of such application. It appears that the original plan of the property, upon which the sale of 1862 took place, shows the width of Princess-street to be 36 ft., and it is naturally maintained that the owners of the houses in this street have built or bought their properties under the assumption that, whenever the street is properly formed, that width will be maintained. According to the bye-law of the Board, “every new street, being a carriage road, shall be laid out and formed at least 36 feet wide,” but the latter portion of the same bye-law contains a saving clause to the effect that “it shall be at the option of the Local Board to determine whether such street shall or shall not be laid out and formed of a sufficient width for a carriage road.” The question then for the Local Board to determine will be whether they consider that the traffic at any time through Princess-street will be such as to justify them in insisting that this street must of necessity be formed of such a width as to come under the appellation of a carriage road. To assist us in coming to a conclusion upon this point, we may take the case of Oak-street, which is 24 feet, a width similar to that which is proposed to maintain in Princess-street. We can easily conjecture that the traffic along the former, lying as it does between two main arteries of the town, Castle- street and Chapel-street, must always be far in excess of that which can ever possibly be carried on through the latter, and for that simple reason the public, no doubt, will consider it unwise to insist upon a greater width being

observed in Princess-street than has been the case in Oak-street. Moreover, if the property owners adjoining considered themselves in any way aggrieved by any curtailment of the width laid out on the original plan, their remedy would, we should say, be not against the Board, but against the owner of the land for whom the conditions of sale were proposed new streets must involve to Mr. Dickin an outlay of close upon £700, which with all the many incidental expenses of sale must, of course, be deducted from the amount received for the plots sold. This great expenditure, together with the much larger outlay which subsequently would be incurred in the erection of buildings on the various sites sold, must necessarily mean a most welcome revival of all the various industries of the town. We are informed that the promoters of this scheme in their application to the last Board simply intended to elicit their opinion as to the width to be observed in the formation of Princess-street, in order to avoid any subsequent misunderstanding on that point, and that before any actual work will be commenced all the regulations of the Board will be strictly complied with. It may be that, after all, the refusal of the Board to entertain the matter at the last meeting will have the effect of giving each member an opportunity of fully considering the various bearings of the question, so that when it next comes before them, they will be able to enter upon the discussion with a better knowledge of the true merits of the case and a wider view of the immense interest, with which it is fraught to the community at large. We venture confidently to anticipate that the Board will give the matter a most calm and dispassionate consideration, believing, as we do, that the present members, without a single exception, have the true and permanent interests of the town at heart.

10th January 1890

The Formation of Princess Street. – The surveyor produced a large plan, accompanied with specifications and estimate for the proper formation of Princess-street, and portions of West-street and George-street. The length of street required to be formed is 121 lineal yards, and the estimate for the same £230 12s. 11d. – The clerk: That comes to about a pound a yard on each side of the street. – Mr. Thomas Rogers intimated that the conditions of sale under which the land adjoining this street was purchased contained a clause that the vendor of the land must contribute a certain sum towards the construction of the street. – Mr. Pryce Evans thought that the amount was 2s. 6d. a yard. – The clerk said that their remedy is against the people who are now the owners of the property adjoining the streets. They could order them to do these streets within a limited period, say three months, and, in default, the Board would do it themselves, and come upon the owners for the expense. The Board had, of course, nothing whatever to do with any arrangement that may already exist between these owners and the person the land was bought from. – It was observed that the street would be 36 feet wide, there being a roadway of 8 yards. – The chairman pointed out that the figures were simply an estimate of the probable cost; it seemed rather high, but he supposed that the owners would only be charged the actual cost of the work. – The surveyor said he did not think the work could be carried out for less than he had estimated. – The chairman then proposed that the plan and specifications be approved of, and that the clerk be instructed to issue the necessary notices to the several owners for carrying out the work. – This was seconded by Mr. David Parry, and carried unanimously.

11th May 1894

PRINCESS STREET AND WEST STREET.

The clerk read the following letter from Messrs. Richards and Sons, solicitors:-
3rd May, 1894

Dear Sir, - We are instructed by Mr Thomas Rogers, Castle-street, Llangollen, owner of the three houses in Princess-street and of Osborne House in Princess-street and West-street, to call the attention of your Board to the damage done to his property by the way in which Princess-street and West-street have been constructed. – Mr Rogers does not wish, if possible, to have any dispute with the Board, with reference to these matters, but wishes us to say that unless

your Board take the necessary steps to rectify the damage done within 10 days from today, we shall have to do what is necessary to protect Mr Rogers's interest. - Yours truly, C. Richards and Sons.

J. Parry-Jones, Esq.

The clerk was instructed to reply that the Board are informed by their surveyor that the streets were formed in the only way possible under the circumstances.