

**LOT 10**  
(Coloured Yellow on Plan No. 1)

## A Useful Area of Grazing Land

situated on Eshton Moor on the extreme west of the Estate  
and extending altogether to about

**38 Acres 1 Rood 34 Poles**

### THE LAND

lies between the 450ft. and 550ft. contours and is bounded and watered on the west by the River Aire. Access from the Airton Road is by a right of way over the north-west corner of O.S. No. 39 on Lot 6.

This Lot comprises O.S. No. 5 in Eshton Parish and is let with other lands on a yearly Tenancy to Messrs. W. H. Clarke & Sons, Apportioned Rent **£45 per annum**.

Apportioned Tithe Redemption Annuity **£1 16s. 11d. per annum**.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.  
See Part I of the Stipulations as to Right of Way.

---

**LOT 11**  
(Coloured Pink on Plan No. 1)

**WITH POSSESSION OF FISHING RIGHTS**

## The Valuable Trout Fishing Rights in the River Aire

FROM BOTH BANKS FOR A TOTAL DISTANCE  
OF ABOUT 600 YARDS

Included with this Lot is the freehold of the River Bed together with a strip of land on the west side of the River affording access to the right bank.

This Lot is situated on the extreme west of the Estate adjoining Lot 10 and is approached by a right of way from the Airton Road along the north boundary of Lot 10 and the north-west corner of Lot 6.

This Lot comprises O.S. Nos. 1, 2, 3, 4, 6 and 42 in Eshton Parish and extends altogether to about

**3 Acres 0 Rood 5 Poles**

The size of the trout in the River varies considerably, the largest which has been caught in recent years being  $1\frac{1}{2}$  lbs.

O.S. No. 1 (1.560) is let on a yearly Tenancy with other lands to Messrs. W. H. Clarke & Sons, Apportioned Rent **£1 per annum**. The remainder of this Lot is in hand and of this **Vacant Possession will be given on Completion**.

Apportioned Tithe Redemption Annuity **1s. 6d. per annum**.

See Part I of the Stipulations as to Right of Way.

**LOT 12**  
(Coloured Pink on Plan No. 1)

## Friar's Head Farm ESHTON

situated on the north of the Estate on each side of the Road to Winterburn and extending altogether to about

**489 Acres 1 Rood 36 Poles**

The Farm Premises of this

### IMPORTANT ATTESTED DAIRY FARM

are situated at the roadside and the

### SUPERIOR ELIZABETHAN FARMHOUSE

stands in a delightful garden with south aspect. Built of stone with stone mullions and leaded lights under a grey slate roof, the accommodation comprises:—

*On the Ground Floor:* **Hall; Sitting Room; Living Room; Kitchen** (the sink unit and Aga cooker belong to the Tenant); **Pantry**; and **Small Cellar**.

*On the First Floor:* **Four Bedrooms** and **Bathroom**.

**Outside:** **Coal and Wood Store**.

A part of the House has been divided and is occupied by Mr. Taylor, Junior. The accommodation comprises:—

*On the Ground Floor:* **Hall; Living Room; Kitchen** (the Rayburn cooker and sink unit belong to the Tenant); **Pantry**.

*On the First Floor:* **Three Bedrooms; Bathroom**; and **Attic** above.

**Outside:** **Wash-house** and **Bothy**; **W.C.**; **Garage**; **Wood Store** and **Coal Houses**.

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

### THE EXTENSIVE FARM PREMISES

lie to the north of the House and include: **Fine Modern Shippon for 34** passed for **T.T. Milk Production**. **Shippons for 10 and 12** (not passed for **T.T. Milk Production**). **Stirk Shippon for 26**, **Stable converted into Shippon for 6** with **Baulks over**, and a **Stable used for Calves**. **Dairy**, **Six-bay Barn**, **Provender House**, and **Two corrugated iron Implement Sheds** (Tenants'). *Main Electricity* connected. *Water* from the Winterburn Supply.

On the north-east of the Farm is a **Useful Outbarn** known as **Scarnber Laithe** comprising **Two Shippons for 8**, **Barn with Two-bay Ground Mow** and **Two Baulks over the Shippon** and a **Shippon for 12**, all of stone construction with grey slate roof.

### THE LAND

lies in two compact blocks to the east and west of the road from Eshton to Winterburn and the block of land on the west is intersected and watered by Eshton Beck. Included are **several useful Plantations containing Valuable Timber**, at Valuation.

SCHEDULE		
O.S. No.	Description	Area
<b>Eshton Parish</b>		
27	Meadow .. .. .	1.051
29	Meadow .. .. .	6.701
30	Meadow .. .. .	5.808
124	Meadow .. .. .	.747
<b>Flasby-with-Winterburn Parish</b>		
100	Pasture .. .. .	53.699
100a	Abbey Hill Plantation .. .. .	.544
116	Pasture .. .. .	5.330
117	Pasture .. .. .	20.332
118	Meadow .. .. .	9.435
119	Meadow .. .. .	6.231
119a	Meadow .. .. .	.516
120	House and Buildings .. .. .	1.536
120a	Pasture .. .. .	1.305
121	Pasture .. .. .	23.445
122	Pasture .. .. .	57.058
145	Pasture .. .. .	71.570
150	Pasture and Scarnber Laithe .. .. .	76.061
159	Meadow .. .. .	13.525
160	Pasture .. .. .	51.960
161	Meadow .. .. .	5.843
162	High Plantation .. .. .	1.609
163	Plantation, Friars Head .. .. .	.414
165	Pasture .. .. .	2.230
166	Scarnber Rock Plantation .. .. .	3.528
167	Pasture .. .. .	63.110
168	Scarnber Wood .. .. .	5.888
		489.476

Ordnance Nos. 100a, 162, 163, 166 and 168 are in hand, the remainder of this Lot is let on a yearly Tenancy with other lands to Messrs. J. D. Taylor & Son, Apportioned Rent **£540 per annum.**

Apportioned Tithe Redemption Annuity **£28 15s. 0d. per annum.**

Value of Timber **£706.**

**Note 1:** The Estate gave permission in 1958 to the Tenant to divide the Farmhouse and install the following in the Cottage:—Rayburn cooker and sink unit in the kitchen, hot and cold water system with cylinder cupboard, three-piece bathroom suite. Also to partition the passage separating the houses and to fit a door to the attic stairs.

**Note 2:** The Tenants have carried out certain improvements to the Farmhouse and Buildings, details of which 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.

**Note 4:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

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

See General Remark No. 17 as to Dedication.

### LOT 13

(Coloured Brown on Plan No. 1)

## A Useful Accommodation Grass Field

situated to the north of Eshton House (Lot 1) to which it would form a valuable addition. Lying on the east side of the road from Eshton to Winterburn this Lot extends altogether to about

**9 Acres 0 Rood 7 Poles**

Included is a **Brick and Slate Cattle Shed** in the east corner.

This Lot comprises Pt. Ordnance No. 67 and Ordnance No. 67a in Eshton Parish and is let on a yearly Tenancy with other lands to Messrs. J. D. Taylor & Son, Apportioned Rent **£9 per annum.**

Apportioned Tithe Redemption Annuity **£1 9s. 9d. per annum.**

Value of Timber **£51.**

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.  
See Stipulations Part II as to water main passing under this Lot.

### LOT 14

(Coloured Brown on Plan No. 1)

## Brockabank Attested Dairy Farm

situated at Eshton and approached from the Airton Road from a private farm road past Eshton Grange. The Farm has long frontage on the south-east to the Flasby Road and extends altogether to about

**149 Acres 1 Rood 32 Poles**

### THE FARM PREMISES

are situated on the west of the Farm and the

### ATTRACTIVE FARMHOUSE

is built of stone with grey slate roof. The accommodation comprises:—

*On the Ground Floor:* **Sitting Room; Living Room; Kitchen and Pantry** with stone slabs; **Old Wash Kitchen** with sink.

*On the First Floor* there are **Six Bedrooms and Bathroom** with lavatory basin and W.C.

Outside: **Coal Place.**

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

### THE FARMBUILDINGS

which are mainly stone built, lie to the east of the house and include: **Shippens for 11 and 12, Stable converted into Three Calf Boxes with Baulks over, Barn with Two-bay Ground Mow and one bay over Stirk Shippon for 8. Dairy, Calf Box, Covered Provender House and Implement Shed and Dutch Barn** belonging to the Tenant. *Main Electricity* connected. *Water* from the Winterburn Supply.

In the centre of the land is a **Useful Outbarn** known as **Bark Laithe**. Built of stone with grey slate roof it comprises **Stirk Shippon for 10 with Baulks over, Double Stirk Shippon for 16 with Baulks over, Barn with One-bay Ground Threshing and Three-bay Baulks over Shippon.**

### THE LAND

lies compactly together all in a ring fence with frontage to the public road on the south-east, and included is a Wood-land area containing some Valuable Timber.

**SCHEDULE**

O.S. No.	Description	Area
<b>Flasby-with-Winterburn Parish</b>		
169	Meadow	3,810
170	Pasture	36,780
246	Pasture	1,049
254	Pasture	20,787
255	Meadow	5,958
256	Pasture	362
257	Meadow and Bark Laithe	8,529
258	Pasture	2,770
259	Meadow	9,671
260	Meadow	7,830
261	Meadow	1,578
262	Plantation Brockabank	1,355
263	House and Buildings	1,141
264	Pasture	9,578
266	Pasture	29,841
268	Pasture	6,954
<b>Eshton Parish</b>		
Pt. 112	Occupation Road	.340
113	Occupation Road	.236
119	Pasture	.779
120a	Plantation Brockabank	.002
123	Plantation Brockabank	.100
		<u>149,450</u>

O.S. Nos. 113, 120a, 123, 262 and Pt. 112 are in hand. The remainder of this Lot is let on a yearly Tenancy to Mr. J. Swales at £275 per annum.

Apportioned Tithe Redemption Annuity £8 19s. 4d. per annum.

Value of Timber £520.

**Note 1:** The Tenant claims to have wired the Farmhouse and Buildings for electricity and to have erected the Calf Box adjoining the Dairy.

**Note 2:** 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.

**Note 3:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

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

See General Remark No. 17 as to Dedication.

**LOT 15**

(Coloured Pink on Plan No. 1)

**WITH VACANT POSSESSION**

## The Great Wood, Eshton

containing a quantity of Valuable Mature Timber and Plantations and altogether extending to about

**39 Acres 2 Roods 16 Poles**

Included is the small Gaubers Wood and Brockabank Wood Included is the small Gambers Wood and Brockabank Wood and the whole has considerable frontage on the east to the Flasby Road. Access to Brockabank Wood from the north of this Lot is by a right of way over the farm road leading to Lot 14, and there is an additional access over Lot 14 to the Flasby Road (see Plan).

## THE VALUABLE COMMERCIAL TIMBER

mainly comprises:—

32	Oak	containing	760	cu. ft.
174	Beech	"	4,879	"
790	Sycamore	"	12,275	"
238	Wych Elm	"	8,698	"
173	Ash	"	3,435	"
65	Maple	"	959	"
29	Lime	"	1,386	"
16	Horse Chestnut	"	492	"
10	Birch	"	90	"
2	Hornbeam	}	302	"
2	Walnut			
2	Turkey Oak	}	175	"
7	Norway Spruce			
1	Silver Spruce			
3	Scots Fir	"		
<b>1,544 Trees</b>			<b>33,451</b>	<b>cu. ft.</b>

In addition there are about 4 acres of mixed hard- and soft-wood Plantation and about 16 acres of similar Plantation established between 1920 and 1939. More detailed measurements of the above trees may be obtained from the Land Agents and Auctioneers on request.

**SCHEDULE**

O.S. No.	Description	Area
<b>Eshton Parish</b>		
99	Great Wood, Gaubers Wood and Brockabank Wood	8,867
Pt. 100	Great Wood	2,449
118	Great Wood	.190
<b>Flasby-with-Winterburn Parish</b>		
267	Great Wood	28,093
		<u>39,599</u>

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

Apportioned Tithe Redemption Annuity 17s. 1d. per annum.

**Note 1:** This Lot is sold with the benefit of the right at all reasonable times to transport felled timber from the Great Wood across land adjoining on the west sold with Eshton Hall (except over O.S. No. 95), by agreed convenient routes, the purchaser of this Lot making good any damage done in the exercise of this right.

**Note 2:** This Lot is sold with the benefit of the right to stand guns below the Great Wood in Field, O.S. No. 100, sold with Eshton Hall, but so as not to interfere with School Games. The position of the actual stands are to be agreed with the owner of Eshton Hall.

**Note 3:** This Lot is sold subject to rights of way in favour of the owner and occupiers of Eshton Hall for the purpose of exercise and recreation only over the paths shown by black dotted lines on the Sale Plan through the Great Wood, the owner of Eshton Hall making good any damage done in the exercise of this right.

See Part I of the Stipulations as to Rights of Way.  
See General Remark No. 17 as to Dedication.

**LOT 16**

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

## Eshton Home Farm

situated in the centre of the Estate, close to Eshton Hall, and extending altogether to about

**83 Acres 3 Roods 16 Poles**

### THIS VALUABLE ATTESTED DAIRY FARM

lies principally on the west side of the Airton Road and includes part of the Park of Eshton Hall.

## THE ATTRACTIVE FARMHOUSE

which lies on the east side of the road, is semi-detached and built of stone, with grey slate roof. The accommodation comprises:—

*On the Ground Floor: Sitting Room, Kitchen and Pantry.*

*On the First Floor: Three Bedrooms and Bathroom.*

Outside: W.C.

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

## THE FARMBUILDINGS

lie opposite the House on the west side of the road and are stone built, with grey slate roofs. Included are: **Shippons for 28, Two Store Places, Four-bay Barn with two-bay Baulks, Lean-to Stirk Shippon for 6 with corrugated iron roof. Loose Box, Range of Four Piggeries, Small Store and Engine House, Two-bay Calf Shed and Garage, Four Calf Pens, Provender Store and Dairy.** *Main Electricity connected. Water from the Winterburn Supply.*

There is a **Useful Outbarn** nearby on the east side of the road, stone built with grey slate roof, and comprising **Shippon for 16 with concrete Boskins and Baulks over, Barn with two-bay Ground Mow and Two-bay Baulks.** *Water from the Winterburn Supply.*

## THE LAND

lies mainly in two compact blocks on the west side of the road and the Parkland on the south has long frontage to the Flasby Road and is quite close to Gargrave.

### SCHEDULE

O.S. No.	Description	Area
<b>Eshton Parish</b>		
83	Meadow .. .. .	12.269
84	Meadow .. .. .	5.000
90	Meadow .. .. .	.662
94	Parkland .. .. .	16.490
Pt. 101	Barn .. .. .	.009
102	Pasture .. .. .	3.917
Pt. 104	Felled Wood .. .. .	.258
105	Meadow .. .. .	5.938
Pt. 106	Buildings .. .. .	.391
107	Meadow .. .. .	5.164
Pt. 108	House and Gardens .. .. .	.252
Pt. 109	Felled Wood .. .. .	.072
<b>Gargrave Parish</b>		
194	Parkland .. .. .	33.428
		83.850

Pt. O.S. Nos. 104 and 109 and Pt. of O.S. No. 108 are in hand. O.S. Nos. 94, 102, 194 and the Outbarn, Pt. O.S. No. 101, are let on a yearly Tenancy to Mr. John Littlefair at **£126 per annum**. This letting commenced from 2nd February, 1960. The remainder of this Lot is also let to Mr. John Littlefair on a separate yearly Tenancy at **£100 per annum**.

Apportioned Tithe Redemption Annuity £10 19s. 1d. per annum.

Value of Timber £643.

**Note 1:** 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.

**Note 2:** The Tenant claims to have carried out the following improvements to the House and Buildings:—Concreted the kitchen floor, concreted the paths to the house, and altered the manure channel and back standing in the Shippon for 12.

**Note 3:** See General Remark No. 6 as to Notice of Arbitration in respect of the Rent of £100 per annum. See Parts I, II and III of the Stipulations as to Rights of Way, Water Supply and Drainage.

## LOT 17

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

WITH VACANT POSSESSION

## The North-western Portion of Eshton Wood

containing some **Valuable Commercial Timber and a Plantation** and extending to about

**3 Acres 2 Roods 38 Poles**

This Lot which adjoins the grounds of Eshton Hall has direct access from the Airton Road on the south-west so that the timber can be easily extracted. The timber mainly comprises:—

20	Beech	containing	732	cu. ft.
47	Sycamore	„	782	„
50	Wych Elm	„	1,145	„
5	Maple	„	65	„
1	Ash	„	8	„
123			2,732 cu. ft.	

In addition there are 1½ acres of mixed hardwood and conifer Plantation.

More detailed measurements of the above Trees may be obtained from the Land Agents and Auctioneers on request.

This Lot comprises Pt. O.S. Nos. 108, 109 and 110 in Eshton Parish, is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity 7s. 2d. per annum.

See Part I of the Stipulations as to Right of Way. See General Remark No. 17 as to Dedication.

## LOT 18

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

## Eshton Gardens

previously the Walled Kitchen Garden of Eshton Hall and approached from the Airton Road by a private farm road and now used as an Agricultural Holding, extending to about

**4 Acres 0 Rood 20 Poles**

## THE FARMHOUSE

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

*On the Ground Floor: Sitting Room, Living Room, Kitchen and Dairy.*

*On the First Floor: Two Bedrooms, Box Room, Bathroom with bath and basin (both h. & c.). Separate W.C.*

Outside: **Coal Place and Store.**

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

In the south-west corner of the Farmhouse is a

### SMALL COTTAGE

containing:—

*On the Ground Floor:* **Sitting Room, Kitchen** with range and sink (h. & c.).

*On the First Floor:* **Two Bedrooms** and **Boxroom**.

Outside: **W.C., Coal Shed** and **Store**.

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

### THE FARMBUILDINGS

mainly round the garden walls comprise: Stone-built **Potting Shed** with blue slate roof, converted into a **Piggery with sixteen pens** and a **Loose Box** at the end. **Three Loose Boxes** with asbestos roof, brick-built **Greenhouse**, and a **Greenhouse** converted into a **Piggery with six pens**.

### THE LAND

comprises a Fine Walled Garden with small areas outside the Wall and the Site of an old Grass Tennis Court, the whole forming a **Useful and Well-equipped Smallholding**.

This Lot comprises O.S. No. 91 and Pt. O.S. Nos. 92 and 93 in Eshton Parish.

O.S. No. 91 and part of O.S. No. 93 are in hand. The Cottage adjoining the Farmhouse is let on a quarterly Tenancy to Mr. Rowan-Robinson at **£36 8s. 0d. per annum**, Tenant paying rates. The rent being due on 1st December, March, June and September. The remainder of this Lot is let to Messrs. J. Close & Sons on a yearly Tenancy at **£120 per annum**, making a total rent for this Lot of **£156 8s. 0d. per annum**.

Apportioned Tithe Redemption Annuity 9s. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of the Rent of £120 per annum. See Parts I, II and III of the Stipulations as to Rights of Way, Water Supply and Drainage.

---

#### LOT 19

(Coloured Yellow on Inset Plan No. 3)

WITH VACANT POSSESSION

## An Attractive Semi-detached Modernised Cottage

with adjoining Estate Yard, situated at Eshton, close to the back entrance to Eshton Hall and with Small Garden extending to about

**A Quarter of an Acre**

### THE COTTAGE

which is known as

**No. 2, Gardens Road, Eshton**

is built of stone with a stone slate roof and is in a good state of repair. The accommodation comprises:—

*On the Ground Floor:* **Sitting Room** with modern tiled grate having back boiler; **Kitchen** with Rayburn cooker; **Scullery** with sink (h. & c.).

*On the First Floor:* **Two Bedrooms** and **Bathroom** with bath and basin (both h. & c.) and W.C.

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

### THE USEFUL ESTATE YARD

adjoins on the east and comprises a **Four-bay stone-built and stone slate-roofed Store Shed** and **Garage** with main electricity connected and an Enclosed Yard surrounding. There is a small Garden on the south side of the road to Lot 18 and the Cottage enjoys a pleasant outlook over the Park.

This Lot comprises Pt. O.S. Nos. 104 and 106 in Eshton Parish and is in the rent-free service occupation of Mr. T. Newhouse, who has been given Notice to Vacate by the date of Completion.

Rateable Value £12.

**Note:** The following Furniture and Fittings are included in the Sale:—  
In the Front Room: two leather-covered dining chairs, a curtain and pelmet. On the Staircase: a red haircord stair carpet and fittings, four floral curtains with pelmets and the linoleum. In the Bathroom: two floral curtains and the linoleum.  
See Parts I, II and III of the Stipulations as to Right of Way, Water Supply and Drainage.

---

#### LOT 20

(Coloured Green on Inset Plan No. 3)

WITH VACANT POSSESSION

The Adjoining and Similar Attractive

## Modernised Semi-detached Cottage

being

**No. 1, Gardens Road**

and extending with small Garden to about

**13 Poles**

### THE COTTAGE

is built of stone with stone slate roof and is in good repair.

The accommodation comprises:—

*On the Ground Floor:* **Hall; Lounge** with modern tiled fireplace; **Kitchen** with sink (h. & c.); **Small Pantry** with shelves.

*On the First Floor:* **Three Bedrooms**, one with heated linen cupboard; **Bathroom** with bath and basin (both h. & c.) and W.C.

Outside: Brick, stone and asbestos-roofed **Coal and Store Shed**.

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

There is a **Garage** built of concrete blocks and a small Garden across the road to Lot 18.

The Cottage enjoys a mainly south aspect overlooking the Park.

This Lot comprises part of O.S. Nos. 104 and 106 in Eshton Parish and has been let furnished, but Notice to Quit has been served and **Vacant Possession will be given on Completion.**

Rateable Value £18.

**Note:** The following Furniture and Fittings are included in the Sale:—  
On the Ground Floor: a round mahogany dining table, two spindle-back chairs, three lampshades, a mahogany table with one drawer, two blue-covered dining chairs, one small blue rug, a brown rug, three pairs of fitted pelmets, a kitchen table and a Jackson's electric cooker.  
On the Staircase: a brown carpet and underfelt, with fittings.  
On the First Floor: the linoleums as laid throughout, the floral curtains in three bedrooms, one lampshade and a brown mat.  
See Parts I, II and III of the Stipulations as to Right of Way, Water Supply and Drainage.

### LOT 21

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

WITH VACANT POSSESSION

## An Important and Valuable Woodland Area

situated to the south-west of Eshton Hall, comprising Gamsbers Wood, New Close Plantation, Sourbers Wood and Dikebers Wood, extending altogether to about

**37 Acres 3 Roods 25 Poles**

Access to the Woodland which surrounds the Gardens (Lot 18) is by a right of way over the farm road leading to Lot 18 and there is an additional extraction route over O.S. No. 102 on Lot 16. The Woodland contains

#### VALUABLE COMMERCIAL TIMBER AND PLANTATIONS

mainly comprising:

94	Oak	containing	1,974	cu. ft.
129	Ash	"	3,584	"
1,040	Sycamore	"	17,775	"
294	Beech	"	12,770	"
108	Maple	"	1,525	"
21	Horse Chestnut	"	785	"
5	Lime	"	260	"
367	Wych Elm	"	14,036	"
17	Red Elm	"	621	"
5	Birch	}	2,608	"
3	Cherry			
55	Larch			
57	Norway Spruce	"	1,796	"
17	Scots Fir	"	690	"
2	Cypress, 4 Willow and 1 Corsican	"	145	"
	Together with 13 small Ash, 3 small Beech and 1 small Wych Elm.			
<hr/>	2,236	Trees	containing	<hr/> <b>58,569</b>
				<hr/> <b>cu. ft.</b>

In addition there are about 4 acres of mixed hardwood and conifer Plantation and about 1 acre of mixed hardwood Plantation.

More detailed measurements of the above Trees may be obtained from the Land Agents and Auctioneers on request.

#### SCHEDULE

O.S. No.	Description	Area
<b>Eshton Parish</b>		
89	New Close Plantation	15.268
Pt. 92	Woodland	.200
Pt. 93	Gamsbers Wood	16.808
<b>Gargrave Parish</b>		
195	Gamsbers Wood	1.157
197	Dikebers Wood	4.474
		<hr/> <b>37.907</b>

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

Apportioned Tithe Redemption Annuity £1 2s. 0d. per annum.

See Parts I and II of the Stipulations as to Rights of Way and Water Pipe. See General Remark No. 17 as to Dedication.

### LOT 22

(Coloured Yellow on Plan No. 1)

## Raybridge Farm

GARGRAVE

extending to about

**87 Acres 3 Roods 26 Poles**

and situated adjoining the Town on the north-east on the Airton and Flasby Road.

### THIS VALUABLE ATTESTED DAIRY FARM

is bounded on the south by the Leeds and Liverpool Canal and has frontage to the Airton Road on the west and to Raybridge Lane on the south-west and these frontages would appear to have possibilities for development in the future (subject to Planning Consent). The Farm Premises are situated in Raybridge Lane and

#### THE FARMHOUSE

is built of stone with grey slate roof. The accommodation comprises:—

*On the Ground Floor:* Sitting Room, Living Room, Kitchen, Pantry and Store Room.

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

Main Electricity connected. Gargrave Town Water.

## THE FARMBUILDINGS

are conveniently situated to the east of the House and are mainly of stone construction. They comprise **Fine Modern Shippon for 22 with asbestos roof** and with concrete boskins with tubular fronts. **Dairy, Sterilising Room, Workshop, Four Calf Boxes, Provender Store, Dutch Barn with corrugated iron roof, Covered Implement Shed, Shippon for 6 with asbestos roof** and a **Range of Garage and Two Loose Boxes with Loft over.**

*Main Electricity connected. Gargrave Town Water.*

## THE LAND

lies in a compact block all in a ring fence to the east of the Airton Road and is bounded and watered on the east by Eshton Beck. Included are some **Useful Small Plantations** containing **Valuable Timber**, at Valuation.

### SCHEDULE

O.S. No.	Description	Area
<b>Gargrave Parish</b>		
164	House and Buildings	.442
Pt. 166	Meadow	7.204
167	Meadow	1.360
Pt. 168	Eshton Beck	.740
169	Meadow	4.569
170	Feeder Plantation	1.389
171	Meadow	5.613
173	Pt. Meadow, Pt. Pasture	48.170
Pt. 173a	Pasture	5.330
173b	Pasture	1.902
181	Raybridge Plantation	.292
183	Meadow	5.416
184	Meadow	4.995
185	Crumacre Plantation	.492
		87.914

O.S. Nos. 170, 181 and 185 and part O.S. No. 168 are in hand. The remainder of this Lot is let on an annual Tenancy to Messrs. T. W. Green & Son at **£250 per annum.**

Apportioned Tithe Redemption Annuity £9 16s. 9d. per annum.

Drainage Rate Assessment £49.

Value of Timber £474.

**Note 1:** The Tenant pays for Gargrave Town Water at 3s. per thousand gallons, and the meter is situated at the roadside adjoining Lot 25.

**Note 2:** The Tenant has carried out certain improvements to the House and Buildings, details of which may be obtained from the Land Agents on request.

**Note 3:** The Landlord has given permission for the Tenant to erect certain fences on the Farm under a Farm Improvement Scheme and details may be obtained from the Land Agents.

**Note 4:** The Skipton Rural District Council wish to acquire 34 sq. yds. of land on this Farm for Road Widening purposes but the terms of the sale have not yet been agreed. Details may be obtained from the Land Agents on request.

**Note 5:** This Lot is sold subject to and with the benefit of a letter dated the 18th June, 1959, from the West Riding County Council regarding the laying of a water pipe under the roadside to connect with the Council's Gargrave Main. A copy of the letter may be obtained from the Land Agents on request.

**Note 6:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

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

### LOT 23

(Coloured Green on Plan No. 1)

## A Valuable Block of Accommodation Parkland

situated on the east side of Eshton Road and extending altogether to about

**46 Acres 1 Rood 8 Poles**

## THE LAND

is all in grass and is contained within a ring fence and includes on the north-east a part of Dudding Gill Plantation and Shilbridge Plantation which contain **Valuable Timber**, at Valuation. There is long frontage to the road on the west and the land is watered on the east by Eshton Beck.

### SCHEDULE

O.S. No.	Description	Area
<b>Gargrave Parish</b>		
182	Raybridge Plantation	.292
186	Dudding Gill Plantation	.170
Pt. 187	Dudding Gill Plantation	1.600
188	Shilbridge Plantation	1.673
Pt. 189	Pasture	42.565
		46.300

O.S. Nos. 182, 186, 188 and Pt. 187 are in hand. The remainder of this Lot is let with other lands on a yearly Tenancy to Messrs. W. H. Clarke & Son, Apportioned Rent **£72 per annum.**

Apportioned Tithe Redemption Annuity £3 15s. 1d. per annum.

Value of Timber £312.

Drainage Rate Assessment 5s.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent. See Part I of the Stipulations as to Rights of Way. See General Remark No. 17 as to Dedication.

### LOT 24

(Coloured Blue on Plan No. 1)

WITH VACANT POSSESSION

## The Valuable Trout Fishing Rights in Eshton Beck

from the Right Bank for a distance of about 497 yards in two stretches

The Fish which have been taken in the past are of a regular size averaging about 8 or 9 inches, and the largest recently caught weighed a little over half a pound.

Access to the Beck is by a right of way from Raybridge Lane over Lot 22 and the eastern corner of Lot 23. Included is part of the soil of the Beck.

This Lot comprises part of Ordnance No. 168 in Gargrave Parish and extends altogether to about

**2 Roods 29 Poles**

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

See Part I of the Stipulations as to Rights of Way.

**LOT 25**  
(Coloured Pink on Plan No. 1)

**A VALUABLE  
ACCOMMODATION GRASS FIELD**

known as

**Raybridge Meadow**

extending to about

**8 Acres 3 Roods 38 Poles**

**THE LAND**

is situated close to Gargrave adjoining the County Council Smallholdings and has frontage to Eshton Road and a long frontage on the north-east to Raybridge Lane. The frontage land would thus appear **Ripe for Early Development** (subject to Planning Consent) and carries an Unexpended Balance in respect of the frontage to Eshton Road.

This Lot comprises O.S. No. 160 and Pt. O.S. No. 162 in Gargrave Parish and is let on an annual Tenancy to Mr. G. Lowther at **£35 per annum**.

Apportioned Tithe Redemption Annuity **£1 14s. 8d. per annum**.

Value of Timber **£28**.

**Note 1:** This Lot has an unexpended balance of established development value of **£170**, plus one-seventh, and this sum may be receivable by a purchaser under the terms of the Town and Country Planning Act, 1954.

**Note 2:** The Skipton Rural District Council wish to acquire 58 sq. yds. of this Lot for Road Widening purposes but the terms of this sale have not yet been agreed. Details may be obtained from the Land Agents on request.

**Note 3:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Part II of the Stipulations as to Water Pipe crossing under this Lot and the right for this Lot to tap the pipe.

**LOT 26**  
(Coloured Brown on Plan No. 1)

**ANOTHER VALUABLE BLOCK OF  
ACCOMMODATION PARKLAND**

known as

**Dikebers Land**

situated opposite the previous Lot and extending to about

**44 Acres 2 Roods 26 Poles**

**THE LAND**

has long frontage on the south-east to the Eshton Road and is situated close to Gargrave. The frontage land would appear **Ripe for Early Development** (subject to Planning Consent) and carries an **Unexpended Balance of £240** plus one-seventh. The land lies all in a ring fence and enjoys a south-east slope.

This Lot comprises O.S. Nos. 178, 180 and 198 in Gargrave Parish. O.S. No. 178 is in hand. The remainder of this Lot is let to Mr. J. Clarkson on an annual Tenancy at **£120 per annum**.

Apportioned Tithe Redemption Annuity **£5 17s. 6d. per annum**.

Value of Timber **£271**.

**Note 1:** This Lot has an unexpended balance of established development value of **£240**, plus one-seventh, and this may be receivable by a purchaser under the terms of the Town and Country Planning Act, 1954.

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

**LOT 27**  
(Coloured Green on Plan No. 1)

**Grange Farm**

**FLASBY**

situated on the east of the Estate, intersected by the Gargrave to Flasby Road and extending altogether to about

**155 Acres 1 Rood 5 Poles**

**THE ATTRACTIVE FARM PREMISES**

are situated at Flasby, close to Flasby Road, and

**THE FARMHOUSE**

is built of stone with a grey slate roof. The accommodation comprises:—

*On the Ground Floor:* **Sitting Room, Living Room, Kitchen, Scullery, Dairy and Store Room.**

*On the First Floor:* **Four Bedrooms, Bathroom and W.C.**

Outside: **Wash-house.**

*Main Electricity* connected. *Water* is obtained from a private supply off the Flasby Estate.

**THE FARMBUILDINGS**

are conveniently situated round the house and include a **Fine Modern Stone-built Shippon for 24** with asbestos roof (not passed for T.T. Milk Production, but very little work required). **Stone-built Shippon for 10, Provender House, Dairy, Three Calf Boxes, Calf House and Dutch Barn.** In addition there are **Four Useful Outbarns.** **Lane side Middle Barn** is built of stone with corrugated iron roof and comprises **Loose Box and Implement Shed.** **Lane side Top Barn** is stone built with slate roof and comprises **Two Stirk Shippon for 8**, each with concrete Boskins, and a **Stirk Shippon for 6** with wooden Boskins. **Howson Laithe** comprises stone-built **Barn with grey slate roof** containing **Stirk Shippon for 6** with wooden Baulks and **one-bay Ground Mow.** **Holme Laithe Barn** comprises **stone-built Barn with grey slate roof** containing **Stirk Shippon for 11** and a **Barn with two-bay Ground Mow and one-bay Baulk over Shippon.**

**THE LAND**

lies in two compact blocks in a ring fence on both sides of the Hetton Road, the land on the east being well watered by Flasby Beck, and the whole forming a compact and easily worked Dairy and Sheep Farm. The Tenant also farms Flasby Fell (Lot 28) in conjunction with this Farm.



SCHEDULE

O.S. No.	Description	Area
<b>Flasby-with-Winterburn Parish</b>		
154	Meadow .. .. .	6.138
155	Pasture .. .. .	17.515
156	Pasture .. .. .	14.261
172	Pasture .. .. .	22.996
173	Pasture .. .. .	12.407
174	Meadow .. .. .	9.746
175	Pt. Meadow, Pt. Pasture .. .. .	35.232
176	Pasture .. .. .	9.575
239	House and Buildings .. .. .	.827
240	Pasture and Barn .. .. .	.917
241	Pasture .. .. .	4.120
242	Meadow .. .. .	10.881
Pt. 245	Meadow .. .. .	2.658
<b>Hetton Parish</b>		
181	Pasture .. .. .	5.411
182	Pasture .. .. .	1.131
183	Pasture .. .. .	1.469
		155.284

This Lot is let with other lands on an annual Tenancy to Mr. F. Hammel, Apportioned Rent **£350 per annum.**

Apportioned Tithe Redemption Annuity £11 0s. 2d. per annum.

Value of Timber £97.

**Note 1:** 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.

**Note 2:** The Tenant claims to have installed the bath and cylinder cupboard in the Farmhouse and to have wired the Farmbuildings for electricity.

**Note 3:** There are two large settling tanks in Field, O.S. No. 242, on the Farm which take the drainage from Laneside Top Barn and Howson Laithe.

**Note 4:** There is a reservoir connected to the Flasby Estate Water Supply situated in the south corner of O.S. No. 173 on this Lot.

**Note 5:** This Lot is sold subject to and with the benefit of a Wayleave Agreement dated the 20th October, 1943, between the Vendor and the West Riding County Council for two water pipes crossing the public road, for which 1s. per annum is paid on the 1st April to the West Riding County Council.

**Note 6:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

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

LOT 28

(Coloured Blue on Plan No. 1)

## Flasby Fell including Rough Haw

providing valuable Sheep Grazing land and extending to about

**184 Acres 1 Rood 31 Poles**

### THE LAND

rises from 575ft. on the west to 1,100ft. on the top of Rough Haw and provides considerable sporting amenities. It comprises O.S. Nos. 209 and 218 in Flasby with Winterburn Parish and is let with other lands to Mr. F. Hammel on a yearly Tenancy, Apportioned Rent **£50 per annum.**

The Sporting Rights over Rough Haw are let on an annual Tenancy to Mr. D. Standeven at **£6 per annum.**

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

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

LOT 29

(Coloured Blue on Plan No. 1)

## The Grange Farm WINTERBURN

situated on the north of the Estate adjoining Winterburn Village and extending to about

**202 Acres 3 Roods 27 Poles**

This

### USEFUL ATTESTED STOCK-REARING FARM

has premises situated in the Village and

### THE FARMHOUSE

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

*On the Ground Floor:* **Sitting Room, Living Room, Kitchen, Bedroom, Back Kitchen, Dairy and Cellar.**

*On the First Floor:* **Four Bedrooms and Bathroom.**

Main Electricity connected. Water from the Winterburn Supply.

### THE FARMBUILDINGS

adjoining the House, are built of stone with grey slate roof, and comprise: **Coal House with Loft over, Garage, Dairy, Wash-house, Pig Sty, Stirk Shippon for 4 with Loose Box beyond. Shippon for 8 and 10 Stirks with Loft over. At Top Barn on the north side of the road there is a Stone-built Barn containing Three Loose Boxes, Stirk Shippon for 5, Two Loose Boxes and a Barn with Two-bay Baulks. The Outbarn at Owlslin Laithe is situated on the principal block of land which lies some distance away to the east along Hills Lane. The buildings here are of stone construction with a grey slate roof and comprise Loose Box, Shippon for 14 Stirks, Two-stall Stable, Barn with Two-bay Ground Mow and Two-bay Baulks over Shippon for 14.**

### THE PRINCIPAL BLOCK OF LAND

lies on the north side of Hills Lane and is compact within a ring fence. There is one field here on the south side of the Lane and three more fields close to the Farm Premises adjoining Winterburn Village. The land on the north rises to about 750ft. and comprises Valuable Sheep Grazing Pasture.

SCHEDULE

O.S. No.	Description	Area
<b>Flasby-with-Winterburn Parish</b>		
67	Pasture .. .. .	.359
68	Pasture .. .. .	26.172
69	Meadow .. .. .	5.339
70	Meadow .. .. .	6.222
71	Pasture .. .. .	33.118
77	Pasture .. .. .	4.339
135	Meadow and Buildings .. .. .	1.292
136	House and Buildings .. .. .	1.133
141	Meadow .. .. .	.914
146	Pt. Meadow, Pt. Pasture .. .. .	8.418
<b>Hetton Parish</b>		
57	Pasture .. .. .	96.524
58	Pasture .. .. .	.562
60	Meadow .. .. .	9.045
166	Meadow .. .. .	9.481
		202.918

This Lot is let with other lands on an annual Tenancy to Mr. F. Horn, Apportioned Rent **£216 per annum.**

**Outgoings:** Apportioned Tithe Redemption Annuity £11 0s. 5d. per annum.  
The William Eliworth Charity 10s. per annum.

Value of Timber £72.

**Note 1:** The Tenant claims to have wired the Farmhouse for electricity and to have partitioned off the Front Sitting Room from the Corridor, also to have installed the fireplace in the Living Room.

**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.

**LOT 29a**

(Coloured Pink on Plan No. 1)

## A Valuable Meadow

situated on the south side of Hills Lane at Skeld Gate and extending to about

**1 Acre 0 Rood 7 Poles**

The Meadow has long frontage to the road and would appear to form a valuable addition to Skeld Gate Farm. It comprises O.S. No. 165 in Hetton Parish and is let with other lands on an annual Tenancy to Mr. F. Horn, Apportioned Rent **£1 per annum.**

Apportioned Tithe Redemption Annuity 10d. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

**LOT 30**

(Coloured Green on Plan No. 1)

## Another Valuable Meadow

situated on the west side of Winterburn Lane, close to Winterburn Village and extending to about

**3 Acres 3 Roods 37 Poles**

The Meadow has long frontage to the public road and is bounded on the north by Winterburn Beck. It comprises O.S. No. 124 in Flasby with Winterburn Parish and is let with other lands to Messrs. J. D. Taylor & Son on an annual Tenancy, Apportioned Rent **£4 per annum.**

Apportioned Tithe Redemption Annuity 12s. 10d. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

**LOT 31**

(Coloured Blue on Plan No. 1)

## Another Useful Meadow

lying just off Winterburn Lane and adjoining Winterburn Beck on the west. Access to this Lot from Winterburn Lane is by a right of way over adjoining land not belonging and then over the eastern boundary of Lot 32 and then over an adjoining field not belonging.

This Lot comprises O.S. No. 110 in Flasby with Winterburn Parish and extends to about

**7 Acres 0 Rood 3 Poles**

It is let with other lands on a yearly tenancy to Messrs. J. D. Taylor & Son, Apportioned Rent **£7 per annum.**

Apportioned Tithe Redemption Annuity 16s. 6d. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Part I of the Stipulations as to Rights of Way.

**LOT 32**

(Coloured Yellow on Plan No. 1)

## The Adjoining Meadow

on the south extending to about

**2 Acres 2 Roods 35 Poles**

lying just to the west of Winterburn Lane and having access by a right of way over land not belonging. Access to Lot 31 is over the track on the east of this Lot. The Meadow is of regular shape and affords valuable pasturage.

This Lot comprises O.S. No. 112 in Flasby with Winterburn Parish and is let with other lands on an annual Tenancy to Mr. F. Horn, Apportioned Rent **£3 per annum.**

Apportioned Tithe Redemption Annuity 7s. 4d. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Part I of the Stipulations as to Right of Way.

**LOT 33**

(Coloured Blue on Plan No. 1)

**WITH VACANT POSSESSION**

## The Valuable Trout Fishing Rights in Eshton Beck

from Both Banks and extending to about

**2,100 YARDS**

The size of the fish is believed to average about 8 or 9 inches and the largest recently caught weighed a little over half a pound. There is good access to the Beck from the public road at Nappa Bridge and also by a right of way over the road past Eshton Grange leading to Brockabank Farm, where Brockabank Bridge gives access to the Beck. Included with the Fishing is the Freehold of the Beck and this Lot extends altogether to about

**4 Acres 2 Roods 37 Poles**

in accordance with the following

**SCHEDULE**

O.S. No.	Description	Area
<b>Eshton Parish</b>		
26	Eshton Beck	1.316
64	Eshton Beck	.310
Pt. 111	Eshton Beck	2.438
<b>Flasby-with-Winterburn Parish</b>		
Pt. 103	Eshton Beck	.670
		4.734

The whole is in hand and Possession will be given on Completion.

**Note:** This Lot is sold subject to a Right of Fishing in favour of the owner of Eshton Hall between the Eshton Hall Boundary and the First Footbridge to the north-west thereof, which is at a distance of about 150 yards from the boundary.

See Part I of the Stipulations as to Rights of Way and Rights to trim the Banks for proper exercise of the Fishing Rights.

**Purchaser's attention is drawn to Lots 19 and 20, either of which would provide a Capital Fishing Lodge for this Lot.**

## Threshfield Portion

### LOT 34

(Coloured Pink on Plan No. 2 and partly on Inset No. 2)

## Park Grange Farm

### THRESHFIELD

extending to about

**78 Acres 0 Rood 20 Poles**

and including 132 Sheep Gaits on Threshfield Moor (Lot 41).

### THIS IMPORTANT DAIRY AND SHEEP FARM

has the Premises situated in Threshfield Village. Some of the land would appear to have **Potential Development Value** (subject to Planning Consent) and the farm carries an **Unexpended Balance of £150**, plus one-seventh.

### THE ATTRACTIVE FARMHOUSE

which is dated 1600, stands in the Village in a nice Garden, is built of stone with stone mullioned windows and grey slate roof, and the accommodation comprises:—

*On the Ground Floor:* **Sitting Room, Living Room, Kitchen, Scullery, Dairy and Cellars.**

*On the First Floor:* **Five Bedrooms and Bathroom with W.C.**

*Main Electricity and Drainage* connected. *Water* from the Estate Supply (see below).

### THE FARMBUILDINGS

adjoining the House, comprise: **Stone-built Dairy** with grey slate roof, having **Store** adjoining. **Store Place** with asbestos roof. **Stone-built Barn** with grey slate roof, having **One-bay Ground Mow** and **One-bay Baulks, Shippon for 5 with Baulks over, Loose Box** and **Two Piggeries**. Further Farmbuildings are situated close by on the north at the roadside and are mainly stone built with grey slate roofs. Included are: **Calf Shippon for 6 with Baulks over, Two-stall Stable with Baulks over, Lean-to Shippon for 12** with wooden boskins and fronts, **Three-bay Barn** and **Loose Box**.

*Main Electricity* connected. *Estate Water Supply*.

There is a **Useful Outbarn** on the Kettlewell Road built of stone with grey slate roof, and including **Shippon for 5**. (The buildings are not passed for T.T. Milk Production.)

### THE LAND

is in two principal blocks, the larger block being on each side of the Kettlewell Road and there is some useful Sheep Grazing Land to the west of Threshfield at the bottom of Moor Lane. There are two good Home Paddocks adjoining the Farm Premises. Both this Land and part of the land on the Kettlewell Road adjoins existing development and would appear to have potentialities for the future.

### SCHEDULE

O.S. No.	Description	Area
<b>Threshfield Parish</b>		
Pt. 60	Pasture	.395
Pt. 61	Pasture	1.449
Pt. 80	Pasture	19.976
Pt. 94	Pasture	3.138
Pt. 101	Pasture	.751
117	Pasture	3.358
119	Pasture	2.906
121	Pasture	2.643
124	Pasture	2.221
125	Pasture	3.606
126	Pasture	2.538
127	Pasture	3.078
129	Pasture	3.811
131	Scrub	1.886
132	Wood	.740
133	Pasture	4.276
153	Pasture	4.488
154	Chester Wood	2.873
155	Pasture	4.901
159	Pasture	.859
162	Pasture	2.952
Pt. 322	Rough Grazing	.030
Pt. 334a	Rough Grazing	.037
336	Rough Grazing	.787
Pt. 337	Rough Grazing	4.430
		78.129

This Lot is let together with 132 Sheep Gaits on Threshfield Moor (Lot 41) on an annual Tenancy to Mr. W. S. Metcalfe at **£140 per annum**.

Apportioned Tithe Redemption Annuity **£3 7s. 6d.** per annum.

Value of Timber **£28**.

**Note 1:** This Lot has an unexpended balance of established development value of £150, plus one-seventh, in respect of Pt. O.S. Nos. 61 and 101 and O.S. No. 117, extending to 5.558 acres, but including O.S. No. 97 (.791 acre) which does not now belong to the Estate, and a part of this sum may be receivable by the Purchaser under the terms of the Town and Country Planning Act, 1954, subject to an apportionment in respect of O.S. No. 97.

**Note 2:** By a letter dated the 19th April, 1960, the Yorkshire (West Riding) Agricultural Executive Committee pursuant to the Milk and Dairies (General) Regulations, 1959, supplied the Vendor as the owner of Park Grange Farm, with a schedule of Contraventions of the said Regulations in respect of fixed equipment, and informed the Vendor that these Contraventions had been notified to the tenant and that the latter had been given until the 30th September, 1960, to remove them. The said letter and schedule may be inspected at the Land Agents' offices during usual business hours and the purchaser of this Lot, whether or not he inspects the same, shall be deemed to purchase with knowledge of the receipt by the Vendor and the terms in all respects of the said letter and schedule.

**Note 3:** This Lot is sold subject to a notification by a letter from the Skipton Rural District Council dated the 9th October, 1959, of their intention to lay a sewer under the Public Health Act, 1936, under the south corner of Pt. O.S. No. 94 on this Lot. A copy of the said letter and accompanying plan may be obtained from the Land Agents on request.

**Note 4:** The Purchaser of this Lot shall as from the date of completion pay to the owner of Lot 66 the sum of £10 per annum on 2nd February for a supply of water from the Threshfield private estate water supply as at present enjoyed.

**Note 5:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Parts I and II of the Stipulations as to Right of Way and Threshfield Private Estate Water Supply.

### LOT 35

(Coloured Blue on Plan No. 2)

## Buckerhouse Farm

### BORDLEY

### A USEFUL

### STOCK-REARING AND SHEEP FARM

extending altogether to about

**346 Acres 0 Rood 27 Poles**

Situated to the west of Threshfield and approached from Cracoe Village by Boss Moor Lane and across Boss Moor.

The Premises are centrally situated to the Land and

### THE ATTRACTIVE FARMHOUSE

is stone built with grey slate roof and contains the following accommodation:—

*On the Ground Floor: Two Sitting Rooms, Living Room, Kitchen and Pantry.*

*On the First Floor: Four Bedrooms, Bathroom and W.C. Outside: W.C.*

*Main Electricity connected (subject to a guarantee of £30 per annum payable by the Tenant for a period of 5 years from 29th October, 1957). Private Farm Water Supply. Septic Tank Drainage.*

### THE FARMBUILDINGS

adjoining the House are stone built with grey slate roofs and include: **Shippon for 7 Cows and 9 Stirks, Barn with One-bay Ground Mow and Two-bay Baulks, Two-stall Stable used for Calves and having Loft over, Store and Sheep Dip.** There are **Two Useful Outbarns**, one at **Low Lainger**, being stone built with grey slate roof and containing **Shippon for 6 with Baulks over, Shippon for 8, Two Loose Boxes** and an **Old House used for Storage of Hay.** The Outbarn at **Lane Head** comprises a **Barn with One-bay Ground Mow and One-bay Baulk over Stirk Shippon for 8** and is stone built with grey slate roof.

### THE LAND

owned by the Estate is intersected by land owned by British Transport Waterways which the Tenant also rents and runs in conjunction with the Estate Land. British Transport Waterways Land is generally not fenced off and the whole is run together as one unit. The Tenant also usually takes the Annual Tenancy of the Sheep Grazing Rights over Boss Moor from the Parish Council. On the whole of the land the Tenant keeps a breeding flock of about 380 ewes and rears about 55 cattle during the winter.

#### SCHEDULE

O.S. No.	Description	Area
<b>Rylstone Parish</b>		
3	.. .. .	.233
4	.. .. .	6.755
5	.. .. .	3.707
6	Lane Head	.392
6a	Lane Head	.010
7	.. .. .	.998
8	.. .. .	2.185
9	.. .. .	7.259
10	.. .. .	3.673
11	.. .. .	24.920
13	.. .. .	8.815
Pt. 16	.. .. .	9.150
17	.. .. .	3.564
Pt. 18	.. .. .	1.290
Pt. 19	Low Lainger	2.190
Pt. 20	.. .. .	3.610
Pt. 22	.. .. .	1.840
Pt. 23	.. .. .	3.840
Pt. 25	.. .. .	3.665
26	Higher Bucker House	.456
27	.. .. .	2.462
Pt. 28	.. .. .	48.480
29	.. .. .	1.862
30	.. .. .	55.760
34	.. .. .	1.748
<b>Hetton Parish</b>		
7	.. .. .	6.271
Pt. 11	.. .. .	85.645
16	.. .. .	45.884
Pt. 20	.. .. .	9.504
		346.168

This Lot is let on a yearly Tenancy to Mr. Tennant at **£250 per annum.**

Apportioned Tithe Redemption Annuity £8 17s. 8d. per annum.

**Note 1:** The Tenant claims to have constructed the Sheep Dip in the Farmyard.

**Note 2:** This Farm is the subject of a Livestock Rearing Scheme under the Hill Farming and Live Stock Rearing Acts, 1946 to 1956, but some of the work under this Scheme has not yet been completed. The Purchaser of this Lot will be required to complete the work (on which he will obtain a 50 per cent Grant) to the satisfaction of the Ministry of Agriculture and Fisheries. Full details of the agreed scheme and of the work yet to be completed may be obtained from the Land Agents on request. The Purchaser of this Lot, whether or not he inspects the scheme, will be deemed to purchase with full knowledge thereof and will be required to indemnify the Vendor against all liability by reason or in consequence of the non-completion of the scheme, should that event occur, including in particular all liability in that event to repay any grants made to the Estate in respect of this Lot under the Hill Farming and Livestock Rearing Acts, 1946 to 1956.

**Note 3:** This Lot is sold subject to Rights of Way as at present enjoyed in favour of British Transport Waterways for access over this Lot to the strips of land intersecting the farm owned by British Transport Waterways but the Vendor shall not be called upon to define such Rights of Way.

**Note 4:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

### LOT 36

(Coloured Green on Plan No. 2 and also on Inset No. 2)

## An Important and Valuable Area of Accommodation Grassland

situated to the north of Threshfield Village and extending to about

**14 Acres 1 Rood 27 Poles**

### THE LAND

is bounded on the north-east by the River Wharfe, to which there is long frontage, and includes part of the soil of Wharfeside Avenue, which is a private unadopted road, the south-east portion from the public road by the Wilsons Arms Hotel having been made up by the West Riding County Council when the Secondary School was built adjoining this Lot on the south. The land adjoins existing and recent development on the south-east and it is suggested should become **Available for Building Development in due course** (see Note 4 below).

The land has about 620ft. total frontage to both sides of Wharfeside Avenue and an additional 140ft. frontage to the north-east side of this road, in which *Main Electricity* is available and a *Threshfield Private Estate Water Supply Pipe* is laid.

The Skipton Rural District Council have recently laid a Sewer across O.S. No. 113 and Pt. O.S. No. 114 on this Lot. The frontage adjoining Wharfeside Avenue, which is an attractive tree-lined road, is level and easily developed, the remainder of the land on the north-east sloping down to the River Wharfe, which forms an attractive amenity.

This Lot comprises O.S. No. 113 and Pt. O.S. Nos. 114 and 115 in Threshfield Parish. It is let with Lot 37 on a yearly Tenancy to Miss Atkinson, Apportioned Rent **£44 per annum.**

Apportioned Tithe Redemption Annuity 9s. 8d. per annum. Value of Timber £13.

**LOT 38**

(Coloured Blue on Plan No. 2 and also on Inset No. 2)

**WITH VACANT POSSESSION**

## The Valuable Fishing Rights in the River Wharfe

from the Right Bank for a distance of about  
**271 YARDS**

Included with this Lot is the Freehold of half of the River Bed, together with a small piece of riparian land on the south-west. Also included is a right of way over Lot 36 for access to the River Bank, and a right of way shown by a dotted brown line on the Plan over riparian land not belonging on the north-east.

This Lot comprises part of O.S. Nos. 112 and 166 in Threshfield Parish and extends to about

**3 Roods 22 Poles**

The whole is in hand and Possession will be given on Completion.

See Part I of the Stipulations as to Rights of Way.

**LOT 37**

(Coloured Blue on Plan No. 2 and also on Inset No. 2)

## A Valuable Grass Field

situated adjoining the Methodist Chapel at Threshfield and extending to about

**2 Acres 0 Rood 10 Poles**

### THE LAND

has about 700ft. frontage to Two Public Roads and would appear **Suitable for Development** (subject to Planning Consent).

Main Electricity is available and the *Threshfield Private Estate Water Supply* crosses under this Lot). There is a *Public Sewer* at Woodlands Terrace nearby on the north-east.

This Lot comprises part of O.S. No. 98a in Threshfield Parish and is let on a yearly Tenancy with Lot 36 to Miss Atkinson, Apportioned Rent **£6 per annum**.

Apportioned Tithe Redemption Annuity 3s. per annum.

Value of Timber £41.

**Note 1:** In the event of the Purchaser of this Lot desiring to take a supply of water from the *Threshfield Private Estate Supply* he shall give not less than one month's notice thereof to the owner of Lot 66 and shall thereafter pay to the owner of Lot 66 the sum of £5 per annum on 2nd February for each water point supplied on this Lot and shall also thereafter maintain the service pipe or pipes from the *Threshfield Private Estate Supply* pipe supplying this Lot. The term "water point" shall mean an ordinary domestic supply or an agricultural supply to one cattle trough, but an outside tap for garden watering, car washing, etc., shall count as an extra "water point".

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

See Part II of the Stipulations as to *Threshfield Private Estate Water Supply*.

**LOT 39**

(Coloured Pink on Plan No. 2)

## A Useful Area of Sheep Grazing Land at Malham Moor

extending altogether to about

**140 Acres 0 Rood 4 Poles**

### THE LAND

has good access from Malham Moor Lane and the principal block lies on the south with one field on the north side of the road. The land rises from about 1,100 feet to 1,300 feet. This Lot comprises O.S. Nos. 208 and 209 in Threshfield Parish, extending to 23.425 acres, the remainder of this Lot having no Ordnance Numbers. The whole is let to Mr. C. Kitching of Grisdale Gate Farm, Threshfield, on a yearly Tenancy at **£65 per annum**.

Apportioned Tithe Redemption Annuity £2 1s. 0d. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

**LOT 40**  
(Coloured Blue on Plan No. 2)

A USEFUL AREA OF  
**Accommodation Grassland**

known as

**GOOSE HULLS**

situated in Green Lane to the west of Threshfield and extending to about

**13 Acres**

**THIS LAND**

comprises part of O.S. No. 310 in Threshfield Parish and is let on a yearly Tenancy to Mr. C. Midgley of Wood Nook Farm, Threshfield, at **£3 10s. 0d. per annum.**

Apportioned Tithe Redemption Annuity 4s. 11d. per annum.

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

**LOT 41**  
(Coloured Green on Plan No. 2)

**WITH POSSESSION**  
(Subject to Sheep Gaits)

**THE FREEHOLD GROUSE MOOR**

well known as

**Threshfield Moor**

extending to about

**589 Acres 1 Rood 21 Poles**

including a Capital Shooting Box

together with the Sporting Rights only over the adjoining Boss and Linton Moors extending to a further

**465 Acres**

(these Moors are marked by dotted red lines on the Plan) thus providing **Capital Sporting over a total area of 1,054 Acres.** The Moor lies about 1½ miles from Threshfield and only about 7 miles from Skipton and there is good access from Moor Lane. Threshfield Moor is nicely undulating in character, watered by several Becks and lies generally between the 900ft. and 1,200ft. contours. It is in good condition, well drained and there are large stretches of heather in all stages of growth. The Moor has been well maintained, regularly shot and is believed to be free from vermin. The Grouse Bags over Threshfield, Linton and Boss Moors have averaged as follows:—

Year ended December, 1957, over 198 Brace.

Year ended December, 1958, 80½ Brace.

Year ended December, 1959, 255 Brace.

In a good year the Moor should produce between 300 and 350 Brace.

This Lot comprises part of O.S. Nos. 319 and 320 in Threshfield Parish, is in hand and **Vacant Possession will be given on Completion.**

There are 390 Sheep Gaits on Threshfield Moor owned by the Estate and 110 Sheep Gaits not owned by the Estate. 204 of the Estate Sheep Gaits are let on an annual basis at 7s. 6d. each per annum, producing **£76 10s. 0d. per annum.** 132 Sheep Gaits are let with Park Grange (Lot 34) and 54 Sheep Gaits are at present unlet.

Rateable Value £20.

**Note 1:** This Lot is sold subject to all the said sheep gaits and with the benefit of such of the same as are owned by the Estate as aforesaid except the 132 of the Estate's sheep gaits included in Lot 34.

**Note 2:** Rights of Way at all times and for all purposes over the track shown by a dotted black line on the plan are reserved in favour of the owner of Lot 66.

**Note 3:** The gathering ground and source of the Estate Threshfield Water Supply (Lot 66) is situated at the eastern end of this Lot which is expressly sold subject to all existing and necessary rights in the said Water Supply as at present enjoyed over this Lot, together with all necessary rights of entry with or without vehicles or other apparatus to inspect, clean, maintain, repair, renew and improve the aforesaid gathering ground and source, together with the right to lay, construct and maintain any necessary pipes, tanks, reservoirs, drains or other apparatus to augment or improve the supply, the owner of the said supply making good any damage done on this Lot in the exercise of these rights to the reasonable satisfaction of the owner of this Lot and also using his best endeavours not unduly to interfere with the Sporting amenities thereof. The Purchaser of this Lot shall in his Conveyance covenant for the benefit of the owner of Lot 66 not to do or permit to be done anything (except where due to natural causes) on this Lot which may pollute, damage, diminish or interfere with the Estate Threshfield Water Supply as at present enjoyed.

**Note 4:** One Sheep Gait allows one ewe and its suckling lamb to be turned onto the moor up to 31st August in each year, after which every sheep or lamb counts as one gait.

See Part II of the Stipulations as to Threshfield Private Estate Water Supply.

---

**Gargrave Properties**

---

**LOT 42**  
(Coloured Pink on Inset No. 1)

**WITH VACANT POSSESSION**  
AT 2nd NOVEMBER, 1960

**THE SUPERIOR DETACHED  
STONE-BUILT RESIDENCE**

with stone mullions and slate roof

known as

**Westfield**  
**Marion Road, Gargrave**

The House stands in a nice garden, enjoys a south aspect and the accommodation comprises:—

**On the Ground Floor:** Hall; Sitting Room; Dining Room; Large Lounge with French windows leading to Conservatory and Garden; Cloakroom with wash basin and W.C.; Kitchen with Rayburn cooker, boiler and sink (h. & c.); Scullery; Pantry and Wood Shed.

**On the First Floor:** Six Bedrooms; Boxroom; and Bathroom with bath and basin (h. & c.), W.C.

**Outside:** Timber Garage and Pig Sty. Yard with Fuel Stores and Sheds with corrugated iron roofs.

Main Electricity, Water and Drainage connected.

The property has a **Large Garden** with lawn and flower beds and about **230ft. frontage** to the road. This Lot comprises part of O.S. No. 210 in Gargrave Parish and extends to about

### 38 Poles

It is let on a six monthly Tenancy from the 2nd May, 1959, to Mr. L. H. Hickson at **£130 per annum**, Tenant paying rates, but Notice to Quit at the 2nd November, 1960, has been served and **Vacant Possession will be given at this date.**

Rateable Value **£47.**

See Part I of the Stipulations as to Right of Way.

---

### LOT 43

(Coloured Yellow on Inset No. 1)

**WITH POSSESSION  
AT 2nd FEBRUARY, 1961**

## A Useful Croft

situated in the rear of the previous Lot, to which it would form a valuable adjunct. This Lot has frontage on the north to a public footpath, under which there is a sewer, and comprises part of O.S. Nos. 210 and 212 in Gargrave Parish. It extends to about

### Half an Acre

and is let on a yearly Tenancy to the Executors of Mr. J. Carradice (deceased) at **£3 per annum**. Following upon the death of the Tenant, Notice to Quit has been given to the Executors expiring 2nd February, 1961, when **Possession of this Lot will be given.**

See Part I of the Stipulations as to Right of Way.

---

### LOT 44

(Coloured Green on Inset No. 1)

**WITH VACANT POSSESSION**

## An Important and Valuable Site for Redevelopment

situated in High Street, Gargrave, in a commanding position fronting on the River and with the benefit of **Outline Planning Permission**, dated 23rd October, 1959, for re-development for residential purposes. The Site has about **100ft. frontage to the High Street** and a **maximum depth of about 120ft.**, and all *Main Services* are available.

It extends altogether to about

### 1 Rood 3 Poles

The Site is at present occupied by some old cottages which are the subject of the Gargrave No. 3 Clearance Order served by the Skipton R.D.C. in 1958, which has not yet been complied with.

This Lot comprises part of O.S. No. 122 in Gargrave Parish, is in hand and **Vacant Possession will be given on Completion.**

**Note 1:** The Purchaser's attention is drawn to Lots 45 and 46 adjoining, the acquisition of which would greatly improve this site for re-development purposes.

**Note 2:** This Lot is sold subject to a Conveyance dated 7th January, 1924, providing (*inter alia*) for the joint use of certain ash pits therein mentioned and for the use in common by the Vendor or his Successors in Title and one Bertha Jones (party thereto) and her Successors in Title of the yard therein mentioned (subject to the provisions therein contained for contribution to the cost of keeping the said yard in repair). A copy of the said Conveyance is available for inspection at the Land Agents' Offices during usual business hours, and the Purchaser of this Lot, whether or not he inspects such Conveyance, will be deemed to purchase with full knowledge thereof.

**Note 3:** A copy of the Planning Permission for Residential Development may be inspected at the Land Agents' Offices during usual business hours.

**Note 4:** The Purchaser of this Lot will be deemed to purchase with full knowledge of the said Clearance Order (see attached) and as provided by the Special Conditions must covenant with the Vendor to do all things necessary to carry out and comply with the said Clearance Order in all respects and to indemnify the Vendor against all liability under or in respect of that Clearance Order.

**Note 5:** The Vendor has arranged with the owner of the Earth Closet (uncoloured on Inset Plan No. 1) situated in the middle of this Lot and which closet might interfere with the re-development of this Lot for the owner of the said closet to exchange the present site of the said closet for the site of an old disused water closet owned by the Estate adjoining the East boundary of this Lot, which new closet site would not interfere with the re-development. The agreed terms for this re-arrangement of closet sites are as follows:—

- (1) The old disused Estate water closet to be put into working order.
- (2) The legal costs of the transfer to be borne by the person requiring the transfer.

This Lot is sold subject to and with the benefit of this agreement for exchange of closet sites and the Purchaser will be required to carry out the above terms of the agreement if he wishes to re-develop this Lot and exchange the closet sites. Copies of the correspondence between the Vendor and the owner of the closet site are available for inspection at the Land Agents' Offices during usual business hours and the Purchaser of this Lot, whether or not he inspects such correspondence, will be deemed to purchase with full knowledge thereof.

See Part I of the Stipulations as to Rights of Way.

---

### LOT 45

(Coloured Yellow on Inset No. 1)

## A SEMI-DETACHED, THREE-STOREY STONE AND SLATE HOUSE

known as

## No. 3, Water Street GARGRAVE

adjoining the previous Lot and backing on to the River.

The accommodation comprises:—

*On the Ground Floor:* **Living Room** with fireplace (Tenant's); **Small Kitchen** with fireplace (Tenant's); **Back Yard** with **Wash-house**.

*On the First Floor:* **Two Bedrooms** and **Two Attic Bedrooms**.

*Main Water, Electricity and Drainage* connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and extends to about

### .017 Acre

It is let to Mrs. Garnett at **£13 per annum**, rates being charged in addition.

Rateable Value **£9.**

**Note 1:** The Tenant claims to have installed electricity in the House.

**Note 2:** The Tippler Closet occupied with this Lot has for convenience been coloured on the Plan with Lot 46 but is sold with this Lot. See Part I of the Stipulations as to Rights of Way.

**LOT 46**  
(Coloured Pink on Inset No. 1)

WITH VACANT POSSESSION ON COMPLETION

THE ADJOINING AND SIMILAR  
SEMI-DETACHED STONE AND SLATE  
HOUSE

being

**No. 1, Water Street**  
GARGRAVE

adjoining Lot 45 on the east and backing on to the River.

The accommodation, on three floors, comprises:—

*On the Ground Floor:* **Living Room** with modern fire grate having back boiler; **Kitchenette** having sink (h. & c.).

*On the First Floor:* **Sitting Room; Bathroom** with bath and basin.

*On the Second Floor:* **One Large Bedroom.**

Outside: Tippler-type **Closet** and **Yard** with **Coal House.**

*Main Water, Electricity and Drainage* connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and extends to about

**.024 Acre**

It is let furnished to Mr. C. Preston who has been given Notice to Quit expiring on 1st August, 1960, when **Vacant Possession will be given.**

Rateable Value £8.

**Note 1:** The following Furniture and Effects are included in the Sale:— The curtains and pelmets in the Living Room, Upstairs Sitting Room and Bedroom. The linoleum as laid in the Upstairs Sitting Room and the Bathroom. An Esse stove in the Sitting Room. A chest of six drawers and one grey bath mat in the Bathroom. The electric light bulbs and shades throughout the house.

**Note 2:** The Tippler Closet included with Lot 45 has for convenience been coloured on the Plan with this Lot but is sold with Lot 45.

**Note 3:** This Lot is sold subject to a letter dated 14th January, 1960, from the Skipton Rural District Council requiring certain work to be carried out to the gable and window wall of the Living Room, and a copy of this letter may be inspected at the Land Agents' Offices during usual business hours. The Purchaser of this Lot, whether or not he inspects such letter, will be deemed to purchase with full knowledge thereof.

See Part I of the Stipulations as to Rights of Way.

**LOT 47**  
(Coloured Pink on Inset No. 1)

WITH VACANT POSSESSION

A VALUABLE AREA OF  
ACCOMMODATION LAND

known as

**Higher Land Allotments**

situated off West Street, adjoining the Leeds and Liverpool Canal and a Municipal Housing Estate on the south.

**THE LAND**  
extends altogether to about  
**1.592 Acres**

and has access on foot only on the south from West Street and there is also a field gate on the north boundary leading on to the canal bank, to which there is about **240ft. frontage**, and through which access has been had from time to time to and from this Lot over and along the canal bank; but no guarantee or assurance can be given that a right of way has been established for such last mentioned access.

This Lot, previously used as allotments, comprises part of O.S. No. 258 in Gargrave Parish. It is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity 6s. 2d. per annum.

**Note:** This Lot is sold subject to a Deed of Grant dated 9th March, 1954, between the Vendor and the North Eastern Gas Board for an 8in. gas main laid under this Lot close to the north boundary thereof. The Deed of Grant and attached plan may be inspected at the Land Agents' Offices during usual business hours and the Purchaser of this Lot, whether or not he inspects such Deed of Grant, will be deemed to purchase with full knowledge thereof.

**LOT 48**  
(Coloured Yellow on Inset No. 1)

WITH VACANT POSSESSION

**An Important Site for  
Development**

situated in West Street, Gargrave, and extending to about

**.120 Acre**

**with the benefit of Outline Planning Permission for the erection of a Pair of Semi-detached Houses.** The cleared site has about **115ft. frontage** to West Street in which there is a *Sewer, Water and Electricity* available.

This Lot comprises part of O.S. No. 122 in Gargrave Parish, is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity 4d. per annum.

**Note:** The Outline Planning Permission for a Pair of Houses dated 26th February, 1960, may be inspected at the Land Agents' Offices during usual business hours, together with a proposed method of development of the site with a pair of semi-detached houses.

**LOT 49**  
(Coloured Yellow on Inset No. 1)

AN ATTRACTIVE SEMI-DETACHED  
STONE AND SLATE RESIDENCE

being

**No. 39, High Street**  
GARGRAVE

situated in the centre of the Town, opposite the Grouse Hotel and close to the River.



## THE HOUSE

stands in a pleasant garden, faces west and the accommodation comprises:—

*On the Ground Floor:* **Sitting Room** with fireplace (Tenant's); **Dining Room** with back boiler; **Small Kitchenette**; **Pantry**.

*On the First Floor:* **Three Bedrooms**; **Bathroom** and **W.C.**

Outside: **Yard** with **Coal Shed** and **W.C.** **Space for Garage**.

*Main Water, Electricity and Drainage* are connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and extends to about

**.056 Acre**

It is let to Mr. A. A. Joyce at **£50 per annum**, Tenant paying rates.

Rateable Value **£21**.

---

## LOT 50

(Coloured Blue on Inset No. 1)

## THE ADJOINING STONE AND SLATE RESIDENCE

being the centre house of a terrace of three

and with small garden extending to about

**.034 Acre**

Situated in the centre of the Town, close to the River, and known as

**No. 29, South Street**

The accommodation comprises:—

*On the Ground Floor:* **Living Room** with tiled fireplace; **Kitchen** with tiled floor and old type fireplace with back boiler.

*On the First Floor:* **Two Bedrooms** and **Bathroom** (the Tenant having installed the bath and basin).

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

*Main Water, Electricity and Drainage* are connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Miss Dalby at **£36 per annum**, rates being charged in addition.

Rateable Value **£11**.

## LOT 51

(Coloured Green on Inset No. 1)

## THE ADJOINING SEMI-DETACHED STONE AND SLATE RESIDENCE

being

**No. 28, South Street**  
**GARGRAVE**

situated in the centre of the Town close to the River, and with Garden extending to about

**.055 Acre**

The accommodation comprises:—

*On the Ground Floor:* **Hall**; **Lounge** with modern fireplace; **Dining Room** with modern fireplace; **Small Kitchenette**; and **Pantry**.

*On the First Floor:* **Three Bedrooms**; **Bathroom** and **W.C.**

Outside: **Coal Store** and **W.C.** **Space for Garage**.

*Main Water, Electricity and Drainage* connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Mr. S. H. Lee under a written Agreement at **£78 per annum**, Tenant paying rates.

Rateable Value **£21**.

**Note:** The Landlord is responsible for the roof, main walls, outside drains, sanitary and water apparatus.

---

## LOT 52

(Coloured Pink on Inset No. 1)

## The Important Stables and Yard

occupying a **Prominent Position in Gargrave just off West Street** near the centre of the Town and extending altogether to about

**.090 Acre**

Previously the Estate Yard.

## THE STABLES

are mainly constructed of stone with grey slate roof and include: **Lock-up Garage**, **Open-fronted Shed** used as **Garage**, **Loose Box**, **Old Stable** divided into **Three Pig Sties**, **Coach House** also divided into **Three Pig Sties**, **Barn** used for **Pigs**, with **Loft** over.

*Main Water, Electricity and Drainage* connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let on a yearly 12th May Tenancy with Lot 58 to Mr. K. Wolfenden, Apportioned Rent **£38 per annum**, Tenant paying rates.

Apportioned Tithe Redemption Annuity 2d. per annum.

**Note:** The Landlord is responsible for the roof, main timbers, walls, drains, sanitary and water apparatus.