

By direction of Sir Mathew Martin Wilson, Bart.

AD

WEST RIDING

Skipton 4 miles Keighley 12 miles Bradford 22 miles Leeds 28 miles

The Eshton Estate

Gargrave

3,634 Acres

FOR SALE BY AUCTION
(unless sold privately)

1960

Auctioneers:

Messrs. JOHN D. WOOD & CO.
23, Berkeley Square, London, W.1

Land Agents:

Messrs. INGHAM & YORKE
Littlemoor, Clitheroe, Lancashire

Solicitors:

Messrs. EVILL & COLEMAN
40, Welbeck Street, London, W.1

By direction of Sir Mathew Martin Wilson, Bart.

WEST RIDING

Skipton 4 miles Keighley 12 miles Bradford 22 miles Leeds 28 miles

PARTICULARS, PLANS and CONDITIONS OF SALE

of the

FREEHOLD RESIDENTIAL, AGRICULTURAL & SPORTING PROPERTY

THE ESHTON ESTATE

Gargrave

comprising

The Well-maintained Georgian-style Residence, Eshton House

with 3½ Acres and Staff Flat, the adjoining ST. HELEN'S and GRANGE FARMS, together with ESHTON TARN, extending to about

384 ACRES WITH VACANT POSSESSION (saving the Fishing in the Tarn)

TEN LET DAIRY AND STOCK REARING FARMS FROM 83 ACRES TO 489 ACRES

Two Smallholdings Accommodation Land

Threshfield Water Supply Houses and Buildings in Gargrave

Altogether producing

per £5,308 annum (gross)

(including Furnished and Water Rents and Wayleaves)

ALSO WITH VACANT POSSESSION

Seven Houses and Cottages Gargrave Parochial Hall

Five Sites for Development, three with Planning Consent

FOUR LOTS OF TROUT FISHING

THRESHFIELD GROUSE MOOR AND SHOOTING OVER ADJOINING MOORS—1,054 ACRES

and

126 Acres of Woodlands containing Valuable Commercial Timber

The whole extending to about

3,634 acres

which will be offered for SALE BY AUCTION (*unless previously sold privately*) by Messrs.

JOHN D. WOOD & CO.

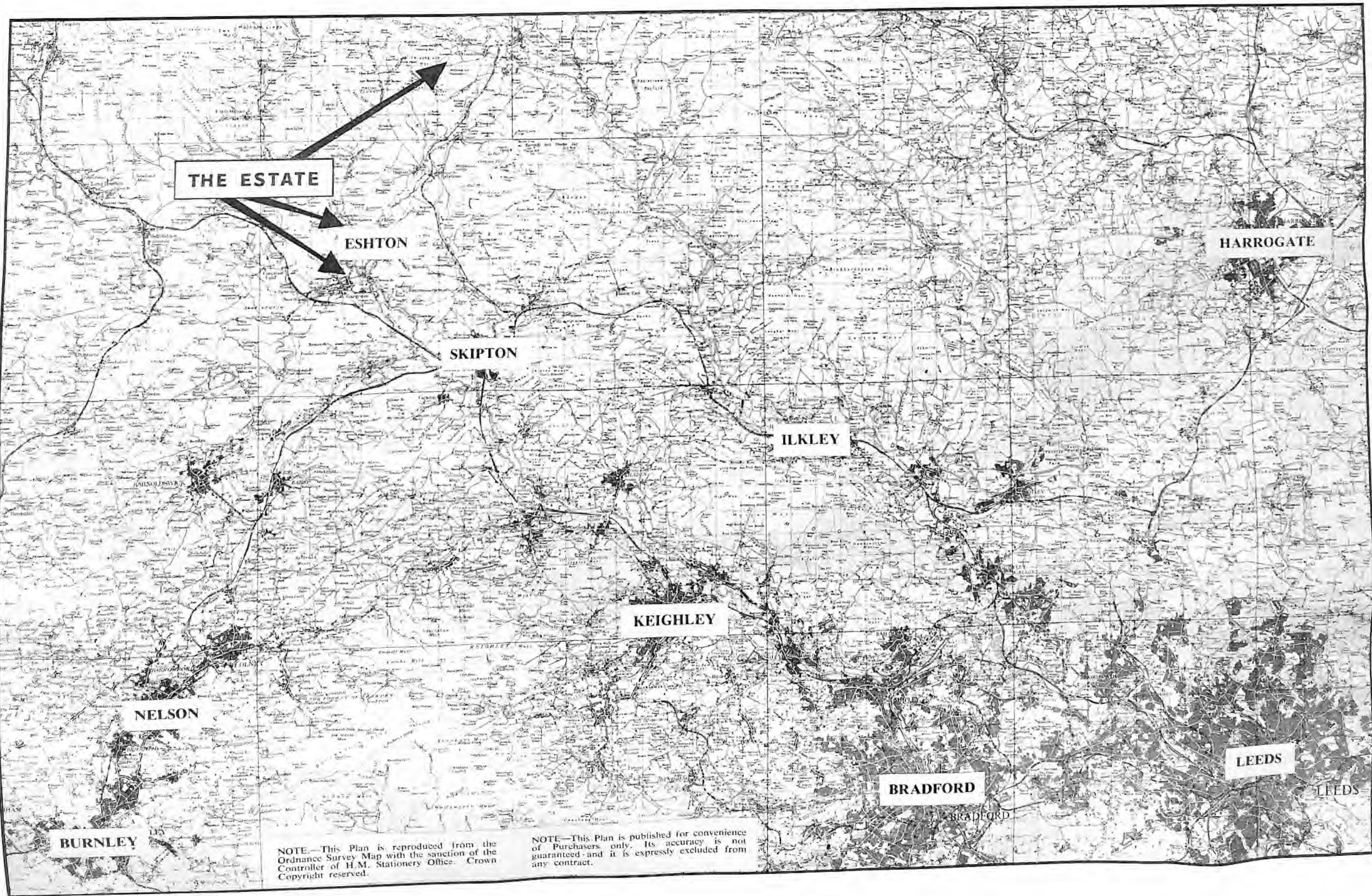
At The Black Horse Hotel (Clifford Hall), High Street, Skipton

On WEDNESDAY, 15th JUNE, 1960, in Two Sessions commencing at 11 a.m. and 2.30 p.m.

Solicitors: Messrs. EVILL & COLEMAN, 40, Welbeck Street, London, W.1. (Tel.: WELbeck 0991-4.)

Land Agents: Messrs. INGHAM & YORKE, Littlemoor, Clitheroe, Lancashire. (Tel.: Clitheroe 1055-6.)

Auctioneers: Messrs. JOHN D. WOOD & CO., 23, Berkeley Square, London, W.1. (Tel.: MAYfair 6341—15 lines.)



THE ESTATE

ESHTON

SKIPTON

ILKLEY

KEIGHLEY

NELSON

BURNLEY

BRADFORD

LEEDS

HARROGATE

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General Remarks

THE ESHTON ESTATE has belonged, as to the greater part of it, to the Wilson Family since 1648. It was originally much larger and has been considerably reduced as a result of sales during the last forty years. The present sale affords a unique opportunity to acquire a **FIRST RATE GRASSLAND ESTATE** in this noted and popular district with the advantage of a medium-sized and splendidly maintained **Residence for Occupation, together with about 384 acres of Farmland in hand adjoining**, surrounded by a block of Eight Capital Dairy and Sheep Farms let to established tenants, together with the Sporting Rights over about 2,439 acres and Trout Fishing Rights in the River Aire and Eshton Beck. Only a short distance away at Threshfield are two further let Farms, further Trout Fishing in the River Wharfe and a **Freehold Grouse Moor of 590 acres**, together with the **Sporting Rights** over this and the adjoining Moors extending to over 1,000 acres. Also included are some **Valuable Residential** and other properties in Gargrave, together with several **Valuable Sites for Development**, some with the benefit of Planning Permission. The Estate as a whole has a **SPECIAL RESIDENTIAL ATTRACTION** with the opportunity immediately of farming 384 acres, with the added advantage of capital appreciation from the properties in and around Gargrave. The agricultural land which is let should be mainly self-supporting, while immediate profit can be anticipated from the sale of timber from the fine woodlands which extend to 126 acres.

The let farms include some of the best grazing in the Aire Valley and form a compact block of agricultural land ideally suitable for investment purposes. The Gargrave farms mainly overlie limestone which is good stock rearing and sheep land. The majority of the farms are dairy and stock rearing grassland farms and most of the tenants keep a substantial flock of breeding ewes. Most of the land on the Gargrave farms is situated about 500 feet above sea level. The Threshfield farms overlie limestone with some land overlying gritstone.

1. SITUATION

The Estate is most conveniently situated immediately to the north of Gargrave, only 4 miles north-west of Skipton, 12 miles from Keighley, 22 miles from Bradford and 28 miles from Leeds. The Threshfield portion adjoins the noted West Riding village of Grassington, which is a favourite resort of tourists in the summer. Gargrave Station is on the main line from London and Leeds to Carlisle and Scotland. The Estate itself contains many beauty spots and to the north of Threshfield Moor rises to over 1,300ft.

2. TENURE

The whole Estate is FREEHOLD.

3. VIEWING

These Particulars will admit to view the occupied farms, cottages and houses by kind permission of the present occupiers. Eshton House may be inspected on production of these Particulars to the Caretaker in residence, Mr. T. Newhouse, who also has the keys of the vacant properties and will show prospective purchasers round the Estate, if desired.

4. CONVENIENCES

There are Churches of all denominations, Schools, Post Office and Shops in Gargrave, and a frequent service of motor buses connects with Skipton which is a noted Market Town and provides all the other usual urban amenities. For the Threshfield portion the village of Grassington provides most of the facilities.

5. TENANCY AGREEMENTS AND FARM RENTS

The tenanted farms are let on yearly tenancies from 2nd February as to the land and from 12th May as to the house and buildings. Several of the farms have no written Tenancy Agreements but counterparts of the other agreements may be inspected at the Offices of the Land Agents by previous appointment during usual business hours. The rents are payable half-yearly at 2nd February and the 2nd August and there are no arrears. Few of the cottages and houses in Gargrave have written agreements but where these are in existence the counterparts may be inspected as above. The rents of most of the cottages and houses in Gargrave have been increased under the Rent Act, 1957. The rents of the cottages are due quarterly on 18th January, April, July and October. The rents of the houses are due half-yearly at 2nd May and November. A number of the houses and cottages have been let furnished but Notices to Quit have been given and Vacant Possession will be obtainable on Completion, and in these cases a certain amount of furniture is included in the Sale.

6. RENT INCREASES

It will be observed that the farms are let at rents well below those currently obtainable and the Vendor has served Notices before 2nd February, 1960, under Section 8 of the Agricultural Holdings Act, 1948, and Agriculture Act, 1958, on the tenants of all the Agricultural Holdings requiring Arbitration so that **substantially increased rents should be obtainable from 2nd February, 1961.**

7. MARKETS

There is a noted Cattle and Sheep Market at Skipton (4 miles), while Gisburn Cattle Market (6 miles) is one of the best in the north and there is also a Cattle Market at Hellifield.

8. POSSESSION

Lots 1, 2, 3, 5, 6, 8 (save as to the Fishing), 9, 11 (save as to Riparian Land), 15, 17, 19, 20, 21, 24, 33 (save as to the Fishing Rights in a very small part), 38, 41 (save as to the Sheep Gaits), 44, 46, 47, 48, 55, 63 and 64 are sold with Vacant Possession on Completion. Lot 42 is available with Vacant Possession at 2nd November, 1960, and Lot 43 with Vacant Possession at 2nd February, 1961. Except for the woodlands, which are in hand, the remaining Lots are let as detailed in the Particulars thereof and are sold subject to the existing tenancies.

9. INCOME TAX

(i) The total Net Annual Value of the Estate for Schedule "A" is £2,685 10s. 0d.

(ii) **Maintenance Claim.** Expenditure for year ending 31st December, 1955, £2,850.
 " " " " " " " 1956, £3,132.
 " " " " " " " 1957, £2,669.
 " " " " " " " 1958, £5,322.
 " " " " " " " 1959, £3,929.

(iii) **Capital Improvement Claim.** There is a small Capital Improvement Claim under Section 314 of the Income Tax Act, 1952, available as follows:—

<i>Year of Expenditure</i>	<i>Subject</i>	<i>Amount of Expenditure</i>	<i>Annual Allowance</i>	<i>Period Unexpired</i>
1950/51	Agricultural Cottage	£ 18	£ 1	1 year
1950/51	Drainage (Brockabank Farm) ..	70	7	1 year
1951/52	Agricultural Cottage	21	2	2 years
1952/53	Drainage	103	10	3 years
Total Annual Allowance 1960/61 ..			£20	

10. SERVICES

Electricity. The overhead lines of the Yorkshire Electricity Board cross the Estate in numerous places and main electricity is laid on or available to practically every Lot on the Estate. The offices of the Yorkshire Electricity Board, No. 1 (Bradford) Sub-Area, are at 45-53, Sunbridge Road, Bradford, 1.

Main Water is connected to all the properties in Gargrave and also by meter to Raybridge Farm, Lot 22. Flasby Grange Farm, Lot 27, obtains water from the adjoining Flasby Estate. Eshton House and all the farms and cottages in the Eshton portion of the Estate are supplied with water from British Transport Waterways, whose water main runs through the centre of the Estate from north to south, under an Agreement dated 1st July, 1892. The Threshfield portion of the Estate, together with several adjoining villages and properties not belonging, is supplied with water from the private Estate Supply (Lot 66).

There is a **Public Drainage System** in Gargrave, to which all the houses and cottages are connected, but on the remainder of the Estate, Eshton House and the farms and cottages mostly have septic tanks or cesspools. At Threshfield, Lot 34 is connected to the public drainage system and a public sewer passes through Lot 36.

11. SPORTING

Hunting. The Estate is situated in the centre of the Pendle Forest and Craven Harriers Hunt and the Airedale Beagles meet in the district. There are livery stables at Gargrave.

Shooting. The Estate as a whole affords pheasant, partridge and rough shooting, which has been let regularly in the past, is now in hand, and included in the sale of the various Lots. The previous shooting tenant has employed a keeper who has kept down the vermin and reared pheasants up to the end of last season. **Threshfield Grouse Moor** of 590 acres, together with the Shooting Rights over the adjoining Boss and Linton Moors, extending to another 465 acres, are included in the Sale (Lot 41), and details of the game bags are show on page 28. Wild Fowl are found on Eshton Tarn (Lot 8).

Fishing. The Estate affords capital opportunities for trout fishing and Purchaser's attention is drawn to the fishing in the River Aire (Lot 11), in Eshton Beck (Lots 24 and 33) and in the River Wharfe (Lot 38), all of which is available with Possession.

12. OUTGOINGS

The Estate is subject to Tithe Redemption Annuities amounting to £163 2s. 9d. per annum. This amount has been informally apportioned by the Auctioneers over the various Lots affected and is believed to be correct, but absolute accuracy is not guaranteed. There is no Land Tax. Lots 22 and 23 are subject to Drainage Rate payable to the Airedale Drainage Commissioners. The Annual Values are £49 for Lot 22 and 5s. for Lot 23. The Owner's Drainage Rate for the year ending 31st March, 1960, amounted to 6d. in the £ and the Occupier's Rate to 2s. in the £. The address of the Airedale Drainage Commissioners is Bank Buildings, Skipton. Lot 29 is subject to the William Eliworth Charity of 10s. per annum.

13. PUBLIC AUTHORITIES AND RATES

The Estate is situated within the Administrative Area of Skipton Rural District Council, Council Offices, Granville Street, Skipton. Rates in the £ for 1960/61 amount to 17s. 10d. in the Parish of Gargrave, 17s. 2d. in the Parish of Eshton and 17s. 4d. in the Parish of Threshfield, and the Rateable Values, where appropriate, are stated in the Particulars of the various Lots. The Road and Town Planning Authority is the West Riding County Council, County Hall, Wakefield. Post Office Telephones are administered from Telephone House, Upper Piccadilly, Bradford, 1. The Domestic Water Rate in Gargrave is 3s. 6d. per £ of Rateable Value, with a minimum of £1 5s 0d per annum.

14. FIXTURES, FITTINGS AND FURNITURE

All Fixtures and Fittings belonging to the Landlord and usually designated Landlord's Fixtures will be included in the Sale. Purchaser's attention is drawn to the Particulars of Eshton House (Lot 1) and to Lots 19, 20, 46, 53, 62 and 64 as to certain Tenant's Fixtures and Fittings and Furniture which are included in the Sale of those Lots. The Purchaser of Eshton House may be able to take over certain additional items of furniture at valuation by arrangement with the Vendor.

15. TENANT RIGHT ON LANDS IN HAND

Purchasers' attention is drawn to the fact that the Vendor does not propose to charge tenant right on any of the agricultural land in hand with the exception of certain farm fixtures, such as milking equipment, in the buildings on St. Helens Farm, Lot 2, and Eshton Grange Farm, Lot 3. (See the Particulars of these Lots.) Purchasers of the agricultural land in hand will thus be able to enter free of any tenant right valuation.

16. TOWN AND COUNTRY PLANNING ACTS, 1947-1954

Certain of the Lots carry valuable unexpended balances of established development value under the above Acts and Purchasers' attention is drawn to Lots 25, 26, 34, 36 and 63. Lots 44 and 48 in Gargrave are sold with the benefit of valid Planning Permissions for residential development.

17. TIMBER AND WOODLANDS

The Estate includes 126 acres of woodlands, of which 110½ acres are dedicated under a Forestry Dedication Agreement dated the 7th day of January, 1953, and the Agreement and Plan of Operations may be inspected at the Land Agents' Offices during usual business hours. Purchasers of the following Lots, whether or not they inspect such Agreement, will be deemed to purchase with full knowledge thereof: Lots 7, 12, 14, 15, 17, 21 and 23. In addition there are a few small woodlands included with the farms which are not dedicated. The dedicated woodlands include some valuable commercial timber and mixed softwood and hardwood plantations. The most important woodland areas have been divided into separate Lots to suit all types of purchasers, both large and small, and those interested in the commercial timber and plantations should look at the following Lots: 15, 17 and 21. The remaining smaller woodlands and plantations have been included with the farms. The mature commercial field and woodland timber and plantations on the farms and certain of the other Lots have been measured and moderately and carefully valued by competent timber valuers, due allowance having been made for bark and defective trees, and the amount of the valuation of such timber and plantations is stated in the Particulars of the Lots affected. Purchasers of these Lots will be required to purchase this timber which is scribe marked at the valuation of the timber stated in the Particulars of the Lots and this valuation shall for all purposes including payment of the deposit be deemed part of the purchase money. Details of the measurements of this timber may be obtained from the Land Agents' and Auctioneers' Offices on request. All the remaining timber on these Lots will be included in the sale of such Lots. Where, in the Particulars of any Lot, the value of the timber is not stated, the timber (if any) on that Lot will be included in the Sale.

18. MODE OF OFFERING

Lots 1, 2, 3, 5, 6, 8 and 9, extending to about 388 acres, will first be offered together as one Lot with the benefit of Vacant Possession (except for the fishing rights in Eshton Tarn, Lot 8). If not so sold, these Lots will then be offered separately as lotted. The remaining Lots will then be offered as detailed in the following Particulars.

19. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AFFECTING THE VARIOUS LOTS

Purchasers' attention is drawn to the Easements, Rights of Way and other matters affecting the various Lots so far as the Auctioneers are aware, which are set out in the Stipulations subject to and with the benefit of which so far as respectively affected thereby the various Lots are offered for sale.

20. INCONSISTENCY

If and in so far as the foregoing may be inconsistent with the Conditions of Sale, to which Purchasers' attention is directed, the latter shall prevail.

Stipulations

as to Rights of Way, Water Supplies and Drainage. (Referred to in the Particulars and Conditions of Sale as "the Stipulations")

PART I

RIGHTS OF WAY

As to Lots 2 and 8. Lot 2 is sold subject to a Right of Way in favour of Lot 8 for access along the eastern boundary of O.S. No. 9 on Lot 2 then through the gate at the north end of the boundary and then over the north west corner of O.S. No. 16 on Lot 2, this Right of Way not to exceed 20ft. in width.

As to Lots 3, 7, 12, 14, 15, 17 and 33. Lots 3, 7, 12, 14, 15 and 17 are sold subject to Rights of Way on foot only along the banks of Eshton Beck for the proper enjoyment and preservation of the fishing comprised in Lot 33. These rights shall specifically include rights to cut back bushes and undergrowth for a distance not exceeding 10ft. on both banks for the proper enjoyment of the fishing rights, and to cut weeds and to clean the bed of the said beck and to do all such things which may be necessary and proper for preserving the said fishing.

As to Lots 6 and 10. Lot 6 is sold subject to a right of way as at present enjoyed over the track crossing the north west corner of O.S. No. 39 on Lot 6 in favour of Lot 10 for access to the Airton Road.

As to Lots 6 and 11. Lot 6 is sold subject to a Right of Way on foot only over the track crossing the north east end of the road or lane O.S. No. 39 on Lot 6 in favour of Lot 11 for access to the fishing comprised in that Lot.

As to Lots 7 and 2. Lot 7 is sold subject to a Right of Way as at present enjoyed over the north east end of the road or lane O.S. No. 18 on Lot 7 in favour of Lot 2 for access between Fields Nos. 36 and 16 on Lot 2.

As to Lots 10 and 11. Lot 10 is sold subject to a Right of Way on foot only along the north eastern and northern boundaries of this Lot for access to the fishing comprised in Lot 11. Lot 10 is sold subject to a Right of Way on foot only along the bank of the River Aire for the proper enjoyment and preservation of the fishing comprised in Lot 11. This right shall specifically include the right to cut back bushes and undergrowth for a distance not exceeding 10ft. on the west bank for the proper enjoyment of the fishing rights, and to cut weeds and to clean the bed of the said river and to do all such things as may be necessary and proper for preserving the said fishing.

As to Lots 14 and 3. Lot 14 is sold subject to a Right of Way as at present enjoyed in favour of Lot 3 over the road or track O.S. No. 113 and Pt. 112 on Lot 14.

As to Lots 14 and 15. Lot 14 is sold subject to a Right of Way over the road or track O.S. Nos. 113, Pt. 112, Pt. 119 and Pt. 264 on Lot 14 in favour of Lot 15. This right of way shall include a right to haul timber from Lot 15 over this road subject to the owner of Lot 15 making good any damage done to the road by such timber haulage.

Lot 14 is sold subject to a Right of Way as at present enjoyed over the track on O.S. No. 268 shown by a dotted black line on the plan in favour of Lot 15 such right of way including the right to haul timber from Lot 15 over this track, subject to the owner of Lot 15 making good any damage done to this track by such timber haulage.

As to Lots 16 and 21. Lot 16 is sold subject to a Right of Way for timber hauling as at present enjoyed from Gamsbers Wood (part of Lot 21) over O.S. No. 102 on Lot 16 to the gate giving access to the Airton Road, in favour of Lot 21, subject to the owner of Lot 21 making good any damage done on O.S. No. 102 on Lot 16 in the exercise of this right.

As to Lots 15, 17 and Eshton Hall adjoining not belonging. Lots 15 and 17 are sold subject to Rights of Way on foot only in favour of the owner for the time being of Eshton Hall along the banks of Eshton Beck between the north west boundary of Eshton Hall and the footbridge (marked FB on the Plan) to the west thereof for the proper enjoyment and preservation of the fishing rights enjoyed by the owner of Eshton Hall over this portion of Eshton Beck. These rights shall specifically include rights to cut back bushes and undergrowth for a distance not exceeding 10ft. on both banks for the proper enjoyment of the fishing rights, and to cut weeds and to clean the bed of the said river and to do all such things as may be necessary and proper to preserve the said fishing.

As to Lots 18 and 16. Lot 18 is sold subject to Rights of Way as at present enjoyed in favour of Lot 16 over the part of the road O.S. No. 91 on Lot 18 as is contiguous to O.S. Nos. 102, 104, 105, 106 and 107 on Lot 16.

As to Lots 18 and 19. Lot 18 is sold subject to Rights of Way as at present enjoyed in favour of Lot 19 over part of the road O.S. No. 91 on Lot 18 which is contiguous to the north and south portions of Lot 19.

As to Lots 18 and 20. Lot 18 is sold subject to Rights of Way as at present enjoyed in favour of Lot 20 over the part of the road O.S. No. 91 on Lot 18 between the Airton Road and the west boundary of the southern portion of Lot 20.

As to Lots 18 and 21. Lot 18 is sold subject to a Right of Way as at present enjoyed including timber haulage over the road O.S. No. 91 on Lot 18, in favour of Lot 21 for access to the Airton Road subject to the owner of Lot 21 making good any damage occasioned to this road by timber haulage thereover.

As to Lots 21 and 16. Lot 21 is sold subject to a Right of Way as at present enjoyed over the north easterly extension of Pt. O.S. No. 93 on Lot 21 (to the Airton Road) in favour of Lot 16 for access between O.S. Nos. 102 and 94 on Lot 16.

As to Lots 22, 23 and 24. Lots 22 and 23 are sold subject to Rights of Way on foot only along the right bank of Eshton Beck for the proper enjoyment and preservation of the fishing comprised in Lot 24. These rights shall specifically include rights to cut back bushes and undergrowth for a distance not exceeding 10ft. on the right bank for the proper enjoyment of the fishing rights and to cut weeds and clean the bed of the said beck and to do all such things as may be necessary and proper for preserving the said fishing.

As to Lots 22 and 24. Lot 22 is sold subject to a Right of Way on foot only by the most convenient route from Raybridge Lane for access to the fishing comprised in Lot 24, including a Right of Way on foot only by the most convenient route northwards over O.S. No. 184 on Lot 22 for access to the fishing adjoining the weir on the east of Lot 23.

As to Lots 32 and 31. Lot 32 is sold subject to a Right of Way as at present enjoyed for access in favour of Lot 31 along the east boundary of Lot 32.

As to Lots 33, 3, 7, 12 and 14. Rights of Way as at present enjoyed to cross Eshton Beck comprised in Lot 33 at various points for access to and from farm fields lying on either side of Eshton Beck and for the purpose of watering cattle, are reserved in favour of Lots 3, 7, 12 and 14.

As to Lots 36 and 38. Lot 36 is sold subject to a Right of Way on foot only along the south eastern boundary of Pt. O.S. No. 114 on Lot 36 for access to the fishing included in Lot 38. Lot 36 is sold subject to a Right of Way on foot only along the bank of the River Wharfe for the proper enjoyment and preservation of the fishing comprised in Lot 38. This right shall specifically include the right to cut back bushes and undergrowth for a distance not exceeding 10ft. from the bank for the proper enjoyment of the fishing rights and to cut weeds and to clean the bed of the said river and to do all such things as may be necessary and proper for preserving the said fishing.

As to Lots 43 and 42. Lot 43 is sold subject to a Right of Way as at present enjoyed in favour of Lot 42 over the south end of O.S. No. 210 on Lot 43 for the purpose of emptying the ash pits on Lot 42.

As to Lots 44, 45 and 46. Lot 44 is sold subject to Rights of Way as at present enjoyed in favour of Lots 45 and 46 for access to these Lots.

As to Lots 46 and 45. Lot 46 is sold subject to Rights of Way as at present enjoyed in favour of Lot 45 for access to the Closet and Coal Shed included with Lot 45 but for convenience coloured on the plan with Lot 46.

As to Lot 46 and adjoining property not belonging being Nos. 1, 2 and 3, Trees Terrace. Lot 46 is sold subject to Rights of Way as at present enjoyed in favour of adjoining properties being Nos. 1-3, Trees Terrace for access to the coal shed and W.C. belonging to these properties and being uncoloured on the plan.

As to Lots 55, 57, 64, 65 and property adjoining not belonging being No. 21, South Street, Gargrave. Lot 55 is sold subject to Rights of Way as at present enjoyed in favour of Lots 57, 64, 65 and property adjoining not belonging known as No. 21, South Street for access to the Closets and Coal Sheds included with these Lots and with No. 21, South Street.

As to Lots 55, 56, 57, 64, 65 and adjoining properties not belonging being Nos. 21, South Street, and 26, High Street, Gargrave. Lot 55 is sold subject to Rights of Way as at present enjoyed for access to the rear of Lots 56, 57, 64 and 65 and properties not belonging being Nos. 21, South Street and 26, High Street.

As to Lot 56 and property adjoining on the west not belonging being No. 26 High Street. Lot 56 is sold subject to Rights of Way as at present enjoyed in favour of property adjoining on the west being No. 26 High Street for access to the rear thereof.

As to Lots 56 and 57. Lot 56 is sold subject to Rights of Way as at present enjoyed in favour of Lot 57 for access to the Closet and Coal Shed included with that Lot.

As to Lots 59 and 60. Lot 59 is sold subject to a Right of Way as at present enjoyed in favour of Lot 60 through the Barn and over the Yard in the rear for access to the rear of Lot 60.

As to Lot 61 and property adjoining on the west not belonging being No. 10, South Street, Gargrave. Lot 61 is sold subject to a Right of Way as at present enjoyed over the rear of this Lot in favour of property adjoining on the west not belonging being No. 10, South Street, for access to the rear of that property.

As to Lot 62 and properties adjoining on the west not belonging being Nos. 1-5, River Place, Gargrave. Lot 62 is sold subject to Rights of Way as at present enjoyed over the rear of this Lot in favour of properties adjoining on the west not belonging being Nos. 1-5, River Place for access to the rear of those properties.

As to Lots 64 and 65. Lot 64 is sold subject to a Right of Way as at present enjoyed in favour of Lot 65 over the rear of this lot for access to the rear of Lot 65.

As to Lots 64 and 65 and property adjoining on the east not belonging being No. 21, South Street, Gargrave. Lots 64 and 65 are sold subject to Rights of Way as at present enjoyed over the rear of these Lots in favour of property adjoining on the east not belonging being No. 21, South Street, for access to the rear of that property.

PART II

WATER SUPPLIES

As to Lots 1, 2, 3, 4, 7, 12, 13, 14, 16, 18, 19, 20 and 29 and Eshton Hall not included in the Sale. Water is supplied to Lots 1, 2, 3, 4, 7, 12, 14, 16, 18, 19, 20 and 29 and Eshton Hall (not included in the Sale) from the Winterburn Reservoir and main of British Transport Waterways (successors to the Leeds and Liverpool Canal Company), which main passes through the Eshton portion of the Estate from North to South, under an Indenture dated 1st July, 1892, the main passing under, but not supplying, Lot 13. The above Lots are sold subject to and with the benefit of this Indenture a copy of which, together with a plan showing the approximate line of the main and of the various pipes therefrom, is available for inspection at the Land Agents Offices during usual business hours and purchasers of the above Lots, whether or not they inspect such Indenture and Plan, will be deemed to purchase with full knowledge thereof. The

said Indenture provides inter alia for a limited free supply of water to two points on the Estate, point "A" being situated in O.S. No. 105 on Lot 16 and point "B" in the front garden of Eshton House (Lot 1) close to the roadside; the main through the Estate and pipes to points "A" and "B" respectively together with tanks and meters thereat belonging to and being maintained by British Transport Waterways. The free supply is limited to 2,500 gallons per day at Point "A" and 500 gallons per day at Point "B" or 273,000 gallons altogether in every thirteen weeks, which equals 1,092,000 gallons per annum, for the usual agricultural and domestic purposes. Although there is no such provision in the said Indenture which is limited to the free water only the Estate has for many years past purchased additional water from British Transport Waterways at 1s. per 1,000 gallons as measured by the meters at points "A" and "B" and by subsidiary meters supplying Lot 4 (Throstle Nest Farm) and Lot 12 (Friars Head Farm). Details of the amount of additional water consumed and of the cost thereof over the last 3 years may be obtained from the Land Agents on request. It has been the custom of British Transport Waterways, when charging for this additional water, to make the free water allowance against the Eshton House meter (point "B") from which most of the farms are supplied and which therefore registers much the greater consumption thus giving the Estate the fullest possible benefit of the Free Water Allowance. Lots 1, 2, 3, 4, 7, 12, 14, 16, 18, 19, 20 and 29 are sold on the understanding that the Vendor shall not be deemed to give any warranty whatsoever in regard to the supply of this additional water which is entirely at the discretion of British Transport Waterways, both as to supply and charge.

In the event of a sale of the Estate in Lots the following provisions for the supply of the above Lots from the main of British Transport Waterways shall have effect unless or until other arrangements for the supply are made with British Transport Waterways by the respective purchasers:—

Point A as to Lots 3, 16, 18, 19, 20 and Eshton Hall (not included in the sale). The owner of Lot 16 shall be responsible for paying British Transport Waterways half yearly charge for water used at this point (which is situated in O.S. No. 105 on Lot 16) and shall be entitled to collect from the owner of Eshton Hall quarterly payments for water consumed as measured by a meter at the entrance to Eshton Hall (near the Lodge), which the owner of Lot 16 will be entitled to read, being the difference between the readings at this meter and a sub-meter on the branch pipe supplying the farmhouse on Lot 16, at 1s. per 1,000 gallons or at such revised rates as may be charged by British Transport Waterways. The maintenance of the joint pipe from point "A" under Lot 16 and the road on Lot 18 to the meter by the Lodge at the entrance to Eshton Hall will be the joint liability of the owners of Lot 16 and Eshton Hall. The owner of Eshton Hall will maintain the meter by the Lodge and the owner of Lot 16 the branch pipe and meter supplying the farmhouse on that Lot, as well as the service pipes solely supplying Lot 16 including the service pipe southwards supplying the Outbarn in Pt. O.S. No. 101 on Lot 16. The owners of Lots 19 and 20 shall each maintain the branch pipes supplying these Lots and shall each pay to the owner of Lot 16 on 2nd August and 2nd February the sum of £1 for a supply of water to those Lots from the Winterburn Supply as at present enjoyed. The owner of Lot 3 shall maintain the branch pipe supplying that Lot and running under O.S. Nos. 83 and 105 on Lot 16 and shall pay to the owner of Lot 16 on 2nd August and 2nd February the sum of £4 for a supply of water to this Lot from the Winterburn Supply as at present enjoyed. The owner of Lot 18 shall maintain the branch pipe supplying that Lot and shall pay to the owner of Lot 16 on 2nd August and 2nd February the sum of £2 for a supply of water to this Lot from the Winterburn supply as at present enjoyed. If and when British Transport Waterways increase their charge of 1s. 2d. per 1000 gallons for water supplied at point "A" the above mentioned payments by the owners of Lots 3, 18, 19 and 20 to the owner of Lot 16 (which are based on the existing charge) shall be increased proportionately. The average half yearly cost over the last 3 years of water purchased at 1s. per 1,000 gallons at point "A" (there being no free supply allowance at this point) is about £8 13s. 4d. (based on the last six half-year's consumption) in respect of which the owner of Lot 16 will receive £9 in all from the owners of Lots 3, 18, 19 and 20 plus 1s. per 1000 gallons consumed from the owner of Eshton Hall.

Point B, as to Lots 1, 2, 4, 7, 12, 14 and 29. The owners of Lots 4 and 12 (Throstle Nest and Friars Head Farms) which have their own supply pipes and meters from the main of British Transport Waterways (independently of Point B), shall each pay direct to British Transport Waterways the half yearly charges for Water consumed on these Lots as measured by the aforesaid meters, the average half yearly charge over the last 3 years at 1s. per 1000 gallons having been for Lot 4: £4 and for Lot 12: £5 6s. 5d. The owners of Lots 4, 12 and 29 shall each maintain their own service pipes solely supplying these Lots from the main of British Transport Waterways.

The owner of Lot 1 shall be responsible for paying British Transport Waterways' half yearly charge for additional water, over and above the free supply of 546,000 gallons, used at point "B" (which is situated in the front garden of Lot 1). The owners of Lots 2, 7 and 14 shall each pay to the owner of Lot 1 on 2nd August and 2nd February the sum of £4 for a supply of water to these Lots from the Winterburn Supply as at present enjoyed. If and when British Transport Waterways increase their charge of 1s. per 1000 gallons for additional water supplied (over and above the free supply) at point "B" the above mentioned payments by the owners of Lots 2, 7 and 14 to the owner of Lot 1 (which are based on the existing charge) shall be increased proportionately. The average half yearly cost over the last three years of additional water (over and above the free supply) purchased at 1s. per 1000 gallons at point "B" is about £9 18s. 6d. (based on the last six half years consumption) in respect of which the owner of Lot 1 will receive £12 in all from the owners of Lots 2, 7 and 14 (and also obtain his own water free). The owner of Lot 14 shall maintain the service pipe under Lot 7 solely supplying Lot 14 from the tank on Lot 1 and the owners of Lots 2 and 7 shall jointly maintain the joint service pipe from the tank on Lot 1 as far as the most northerly branch pipe from the Laithe Buildings on Lot 2, the owner of Lot 7 thereafter maintaining the extension of the service pipe which solely supplies Lot 7. The owner of Lot 2 shall maintain the branch pipes supplying that Lot and the owner of Lot 7 shall maintain the branch pipe supplying the bungalow cottage on Lot 7 (past which the aforesaid joint service pipe runs).

Where in the above clauses obligations to maintain pipes are imposed on certain Lots such obligations are deemed to include the benefit of all necessary rights of entry onto adjoining Lots through which the pipes run

to inspect, clean, repair, maintain and renew the pipes subject to any damage done on the Lots through which the pipes run being made good by the person exercising the rights to the reasonable satisfaction of the owners of the Lots through which the pipes run.

In case of default in payment after due demand to the owners of Lots 16 and 1 of any of the charges for water supplied referred to above the owners of Lots 16 and 1 shall have the right to enter onto the defaulting Lot or Lots and cut off the supply of water thereto until such time as payment is made together with any costs incurred by the owners of Lots 16 and 1 in so cutting off and reconnecting the supply. The owners of Lots 3, 18, 19 and 20 who pay fixed sums for water supplied to the owner of Lot 16 and the owners of Lots 2, 7 and 14 who pay fixed sums for water supplied to the owner of Lot 1 shall each in their respective conveyances covenant, for the benefit of the owners of Lots 16 and 1 respectively, not to waste or permit waste of water on their respective Lots but if such waste does occur to remedy the cause of the waste forthwith on being so required by the owners of Lot 16 or 1. For the purpose of preventing waste of water the owner of Lot 16 shall have the right of entry onto Lots 3, 18, 19 and 20 and the owner of Lot 1 shall have the right of entry onto Lots 2, 7 and 14 to inspect the water pipes, fittings and apparatus on those Lots whenever a waste of water is suspected. If the owners of Lots 3, 18, 19 and 20 in the case of Lot 16 and the owners of Lots 2, 7 and 14 in the case of Lot 1 fail to remedy the cause of waste on being so requested by the owners of Lots 16 and 1 the owners of Lots 16 and 1 shall have the right to enter onto Lots 3, 18, 19 and 20 and Lots 2, 7 and 14 respectively and themselves remedy the defect or defects and charge the cost thereof to the owner or owners of the Lot or Lots causing or permitting the waste.

No further connections or additions to the existing supply shall be made by the owners of Lots 3, 18, 19 and 20 and the owners of Lots 2, 7 and 14 without the consent of the owners of Lots 16 and 1 respectively (such consent not to be unreasonably withheld) and if additional connections or additions are permitted by the owners of Lots 16 and 1 an increased payment or payments for the extra water supplied shall be due from the owner or owners of the Lot or Lots concerned to the owner of Lot 16 or Lot 1 as the case may be the amount of such increased payment to be agreed between the parties or in default settled by Arbitration in the usual manner.

As to Lots 2, 6 and 8. Lot 2 is sold subject to the right as at present enjoyed for the owner of Lot 6 to maintain a water pipe from the pumphouse on Lot 8 passing under Lot 2 and the public road to supply Greenbers Laithe on Lot 6, together with all necessary rights of entry onto Lot 2 for the purpose of inspecting, cleaning, repairing, maintaining and renewing the aforesaid water pipe, subject to any damage done on Lot 2 in the exercise of this right being made good by the owner of Lot 6 to the reasonable satisfaction of the owner of Lot 2.

As to Lots 8 and 6. Lot 8 is sold subject to the right as at present enjoyed for the owner of Lot 6 to take a supply of water from Eshton Tarn on Lot 8 to Greenbers Laithe on Lot 6 and to maintain a pumphouse and pipes on Lot 8, together with all necessary rights of entry in favour of the owner of Lot 6 onto Lot 8 for the purpose of inspecting, cleaning, repairing, maintaining and renewing the pumphouse pipes and other water apparatus on Lot 8, subject to any damage done on Lot 8 in the exercise of this right being made good by the owner of Lot 6 to the reasonable satisfaction of the owner of Lot 8. The owner of Lot 8 shall in his Conveyance covenant for the benefit of the owner of Lot 6 not to do or permit to be done on Lot 8 anything which may pollute, damage or interfere with this water supply to Lot 6 as at present enjoyed.

As to Lots 21 and 16. Lot 21 is sold subject to the right for the owner of Lot 16 to lay and maintain a water pipe under part O.S. No. 93 on Lot 21 to supply water from O.S. No. 102 to O.S. No. 94 on Lot 16.

As to Lots 25 and 22. Lot 22 obtains a supply of water from the Gargrave Town main by private estate pipe under a Wayleave Agreement with the West Riding County Council (a copy of which may be inspected at the Land Agents Office). The meter is situated in the north west corner of Lot 25, supply pipe running south eastwards under Lot 25 and Raybridge Lane to supply Raybridge Farmhouse and Buildings on Lot 22. Lot 25 is sold subject to the right as at present enjoyed, in favour of the owner of Lot 22 to maintain a water pipe under Lot 25 and the meter on Lot 25, together with all necessary rights of entry onto Lot 25 to inspect, clean, repair, maintain and renew the aforesaid water pipe and meter, subject to the owner of Lot 22 making good any damage done on Lot 25 in the exercise of this right to the reasonable satisfaction of the owner of Lot 25. Subject to the requirements of the West Riding County Council, the owner of Lot 25 shall have the right to tap the supply pipe to Lot 22 in order to provide a supply of main water to Lot 25. The owner of Lot 25 shall thereupon instal a meter on the supply pipe in order to measure the amount of water consumed on Lot 25 and shall thereafter pay the owner of Lot 22 for a supply of water at the same rate as the owner of Lot 22 pays to the West Riding County Council and at the same time or times.

As to Lot 27 and property adjoining known as Flasby Top Cottage, retained by the Vendor. Water for domestic and agricultural purposes only is supplied to Lot 27 and Flasby Top Cottage (retained by the Vendor) from the adjoining Flasby Estate under the terms of a Lease dated 18th November 1953 made between J. C. Preston and M. M. Wilson for a term of 21 years from 12th May 1953 at a rent of £12 p.a. payable half yearly on 12th May and 12th November. This rent is subject to revision by either party on 3 months' notice. A copy of this Lease is available for inspection at the Land Agent's Offices during usual business hours and the purchaser of Lot 27, whether or not he inspects such lease, will be deemed to purchase with full knowledge thereof.

Surplus water from the Flasby Estate is piped to a tank situated in the south corner of O.S. No. 173 on Lot 27 (quite close to Flasby Top Cottage east boundary). From this tank the water feeds by gravity to Flasby Top Cottage (retained by the Vendor), Howson Laithe Barn, Laneside Top Barn, Laneside Middle Barn and the Cowhouse all on Lot 27. The Farmhouse on Lot 27 has a direct supply from the Flasby Estate pipe leading to the aforesaid tank, and this service pipe to the Farmhouse crosses under the public road at the bottom of the hill.

Lot 27 is sold subject to and with the benefit of this surplus water supply from the Flasby Estate as at present enjoyed and the purchaser of Lot 27 shall be responsible for the payment of the present water rent of £12 p.a. (or any subsequent revision thereof) to the owner of the Flasby Estate under the terms of the above-mentioned lease, but shall be entitled to collect

after due demand on 12th May and 12th November from the owner of Flasby Top Cottage the sum of £5 p.a. for the supply of water to that Cottage as at present enjoyed. The purchaser of Lot 27 shall be responsible for maintaining the tank in O.S. No. 173 the pipe leading thereto from the Flasby Estate pipe and the service pipes therefrom supplying the buildings and outbarns on Lot 27 and Flasby Top Cottage, and also the direct service pipe supplying the Farmhouse on Lot 27 from the Flasby Estate pipe, all in accordance with the terms of the aforementioned Lease. (The owner of the Flasby Estate is under no obligation to repair his own pipes). The owner of Lot 27 will be granted all necessary rights of entry onto Flasby Top Cottage land for the purpose of maintaining the service pipe to Flasby Top Cottage subject to any damage done in the exercise of this right being made good by the owner of Lot 27 to the reasonable satisfaction of the owner of Flasby Top Cottage.

As to Lots 34, 36, 37, 41 and 66. The Threshfield Private Estate Water Supply comprised in Lot 66, which serves the Villages of Linton and Threshfield, a supplementary supply to the Village of Grassington, two Schools and a Highways Depot at Threshfield, British Railways, the Settle Lime Works, a private residence known as High Pastures and certain other houses, cottages outbarns and smallholdings to the west and north-west of Threshfield, has its gathering ground and source on Lot 41 and numerous valves, tanks, pipes and other apparatus are situated on Part O.S. Nos. 80 and 337 of Lot 34. The Principal Reservoir and Dividing Chamber (part Lot 66 coloured blue on the plan) is also situated here. A main pipe of the supply crosses Pt. O.S. No. 61 on Lot 34, another pipe crosses Lot 37 (close to the west boundary thereof) and a 2in. pipe of the supply is laid under Wharfside Avenue on Lot 36. A plan of the Supply, showing the approximate positions of the pipes and other apparatus is available for inspection at the Land Agents Offices during usual business hours and Purchasers of Lots 3, 36, 37 and 41, whether or not they inspect such plan will be deemed to purchase with full knowledge thereof.

Lots 34, 36, 37 and 41 are sold generally subject to and with the benefit of this Water Supply System as at present enjoyed in favour of Lot 66 together with the right for the owner of Lot 66 to enter onto these Lots at any time with or without horses, carts, vehicles and other apparatus for the purpose of inspecting, cleaning, maintaining, repairing, renewing or enlarging the pipes, tanks, chambers, stop taps, valves, reservoirs or other apparatus in connection with the supply situated on or under these Lots, subject to the owner of Lot 66 doing no unnecessary damage to these Lots in the exercise of this right and making good any unavoidable damage done to the reasonable satisfaction of the owners of these Lots. Lots 34, 36, 37 and 41 are sold under the exception of the aforesaid pipes, tanks, chambers, stop taps, valves, reservoirs and other apparatus in connection with the supply situated on or under these Lots which pipes, tanks, chambers, stop taps, valves, reservoirs and other apparatus shall belong to the owner of Lot 66 (except as provided hereafter) saving only the individual service pipes supplying Lots 34, 36 and 37 (whether installed or to be installed) from the main pipes of the supply which service pipes shall each be maintained by the respective owners of Lots 34, 36 and 37. The owners of Lots 34, 36, 37 and 41 shall each in his conveyance covenant for the benefit of the owner of Lot 66 not to do or permit to be done anything on these Lots which may pollute, damage, diminish or interfere with the Threshfield Private Estate Water Supply as at present enjoyed, and the owner of Lot 41 shall in addition covenant for the benefit of the owner of Lot 66 not to erect or permit to be erected stock yards, manure heaps, sheep dips or constructions or deposits of a like nature, which might contaminate the source of the water supply, within 500 yards from the south and west boundaries of the part of Lot 66 coloured blue on the plan adjoining the east corner of Lot 41 by Grysedale Beck.

Lot 41 is specifically sold under reservation for the benefit of Lot 66 of the source of the Threshfield Water Supply, which is underground and cannot be precisely defined and may lie outside the part of Lot 66 coloured blue on the plan adjoining the east corner of Lot 41, together with all reasonable rights of access thereto in favour of Lot 66.

Lot 34 is specifically sold under reservation to the owner of Lot 66 of vehicular rights of access at all times to the area of the Dividing Chamber in Pt. O.S. No. 337 (as shown by a black dotted line on the Plan) and to the Reservoir forming part of Lot 66 coloured blue on the plan adjacent to Pt. O.S. No. 80 on Lot 34 by the most convenient route or routes from Moor Lane and Grysedale Lane, the owner of Lot 66 doing no unnecessary damage in the exercise of this right and making good any unavoidable damage done to the reasonable satisfaction of the owner of Lot 34.

Lot 34 is specifically sold under reservation of the following rights vested in consumers on the Threshfield Water Supply System:

- (a) The Skipton Rural District Council to maintain a 2in. water pipe tank and meter supplying Linton Village under O.S. Nos. Pt. 337 and Pt. 80 under the terms of a Lease dated 3rd June 1931. This Lease has expired by effluxion of time and the option to renew has not been exercised but the Council are continuing to draw water on an annual basis.

- (b) The owner for the time being of a private residence known as High Pastures to maintain in perpetuity a lin. pipe under Pt. O.S. No. 80 (supplying that property from the Reservoir) under the terms of a Conveyance dated 17th September 1909.
- (c) Settle Limes Ltd. to maintain in perpetuity a 2in. pipe under Pt. O.S. No. 80 (from the reservoir in a north easterly direction) and to construct a by-pass pipe round the reservoir with stop cock (also under Pt. O.S. No. 80) under the terms of a Conveyance dated 15th February 1935.
- (d) Various adjoining owners to maintain service pipes under O.S. Nos. Pt. 94 (New Houses and Garage in Skythorns Lane), 126 and 127 (water troughs on the north and south sides of Skythorne Lane) and 155 and 153 (supplies to Low Field and Woodside Lathe).

Copies of the documents referred to in (a), (b) and (c) above may be inspected at the Land Agents' Offices during usual business hours and the Purchaser of Lot 34, whether or not he inspects such documents, will be deemed to purchase with full knowledge thereof.

PART III

DRAINAGE

As to Lots 1, 2 and 7. The septic tank taking the drainage from the Farmhouse on Lot 2 and the Bungalow Cottage, Part of Lot 7, is situated close to the roadside in the Plantation on the west of Lot 1. Lot 1 is sold subject to this right of drainage as at present enjoyed in favour of Lots 2 and 7, and the owners of Lots 2 and 7 shall maintain the septic tank and drain on Lot 1 in good order and condition so as not to become offensive or a nuisance to the owner of Lot 1. For this purpose all necessary rights of entry onto Lot 1 are reserved in favour of Lots 2 and 7 subject to any damage done on Lot 1 in the exercise of this right being made good by the owners of Lots 2 and 7 to the reasonable satisfaction of the owner of Lot 1. The aforesaid right of entry onto Lot 1 shall include a right to inspect, clean, maintain, repair and renew the septic tank and drainage thereto, the cost of which shall be borne by the owners of Lots 2 and 7 in the proportions, Lot 2 two thirds, Lot 7 one third. The joint drain taking the drainage from the Farmhouse on Lot 2 and the Bungalow on Lot 7 under the road and into the septic tank on Lot 1, shall be maintained by the owners of Lots 2 and 7 in the proportion of Lot 2 two thirds, Lot 7 one third.

As to Lots 16, 18, 19 and 20 and two cottages not belonging forming part of Eshton Hall. The drainage from the Farmhouse on Lot 16 is piped in the rear of the two cottages adjoining on the south east (not belonging and forming part of Eshton Hall) then through a common drain south westwards under the public road and the garden of Lot 19 and discharges into a common septic tank on Lot 16 close to the north boundary of O.S. No. 102. The drainage from the house on Lot 19 is piped across the rear of the house on Lot 20, picking up the drainage from the house on that Lot, the joint drain then passing south eastwards along the side of the house on Lot 20 under the farm road on Lot 18 and the garden of Lot 19 discharging into the common septic tank on Lot 16. Lots 16, 18, 19 and 20 are sold subject to and with the benefit of this drainage system as at present enjoyed in favour of Lots 16, 19 and 20. The common septic tank on Lot 16 shall be maintained in common by the owners of Lots 16, 19 and 20 in equal proportions. The drain taking the drainage from the Farmhouse on Lot 16 together with the drainage from the two adjoining cottages not belonging on the south east shall be maintained by the owner of Lot 16. The drain under Lot 20 solely taking the drainage from Lot 19 shall be maintained by the owner of Lot 19 as far as the point where it picks up the drainage from Lot 20. Thereafter the joint drain under Lots 20, 18, 19 and 16 as far as the common septic tank shall be jointly maintained by the owners of Lots 19 and 20 in equal proportions. All necessary rights of entry onto Lots 16, 18, 19 and 20 for the purpose of carrying out the obligations imposed by this clause will be granted to the owners of the Lots requiring the same and will include rights to inspect, clean, repair, maintain and renew the aforesaid septic tank and drains, subject to any damage done on these Lots being made good by the persons exercising the rights to the reasonable satisfaction of the owners of these Lots.

As to Lot 27 and the property adjoining, known as Flasby Top Cottage (retained by the Vendor). The septic tank taking the drainage from Flasby Top Cottage (retained by the Vendor) is situated in the east corner of Pt. O.S. No. 245 on Lot 27 about 15ft. from the southwest boundary of the garden of Flasby Top Cottage (retained by the Vendor).

Lot 27 is sold subject to this right of drainage as at present enjoyed in favour of the owner of Flasby Top Cottage (retained by the Vendor), together with all necessary rights of entry on to Lot 27 for the purpose of inspecting, cleaning, repairing, maintaining, renewing and enlarging the aforesaid septic tank and drain thereto subject to any damage done on Lot 27 in the exercise of this right being made good by the owner of Flasby Top Cottage to the reasonable satisfaction of the owner of Lot 27.

Summary Schedule

Lot No.	Colour on Plan	Description	Tenant	Area Acres	Rent per annum			Tenancy	Remarks
					£	s.	d.		
ESHTON PORTION									
1	Green	Eshton House, Flat and Grounds	Vacant	3.875	—	—	—	—	Vacant Possession
2	Blue	St. Helens Farm	Vacant	79.674	—	—	—	—	Vacant Possession. Farmhouse Scheduled under S.30, Town & Country Planning Act, 1947
3	Green	Eshton Grange Farm	Vacant	149.956	—	—	—	—	Vacant Possession. Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947
4	Pink	Throstle Nest Farm	Messrs. J. Close & Son	293.151	400	0	0	Yearly 2nd Feb. and 12th May	—
		Woodlands	In Hand						
5	Blue	Meadow	In Hand	7.981	—	—	—	—	Vacant Possession
6	Green	Pasture and Meadow	In Hand	95.228	—	—	—	—	—
		Woodlands	In Hand						
7	Yellow	Seat House Farm and Cottage	Messrs. W. H. Clarke & Son	153.353	270	0	0 A.	Yearly 2nd Feb. and 12th May	—
		Woodlands	In Hand						
8	Green	Eshton Tarn and Boathouse Fishing Rights	J. Hemingway	9.808	6	0	0	Lease for 10 yrs. from 1/1/56	Vacant Possession Tenant's Option to renew for a further 5 years
9	Brown	Pasture and Meadow	In Hand	41.772	—	—	—	—	Vacant Possession
10	Yellow	Pasture	Messrs. W. H. Clarke & Son	38.465	45	0	0 A.	Yearly 2nd Feb.	—
11	Pink	Fishing in River Aire Fields west of River	In Hand	3.029	1	0	0 A.	Yearly 2nd Feb.	—
			Messrs. W. H. Clarke & Son						
12	Pink	Friars Head Farm	Messrs. J. D. Taylor & Son	489.476	540	0	0 A.	Yearly 2nd Feb. and 12th May	Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947
		Woodlands	In Hand						
13	Brown	Pasture and Shed	Messrs. J. D. Taylor & Son	9.045	9	0	0 A.	Yearly 2nd Feb. and 12th May	—
14	Brown	Brockabank Farm	J. Swales	149.450	275	0	0	Yearly 2nd Feb. and 12th May	Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947
		Woodlands	In Hand						
15	Pink	Great Wood	In Hand	39.599	—	—	—	—	Vacant Possession
16	Blue	Eshton Home Farm	J. Littlefair	83.850	100	0	0	Yearly 2nd Feb. and 12th May	Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947
		Eshton Flatts and Barn	J. Littlefair						
17	Yellow	Eshton Wood	In Hand	3.742	—	—	—	—	Vacant Possession
18	Pink	Eshton Gardens Smallholding	Messrs. J. Close & Son	4.124	120	0	0	Yearly 2nd Feb. and 12th May	—
		Cottage, Eshton Gardens	C. Rowan-Robinson						
19	Yellow	No. 2 Gardens Rd., Eshton, and Estate Yard	T. Newhouse	.254	Free	—	—	Service	Vacant Possession
20	Green	No. 1, Gardens Road, Eshton	James Littlefair	.080	169	0	0	Furnished	Vacant Possession on Completion
21	Yellow	Sourbers, New Close Plantation, Gamsbers and Dikebers Woods	In Hand	37.907	—	—	—	—	Vacant Possession
22	Yellow	Raybridge Farm	Messrs. T. W. Green & Son	87.914	250	0	0	Yearly 2nd Feb. and 12th May	Drainage Rate Assessment £49
		Woodlands and Eshton Beck	In Hand						
23	Green	Accommodation Land, Raybridge	Messrs. W. H. Clarke & Son	46.300	72	0	0 A.	Yearly 2nd Feb.	Drainage Rate Assessment 5s.
		Woodlands	In Hand						
24	Blue	Eshton Beck Fishing	In Hand	.682	—	—	—	—	Vacant Possession
25	Pink	Accommodation Land, Raybridge	G. Lowther	8.988	35	0	0	Yearly 2nd Feb.	Unexpended Balance £170 plus one-seventh
26	Brown	Dykebers Accommodation Land	J. Clarkson	44.665	120	0	0	Yearly 2nd Feb.	Unexpended Balance £240 plus one-seventh
		Woodlands	In Hand						
27	Green	Grange Farm, Flasby	F. Hammel	155.284	350	0	0 A.	Yearly 2nd Feb. and 12th May	Farmhouse Schedule under S. 30, Town & Country Planning Act, 1947
28	Blue	Flasby Fell and Pasture Shooting Rights, Rough Haw	F. Hammel	184.448	50	0	0 A.	Yearly 2nd Feb.	—
		Winterburn Grange Farm, Winterburn	D. Standeven						
29	Blue	Winterburn	F. Horn	202.918	6	0	0	Yearly 2nd Feb.	—
29a	Pink	Meadow Skeld Gate	F. Horn	1.043	1	0	0 A.	Yearly 2nd Feb. and 12th May	William Eliworth Charity 10s. p.a.
30	Green	Meadow, Winterburn	Messrs. J. D. Taylor & Son	3.985	4	0	0 A.	Yearly 2nd Feb.	
31	Blue	Meadow, Winterburn	Messrs. J. D. Taylor & Son	7.022	7	0	0 A.	Yearly 2nd Feb.	—

Lot No.	Colour on Plan	Description	Tenant	Area Acres	Rent per annum	Tenancy	Remarks
32	Yellow	Meadow, Winterburn	F. Horn	2.719	£ 3 0 0 A.	Yearly 2nd Feb.	
33	Blue	Eshton Beck Fishing Fishing in a small part	In Hand C. Rowan- Robinson	} 4.734 {	—	—	Vacant Possession Right to Fish from Eshton Hall Boundary to Footbridge
					Free	In perpetuity	
THRESHFIELD PORTION							
34	Pink	Park Grange Farm, Threshfield	W. S. Metcalfe	78.129	140 0 0	Yearly 2nd Feb. and 12th May	Unexpended Balance £150 plus one-seventh. Rent in- cludes 132 Sheep Gaits on Lot 41
35	Blue	Buckerhouse Farm, Rylstone	T. Tennant	346.168	250 0 0	Yearly 2nd Feb. and 12th May	Livestock Rearing Scheme
36	Green	Accommodation Land, Wharfeside Avenue	Miss Atkinson	14.417	44 0 0 A.	Yearly 2nd Feb.	Unexpended Balance £390 plus one-seventh
37	Green	Accommodation Land, Methodist Chapel	Miss Atkinson	2.063	6 0 0 A.	Yearly 2nd Feb.	
38	Blue	River Wharfe Fishing, Threshfield	In Hand	.888	—	—	Vacant Possession
39	Pink	Malham Moor	C. Kitching	140.025	65 0 0	Yearly 2nd Feb.	
40	Blue	Accommodation Land, Lower Heights Farm	C. Midgley	13.000	3 10 0	Yearly 2nd Feb.	
41	Green	Threshfield Moor and Shooting Rights over Linton and Boss edged in Moors (465 acres) dotted Sheep Gaits red line	In Hand Various	} 589.380 {	—	—	Vacant Possession subject to Water Rights
					76 10 0	Annual	390 Gaits owned and 110 Gaits not owned. 204 Gaits let at 7s. 6d. each, 132 included with Lot 34, 54 In Hand
GARGRAVE PROPERTIES							
42	Pink	Westfield Marton Road	L. Hickson	.240	130 0 0	Six Monthly	Tenant paying Rates. Vacant Possession at 2nd Nov., 1960
43	Yellow	Land behind Westfield	Exors., J. Carradice (dec'd)	.500	3 0 0	Yearly 2nd Feb.	Vacant Possession at 2nd Feb., 1961
44	Green	Site for Re-development in High Street	In Hand	.268	—	—	Vacant Possession with Plan- ning Consent (unoccupied cot- tages subject to Clearance Order)
45	Yellow	No. 3, Water Street	Mrs. Garnett	.017	13 0 0		Rates charged in addition
46	Pink	No. 1, Water Street	C. Preston	.024	60 0 0	Furnished	Notice of Abatement of Nuisance received. Vacant Possession on Completion
47	Pink	Higher Land Allotments	In Hand	1.592	—	—	Accommodation Land with Vacant Possession
48	Yellow	Cleared Site for development in West Street	In Hand	.120	—	—	Vacant Possession with Planning Consent for a pair of houses
49	Yellow	No. 39, High Street	A. A. Joyce	.056	50 0 0		Tenant paying Rates
50	Blue	No. 29, South Street	Miss Dalby	.034	36 0 0		Rates charged in addition
51	Green	No. 28, South Street	S. Lee	.055	78 0 0		Tenant paying Rates
52	Pink	Stables and Yard, West Street	K. Wolfenden	.090	38 0 0 A.	Yearly 12th May	Tenant paying Rates
53	Blue	No. 5, West Street	T. Boland	.019	71 10 0	Furnished	Vacant Possession on Completion
54	Pink	No. 3, West Street	Mrs. Metcalfe	.006	26 0 0		Flat. Rates charged in addition
55	Yellow	Parochial Hall, Gargrave Store	In Hand C. Carradice	} .110 {	—	—	Vacant Possession (exc. Store)
					8 0 0 A.		
56	Pink	No. 25, South Street	H. Fletcher	.043	53 10 0		Tenant paying Rates
57	Blue	No. 24, South Street (House and Shop)	C. Carradice	.028	52 0 0 A.	Yearly 12th Nov.	Tenant paying Rates
58	Blue	Riverside Land, High Street and South Street	K. Wolfenden	.544	2 0 0 A.	Yearly 12th May	Subject to Tree Preservation Order
59	Green	The Red House and Land, South Street	F. Bradley	.530	72 10 0	Yearly 2nd Feb. and 12th May	Tenant paying Rates
60	Pink	No. 11, South Street	Miss Gill	.040	20 0 0	—	Increase of Rent agreed, sub- ject to Repairs being carried out. Rates charged in addition
61	Blue	No. 9, South Street	Milner	.036	40 0 0		Rates charged in addition
62	Pink	No. 6, River Place	R. Colbeck	.018	83 18 4	Furnished	Vacant Possession on Completion
63	Yellow	Building Site adjoining Methodist Chapel, High Street	In Hand	.160	—	—	Vacant Possession, with Plan- ning Consent
64	Pink	No. 23, South Street	In Hand	.008	—	Previously Furnished	Vacant Possession
65	Green	No. 22, South Street	Mrs. Hargreaves	.009	11 14 0	—	Rates charged in addition
66	Blue	The Threshfield Water Supply	Various	1.626	643 6 11 (Gross)	—	Income based on Meter Pay- ments for 58 weeks to 31/3/59
Wayleaves Received:					Yorkshire Electricity Board	13 4 0	
					G.P.O. Telephones	5 10 6 (Gross)	
Total				3,634.764	£5,308 1 9		A — Apportioned

PARTICULARS

See General Remark No. 18 as to Mode of Offering

LOT 1
(Coloured Green on Plan No. 1)

WITH VACANT POSSESSION

An Attractive Compact and Well-planned Country House

Set in Gardens of easily-manageable proportions
and well known as

ESHTON HOUSE

The whole beautifully maintained and extending altogether
to about

3 Acres 3 Roods 20 Poles

including Stabling, Garage for two cars, and Staff Flat

THE HOUSE

which is built of stone with grey slate roof, is delightfully
situated in a lovely district on the Gargrave to Airton road
in a private, sunny and sheltered position about 2 miles from
Gargrave and about 5 miles from Skipton.

The accommodation is planned almost entirely on two
floors and comprises:—

ON THE GROUND FLOOR:

Entrance Hall, with radiator.

DRAWING ROOM, about 32ft., plus bay, by 14ft. 3in.,
having fireplace with Adam wood mantel, and two
radiators.

SITTING ROOM, about 17ft. 11in. by 18ft. 3in., having
fireplace with green marble mantel, and three recessed
book alcoves.

DINING ROOM, about 21ft. 6in., plus bay, by 17ft. 9in.,
having brick fireplace with marble mantel, radiator,
glazed display cupboard and decorated oak-leaf cornice.

Cloakroom, with pedestal lavatory basin (h. & c.), W.C.,
range of fitted cupboards and radiator.

DAY NURSERY, with **Cloakroom** off, having basin
(h. & c.), separate W.C., and door to Garden. This
room measures about 24ft. 3in. by 14ft. 2in.

A service door from the Hall leads to the

DOMESTIC OFFICES, comprising: **Servants' Sitting
Room**, with range of fitted cupboards; **Modern
Kitchen**, with two sinks (both h. & c.) and cupboards
under, Aga cooker and Crane boiler; **Pantry**, with slate
shelves and point for electric cooker; **Butler's Pantry**,
with sink (h. & c.) and fitted cupboards; and **Gun Room**.
Good Dry Cellars below, with Robin Hood Junior
central heating boiler; **Game Larder**, with slate shelves;
Cider Cellar; and **Fitted Wine Cellar**.

ON THE FIRST FLOOR:

Stairs from the Hall lead to an **Attractive Galleried
Landing**, off which are:—

BEDROOM 1, about 17ft. 3in. by 14ft. 5in., with fireplace,
radiator, and **Dressing Room** off.

BEDROOM 2, about 17ft. 9in. by 12ft. 3in., with fireplace,
and **Dressing Room** off.

BATHROOM 1, with enclosed bath and pedestal lavatory
basin (both h. & c.), white tiled dado, radiator, separate
W.C. and housemaid's sink (h. & c.).

BEDROOM 3, about 20ft. 9in. by 17ft. 9in., having fireplace
with marble mantel, radiator, and **Dressing Room** off.

BEDROOM 4, about 17ft. 10in. by 16ft., with modern tiled
fireplace having stone mantel and sides.

BATHROOM 2, en suite, having enclosed panelled bath
and pedestal lavatory basin (both h. & c.), low suite
W.C. and black panel mirror over the basin with strip
light.

A door from the Landing leads to the

STAFF QUARTERS, which comprise: **Three Good
Staff Bedrooms**; **Bathroom**, with bath and basin
(h. & c.) and W.C.; **Service Stairs**; and Separate W.C.
In addition there are **Four Attic Store Rooms**.

THE OUTBUILDINGS

adjoining the House include: **Two Rooms on the Ground
Floor**, one with sink and range; and the **Old Estate Office**
with outside stairs.

Main Electricity connected. *Drainage* to septic tank. *Water*
laid on from the Winterburn Supply. *Central Heating*.

Near the northern entrance to the property is

A RANGE OF OUTBUILDINGS

comprising: **Garage for two cars**; **Stabling**; **Engine
Room**; **Kennels** and **Coal Stores**. There is a **GOOD
STAFF FLAT** over, containing **Living Room**, **Sitting
Room**, **Bathroom** and **Two Bedrooms**.

Main Electricity connected. *Water* from the Winterburn
Supply. *Drainage* to septic tank.

THE ATTRACTIVE AND EASILY-MAINTAINED GARDENS AND GROUNDS

lie mainly to the east of the House and afford complete
privacy. There is a **Walled Kitchen Garden** with **Small
Heated Greenhouse** and **Storage Accommodation**,
and numerous fully matured shrubs and ornamental trees.
This Lot comprises O.S. No. 71 and Pt. O.S. No. 67 in Eshton
Parish. It is in hand and **Vacant Possession will be
given on Completion**.

Rateable Value £97, including Garage and Staff Flat.

Apportioned Tithe Redemption Annuity 7s. 9d. per annum.

Note 1: The Aga cooker, the refrigerator and all curtains, carpets, blinds
and linoleum are included in the sale, but the wall lights, centre lights
and chandeliers can be taken over by a purchaser at valuation, if
required.

Note 2: The Auctioneers desire to draw the attention of prospective
purchasers to the exceptionally good decorative condition, both
external and internal, of the house, and also to the unusually well-kept
gardens and grounds, the whole property having been maintained to a
very high standard.

Note 3: The Auctioneers also desire to draw the attention of the purchaser
to Lots 2, 3, 5, 6, 8 and 9, all of which are available with Vacant
Possession (except the fishing rights on Lot 8), which together with
this Lot, form **A Most Attractive Small Residential, Agricultural
and Sporting Estate of 388 Acres**.

See Parts II and III of the Stipulations as to Water Supply and Drainage.



Eshton House (Lot 1)



Eshton House—The Lounge

See General Remark No. 18 as to Mode of Offering

LOT 2
(Coloured Blue on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

St. Helens Farm

ESHTON

adjoining the previous Lot on the north-west and, with Attractive 17th Century Farmhouse, extending to about

79 Acres 2 Roods 28 Poles

THIS USEFUL DAIRY FARM

lies on the north-east side of the Airton Road, and the Farm Premises are situated close to Eshton House (Lot 1), to which this Lot would form a valuable and interesting addition.

THE QUEEN ANNE FARMHOUSE

stands nicely back from the road, has a due south aspect and is built of stone with a slate roof. The accommodation comprises:—

On the Ground Floor: **Sitting Room; Living Kitchen** with old type fireplace and boiler; **Back Kitchen; Large Pantry** with stone slabs; and **Two Cellars.**

On the First Floor: **Four Bedrooms; Bathroom** with bath and basin.

Outside W.C.

Main Electricity connected. Water from the Winterburn Supply. Septic Tank Drainage.

THE FARMBUILDINGS

near the House comprise: **Stone-built Shippon for 6** with baulks over and **Stable** used as **Loose Box.** **Stone-built Range** with grey slate roof used as **Implement Shed, Loose Box** and **Stirk Shippon for 6.**

The Buildings nearby at New Laithe comprise: **Stone-built Dairy** with asbestos roof and **Engine House** at rear, **Stone-built Shippon for 8** with **Wooden Boskins, Lean-to Shippon for 8** with **Concrete Boskins and Standings.** **Barn** with **three-bay Ground Mow** and **three-bay Baulks over Shippon for 7.**

Main Electricity connected. Water from the Winterburn Supply.

THE LAND

lies in a compact block on the north-east side of the public road which affords access to all enclosures.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
Pt. 8	Woodland	1.690
9	Meadow	24.574
16	Meadow	19.341
Pt. 35	Pasture	22.208
36	Pasture	3.439
62	Pasture	2.412
Pt. 62a	Pasture	5.062
72	New Laithe	.289
Pt. 73	House and Buildings	.659
		79.674

This Lot is in hand and Vacant Possession will be given on Completion.

Apportioned Tithe Redemption Annuity £5 0s. 6d. per annum.

Value of Timber £169.

Note 1: The purchaser will be required to take over the following fixtures at Valuation:—

Twenty-eight water bowls, piping and tank.

Milking machine pipeline for twenty-three cows.

Note 2: The Farm is not passed for T.T. Milk Production and details of the improvements required may be obtained from the Land Agents on request.

Note 3: The Farmhouse on this Lot is scheduled as a Building of Special Architectural or Historic Interest under Section 30 of the Town and Country Planning Act, 1947.

See Parts I, II and III of the Stipulations as to Rights of Way, Water Supply and Drainage.

See General Remark No. 18 as to Mode of Offering

LOT 3
(Coloured Green on Plan No. 1 and partly on Inset No. 3)

WITH VACANT POSSESSION Free of Tenant Right

Eshton Grange Farm

situated on the north side of the Gargrave to Airton Road, close to Eshton House (Lot 1), to which it would form a valuable and attractive addition.

THE FARM

extends to about

149 Acres 3 Roods 33 Poles

and

THE FARMHOUSE

which is built of stone with a grey slate roof, contains the following accommodation:—

On the Ground Floor: **Sitting Room** with tiled fireplace; **Dining Room** with boarded floor and old fireplace; **Kitchen** with old type oven boiler; **Pantry** with stone slabs; and **Cellar.**

On the First Floor: **Four Bedrooms; Bathroom** with bath and lavatory basin (h. & c.); Separate W.C.

On the Second Floor is another **Bedroom; Boxroom** and **Store Room.**

Outside: Coal House.

Water from the Winterburn Supply. Main Electricity crosses the Farm.

THE FARMBUILDINGS

which are situated on the roadside to the west of the House, are mainly built of stone with grey slate roofs, and comprise: **Shippon for 7** with wooden boskins and fronts, **Shippon for 6, Double Shippon for 24** with concrete boskins, **Dairy, Store Place** and **Loose Box, Stirk Shippon for 10** with corrugated iron roof. **Three-bay Dutch Barn, Garage** with **Loose Box** adjoining having **Loft** over, **Six brick Pig Sties** with concrete roof.

THE LAND

lies in two blocks to the north-east and the south-west of the public road and the land on the north-east is intersected by the road to Brockabank Farm so that there is good access to all enclosures. The land is mainly low ground but rises to between 500 and 600ft. on the south-west.

SCHEDULE			
O.S. No.	Description		Area
Eshton Parish			
79	Pasture .. .. .	..	42.441
80	Meadow .. .. .	..	14.695
81	Meadow .. .. .	..	11.030
82	Occupation Road .. .. .	..	.185
85	Meadow .. .. .	..	14.995
86	Pasture .. .. .	..	45.043
Pt. 112	Meadow .. .. .	..	13.639
114	Occupation Road .. .. .	..	.165
115	House and Buildings .. .. .	..	.887
116	Pasture .. .. .	..	6.876
			149.956

This Lot is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity £11 19s. 1d. per annum.

Value of Timber £259.

Note 1: The Purchaser will be required to take over the following fixtures at Valuation:— Twenty-four water bowls and piping in the Shippon for 24; seven water bowls and piping in the Shippon for 7; six water bowls and piping in the Shippon for 6; ten water bowls and piping in the Shippon for 10; one water bowl in the Loose Box; Milking Machine pipeline in the Shippons for 24, 7 and 6; Lister 1½ h.p. engine for milking machine; Water Storage Tank and piping.

Note 2: The buildings are not passed for T.T. milk production and a list of the work required to bring the buildings up to T.T. standard can be obtained from the Land Agents on request.

Note 3: The Farmhouse on this Lot is scheduled as a Building of Special Architectural or Historic Interest under Section 30 of the Town and Country Planning Act, 1947.

See Parts I and II of the Stipulations as to Rights of Way and Water Supply.

LOT 4

(Coloured Pink on Plan No. 1)

Throstle Nest Farm ESHTON

Situated to the west of Eshton House and extending altogether to about

293 Acres 0 Rood 24 Poles

THE ATTESTED DAIRY FARM

lies to the west of the Airton Road and the Farm Premises, which are situated on the north of the Farm, are approached by a private road.

THE FARMHOUSE

is stone built with a grey slate roof, and the accommodation comprises:—

On the Ground Floor: **Sitting Room** with tiled fireplace (Tenants'); another **Sitting Room** with boarded floor and old type fireplace; **Kitchen** with old type fireplace (Tenants'); **Store Room;** **Dairy** with stone slabs; and **Cellar.**

On the First Floor are **Five Bedrooms** and **Bathroom** with bath and lavatory basin (Tenants').

Main Electricity connected. *Water* from the Winterburn Supply.

THE FARMBUILDINGS

lie to the north of the house and comprise: **Fine modern stone-built Shippon for 41** with asbestos roof, **Provender Store, Four-bay Dutch Barn** with wooden and asbestos roof adjoining the Shippon. **Brick-built one-compartment Dairy** with asbestos roof. **Stone-built Barn** with blue slate roof, **Four-bay Ground Mow,** and **One-bay Baulks over Shippon for 12** and **Engine House. Four-bay stone-built Implement Shed** with corrugated iron roof, corrugated iron **Store Shed** (Tenants'). **Stone-built Range** with grey slate roof comprising **Stirk Shippon for 16** (at present used for calf pens). **Stable converted into Calf Boxes, Provender House and Pig Pen.** There are **Two Lofts** over this Range. **Loose Box converted into Two Calf Boxes, Sheep Dip and Foot Bath.**

Main Electricity connected. *Water* from the Winterburn Supply.

There is a useful Outbarn at Lane Head Laithe adjoining the Airton Road and comprising: **Stone-built Barn** with grey slate roof, **Shippon for 8** with **Baulks over. Lean-to timber and iron Shippon for 11,** adjoining the **Barn,** and having concrete standings.

THE LAND

lies in one compact block within a ring fence and the enclosures are large and very suitable to modern mechanised farming. Included on the east is

CANDLE CROFT PLANTATION

containing some useful hardwood timber, at Valuation.

SCHEDULE

O.S. No.	Description		Area
Eshton Parish			
49	Pasture .. .. .	..	16.948
50	Meadow .. .. .	..	3.275
51	Meadow .. .. .	..	9.306
52	Pasture .. .. .	..	9.831
53	Meadow .. .. .	..	7.703
54	Meadow .. .. .	..	6.432
55	House and Buildings .. .. .	..	.544
56	Pasture .. .. .	..	1.721
57	Meadow .. .. .	..	10.658
59	Meadow and Lane Head Laithe .. .. .	..	7.409
60	Pasture .. .. .	..	34.562
74	Candle Croft Plantation .. .. .	..	.678
75	Pasture .. .. .	..	71.825
76	Meadow .. .. .	..	12.449
77	Pasture .. .. .	..	92.014
78	Meadow .. .. .	..	7.796
			293.151

Candle Croft Plantation (O.S. No. 74) is in hand and the remainder of this Lot is let on a yearly tenancy to Messrs. J. Close & Son at **£400 per annum.**

Apportioned Tithe Redemption Annuity £10 8s. 5d. per annum.

Value of Timber £159.

Note 1: The Tenant claims to have wired the house and buildings for electricity, converted the Stable into Calf Boxes, converted a Loose Box into Two Piggeries, and made the Sheep Dip and Foot Bath.

Note 2: See General Remark No. 6 as to Notice of Arbitration in respect of rent.
See Part II of the Stipulations as to Water Supply.

See General Remark No. 18 as to Mode of Offering

LOT 5
(Coloured Blue on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

A Valuable Meadow

situated on the south side of the Airton Road opposite Eshton House, to which it would form an attractive addition. The Field extends to about

7 Acres 3 Roods 37 Poles

and is watered by a natural stream on the west boundary. It comprises O.S. No. 70 in Eshton Parish, is in hand and **Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity 18s. 1d. per annum.

Value of Timber £64.

Note: This Lot would form a valuable addition to any of Lots 2, 3 or 4.

See General Remark No. 18 as to Mode of Offering

LOT 6
(Coloured Green on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

A Useful Block of Accommodation Pasture and Meadow Land

situated on the south side of the Airton Road to the north of Lot 4 and altogether extending to about

95 Acres 0 Rood 36 Poles

THE LAND

has long frontage to the public road on the north, is contained in large enclosures and included on the south is a useful Outbarn known as Greenbers Laithe, comprising: **Stone-built Barn with grey slate roof having Four-bay Ground Mow and Two-bay Baulks over a Stirk Shippon for 12.** There is also a **Double Stirk Shippon for 16.** The Water Supply to this Laithe is pumped from Eshton Tarn (Lot 8). Included in this Lot is an old Quarry on the west.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
10	Old Quarry	.856
37	Meadow	10.595
38	Meadow	16.024
39	Pasture	59.742
58	Pasture	8.011
		95.228

This Lot is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity £5 2s. 5d. per annum.

Value of Timber £67.

See Parts I and II of the Stipulations as to Rights of Way and Water Supply.

LOT 7
(Coloured Yellow on Plan No. 1)

Seat House Farm ESHTON

Situated to the north of Lot 2 and extending altogether to about

153 Acres 1 Rood 16 Poles

including a Bungalow Cottage. This

IMPORTANT ATTESTED DAIRY FARM

has good premises situated just off the public road.

THE FARMHOUSE

is built of timber with grey slate roof and supported on stone walls, over part of the Farmbuildings. The accommodation comprises:—

Dining Room; Sitting Room; Kitchen with Aga cooker (Tenants'); Store Room; and Five Bedrooms.

Outside: **Coal Place and W.C.**

Main Electricity connected. *Water* from the Winterburn Supply.

THE BUNGALOW COTTAGE

is situated near St. Helen's Farmhouse (Lot 2) and is built of iron and match-board lined. The accommodation comprises: **Sitting Room; Kitchen; Two Bedrooms; Bathroom; W.C.; and Coal Place.**

Main Electricity connected. *Water* from the Winterburn Supply. *Septic Tank Drainage* on to Lot 1.

THE EXTENSIVE FARMBUILDINGS

adjoin the Farmhouse on the north and include: **Stone-built Shippons for 32, 14 and 12, Stirk Shippon for 6 with Baulks over and Calf Pens adjoining, Barn, Stone-built Shippon for 12 with blue slate roof. Dairy and Sterilising Room, Brick Manure Midden with sliding roof, Two Garages, Wooden Shed for seven cattle, corrugated iron Implement Shed, brick Outbarn with standings for seven cattle. The nearby timber and asbestos Covered Yard** has recently been erected by the Tenants.

Main Electricity connected. *Water* from Winterburn Supply.



Eshton House—Hall and Staircase



St Helens Farmhouse (Lot 2)

THE LAND

lies in two compact blocks to the north and south of the public road to Winterburn and is partly watered on the east by Eshton Beck. Included are three useful Plantations containing some valuable timber.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
15	Pasture	19.676
18	Road .. .. .	.200
19	Meadow	9.174
20	Pt. Meadow, Pt. Pasture	14.208
21	Meadow	8.878
22	Limekiln Plantation .. .. .	.615
23	Pasture	9.139
24	Pasture	6.038
25	Seat House Plantation	1.336
30a	St. Helens Plantation	2.454
32	Pt. Meadow, Pt. Pasture	23.047
33	Meadow	5.272
34	Meadow	5.275
Pt. 35	Pasture	7.981
Pt. 62a	Garden .. .. .	.030
63	House and Buildings	1.365
65	Meadow	5.566
68	Pasture	15.109
69	Meadow	4.512
Pt. 73	Bungalow and Garden .. .. .	.075
117	Whelp Hill Plantation .. .. .	.492
120	Scarnber Bottom Wood .. .. .	.481
121	Scarnber Bottom Wood	3.938
122	Scarnber Bottom Wood .. .. .	.512
Calton Parish		
105	Pasture	7.980
		153.353

O.S. Nos. 22, 25, 30a, 117, 120, 121 and 122 are in hand and the remainder of this Lot is let with other lands on a yearly Tenancy to Messrs. W. H. Clarke & Sons, Apportioned Rent **£270 per annum.**

Apportioned Tithe Redemption Annuity **£11 17s. 7d.** per annum.

Value of Timber **£566.**

Note 1: The Tenants have carried out certain improvements to the Farm-house and Buildings, details of which may be obtained from the Land Agents on request.

Note 2: See General Remark No. 6 as to Notice of Arbitration in respect of rent.

See Parts I, II and II of the Stipulations as to Rights of Way, Water Supply and Drainage; and General Remark No. 17 as to Dedication.

See General Remark No. 18 as to Mode of Offering

WITH VACANT POSSESSION
(except of the Fishing Rights)

LOT 8
(Coloured Green on Plan No. 1)

A GRAND SPORTING LOT

well known as

Eshton Tarn

with Boat House and surrounding land, extending altogether to about

9 Acres 3 Roods 9 Poles

This Lot lies to the north of Lot 2 and is approached from the Airton Road by a right of way along the eastern boundary of O.S. No. 9 and across the north-western corner of O.S. No. 16 on Lot 2. This Lot affords **Fine Opportunities for Wild Fowling and Fishing**, there is a good Boat House and the Tarn extends to over $2\frac{3}{4}$ ACRES.

SCHEDULE

O.S. No.	Description	Area
Calton Parish		
Pt. 107	Scrub	1.720
108	Water	1.982
109	Eel Ark Plantation .. .. .	.600
112	Scrub .. .. .	.018
Eshton Parish		
Pt. 8	Eel Ark Plantation .. .. .	.031
8a	Eel Ark Plantation .. .. .	.376
12	Water .. .. .	.919
13	Tarn Plantation	1.235
14	Scrub	2.927
		9.808

This Lot is in hand and **Vacant Possession will be given on Completion** except for the Fishing Rights in the Tarn which are let to Mr. J. A. Hemingway on Lease for ten years from the 1st January, 1956, with option to renew for a further five years, at a rent of **£6 per annum**, payable on the 2nd day of April annually, the Tenant being responsible for repairing the Boat House.

Apportioned Tithe Redemption Annuity **4s. 2d.** per annum.

See Parts I and II of the Stipulations as to Rights of Way and Water Supply to Lot 6.

See General Remark No. 18 as to Mode of Offering

LOT 9

(Coloured Brown on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

A Useful Block of Accommodation Pasture Land

situated to the north of the previous Lot, to which it would form a useful addition, adjoining Newfield Hall, and extending altogether to about

41 Acres 3 Roods 3 Poles

THE LAND

is bounded on the north by the public road from Winterburn to Airton and included is a **Useful Outbarn** known as Ings Laithe, comprising a **Stone-built Barn with two-bay Ground Mow and One-bay Baulk over a Stirk Shippon for 6. Lean-to Loose Box.**

The land is in a compact block and is well watered from natural streams.

SCHEDULE

O.S. No.	Description	Area
Calton Parish		
81	Meadow	7.505
100	Pasture	2.864
103	Meadow	9.437
106	Pasture	10.675
Pt. 107	Pasture .. .. .	.300
Pt. 110	Pasture	10.991
		41.772

This Lot is in hand and **Vacant Possession will be given on Completion.**

Value of Timber **£54.**

Note: This Lot would form a useful addition to either of Lots 2 and 7.



Eshton Grange Farmhouse (Lot 3)



Friars Head Farmhouse (Lot 12)