

LANGCLIFFE and MALHAM MOOR near SETTLE
By Direction of the William Ingham Trust
WITH VACANT POSSESSION ON COMPLETION

Particulars of Sale of CAPON HALL FARM.

To be offered in three lots as follows:-

- Lot 1. CAPON HALL FARM, MALHAM MOOR extending to approximately 456 acres with two houses and extensive buildings.
- Lot 2. THE EXCELLENT LIMESTONE ALLOTMENT of approximately 102 acres, known as Chapel Fell, Malham Moor.
- Lot 3. 85 SHEEP GAITS on Black Hill adjoining Lot 1.

which

HOLLIS & WEBB

will sell by Auction

at the Royal Oak Hotel, Settle

on Friday 14th June 1963 at 3 p.m.
unless previously sold privately

Subject to Conditions to be produced and read

Further information and orders to view from:-

HOLLIS & WEBB
Chartered Surveyors & Auctioneers,
3 Park Place,
Leeds 1.

DAVIS & BOWRING
Chartered Land Agents,
The Estate Office,
Gisburn,
Via Clitheroe,
Lancs.

A. HYSLOP
Solicitor,
Whitefriars,
Settle.

Tel: No. 29671.

Tel: No. 381.

Tel: No. 3114.

GENERAL REMARKS AND STIPULATIONS

TENURE: The tenure of lots 1 and 2 are freehold.

OUTGOINGS: The properties are sold subject to outgoings as follows:-

Lot 1 Tithe Redemption Annuity £4.1.5d. per annum.

Lot 2 Nil.

Lot 3 Nil.

No land tax is paid.

BOUNDARY WALLS AND FENCES: The ownership of boundary walls and fences is indicated by "T" marks on the plan so far as they can be ascertained. Any dispute as to the ownership of boundary walls and fences shall be settled by the Vendors' Land Agents whose decision shall be final and binding.

WAYLEAVES: The Farm is sold subject to any Wayleaves for electricity or telephone cables, wire, poles, water pipes etc., affecting the same, and any Agreements and Consents relating thereto.

The Vendors will supply such information as is in their possession in regard to the same but they shall not be required to produce or obtain any further information.

The Purchaser shall be responsible for notifying the appropriate Authority of his purchase and shall make his own arrangements direct with such Authority for the Continuance of any Wayleave Agreements or Consent.

SALE PLAN: A sale plan showing the boundaries of the various lots is available from the Auctioneers and Land Agents. The plan is issued for purposes of identification only, and is believed to be correct.

DISPUTES: Should any disputes arise between the Vendor and Purchaser whether completion has taken place or not, as to the boundaries or fences or any other point whatsoever arising out of the Particulars, Conditions or Sale Plan, or as to the interpretation of any point thereof, the matter in dispute shall be referred to the arbitration of Messrs. Davis & Bowring, whose decision shall be conclusive and binding on all parties, and who shall also decide by whom the costs of such reference shall be borne.

SERVICES: Lot 1: Mains electricity, private water supply and septic tank drainage.

POSSESSION: Vacant possession of all Lots will be given on the 5th July, but the Vendor is prepared to give earlier possession by arrangement with the purchasers who will in that event be required to pay an increased deposit totalling $\frac{1}{3}$ of the purchase price.

TENANT RIGHT: The sale includes tenant right.

PARTICULARS

LOT 1

(verged red on plan)

The extensive sheep and rearing Farm known as

CAPON HALL FARM, MALHAM MOOR

extending to approximately 456 acres

stands on a southerly slope and is approached

by a good road

THE FARM HOUSE is stone built and comprises: Entrance Lobby, Large Sitting Room, Kitchen with sink (h. & c.), Hall and Passage, Pantry and a second Sitting Room. On the First Floor: Four Bedrooms and Bathroom with lavatory basin (h. & c.), panelled bath (h. & c.) and W.C.

THE COTTAGE is also stone built and comprises; Entrance Lobby, Kitchen with Rayburn cooker and cupboards, Sitting Room, back Kitchen with sink (h. & c.) and Pantry. On the First Floor: Three Bedrooms and Bathroom with bath and lavatory basin (h. & c.) and W.C.

THE FARM BUILDINGS AT THE FARMSTEAD COMPRISE large stone barn with beast stands for eight and hay floor, cow shed for eleven with concrete divisions, calf house for eight with concrete divisions and water bowls. Cart shed and loose box with loft over. Calf house for sixteen with water bowls. Cow house for five with water bowls, store shed. Another cow house for sixteen with feed passage and water bowls and a large stone barn. Also two bay open fronted cart shed, engine house and dairy.

OUTLYING BUILDINGS COMPRISE:- stone built barn close to the road with tyings for ten and hay floor over. Another barn also stone built and next to the road with tyings for seven. Middle barn, built of stone with tyings for eleven and hay floor and stone built barn with tyings for nine and hay floor. The latter two barns lie to the north of the farmstead.

The water bowls and milking machine pipelines and immersion heater are included in the sale.

The land lies conveniently placed to the farmstead and to the other outlying buildings.

LOT 2

(verged blue on plan)

The excellent limestone allotment known as

CHAPEL FELL MALHAM MOOR

extending to about 102 acres

situated close to Malham Tarn, and

close to a good road

VACANT POSSESSION OF THIS LOT WILL

BE GIVEN ON COMPLETION

LOT 3

(hatched black on plan)

85 SHEEP GAITS

on the allotment

known as

BLACK HILL

adjoining Lot 1

which extends to about 308 acres in all

The Sheep gaits are in hand and will be sold with possession

(N.B. This allotment carries a total
of 246 sheep gaits and the balance
of these are occupied by Mr. H. Coates
of Low Trenhouse Farm).

The whole of the property lies outside the area covered by the 25"
O.S. Plans and the following schedule is taken from the two conveyances
to the Vendors.

CAPON HALL FARM

SCHEDULE

By conveyance dated 12th May, 1894.

		<u>Acreage</u>
		A. R. P.
Lot 1	Farm House	1. 14.
" "	Croft Meadow	3. 0.
" "	Long Croft Meadow	3. 5.
" "	Nether Ing Meadow	6. 2. 17.
" "	Leys Meadow	6. 0. 17.
" "	High Meadow and Crag Barn	11. 2. 8.
" "	New Meadow Whyes and Barn	9. 0. 0.
" "	Whyes Pasture	21. 2. 5.
" "	Hawes Pasture	15. 0. 36.
" "	Cow Pasture or Kayley Hill	21. 0. 30.
" "	Moss or Turf Field	2. 1. 23.
£2100 — Lot 2	Chapel Fell	102. 0. 24.
Lot 1	Hensitt in Langcliffe	25. 0. 0.
		<hr style="width: 100%;"/>
		222. 2. 19.

Lot 3 Also 24 Sheep Gaits on Black Hill

By conveyance dated 24th May, 1936.

		A. R. P.
Lot 1	House, Barn, Garden etc.	2. 26.
" "	Croft below garden	21.
" "	Nether Ing	5. 3. 15.
" "	New Close and Calf Croft	6. 1. 13.
" "	Little Croft and Barn	1. 0. 3.
" "	Over Ing and Barn and Over Paddock	1. 3. 14.
" "	West Hill	7. 1. 8.
" "	Cop Foot in Malham Moor	2. 9.
" "	Cop Foot in Langcliffe	2. 36.
" "	Cop in Malham Moor	20. 0. 22.
" "	Cop in Langcliffe	3. 1. 6.
" "	Whyles Allotment	26. 3. 20.
" "	Whyles Brig Meadow	11. 3. 0.
" "	Whyles Little Meadow	4. 1. 0.
" "	Haw Allotment	42. 1. 7.
" "	Gorbeck	83. 1. 14.
" "	High Henside	52. 0. 0.
" "	Low Henside	58. 1. 3.
" "	Little End and Barn	3. 1. 0.
		<hr style="width: 100%;"/>
		335. 3. 17.
£1000 — Lot 3	Also 61 sheep gaits on Black Hill, out of 246 gaits, the stint of the common.	<hr style="width: 100%;"/>

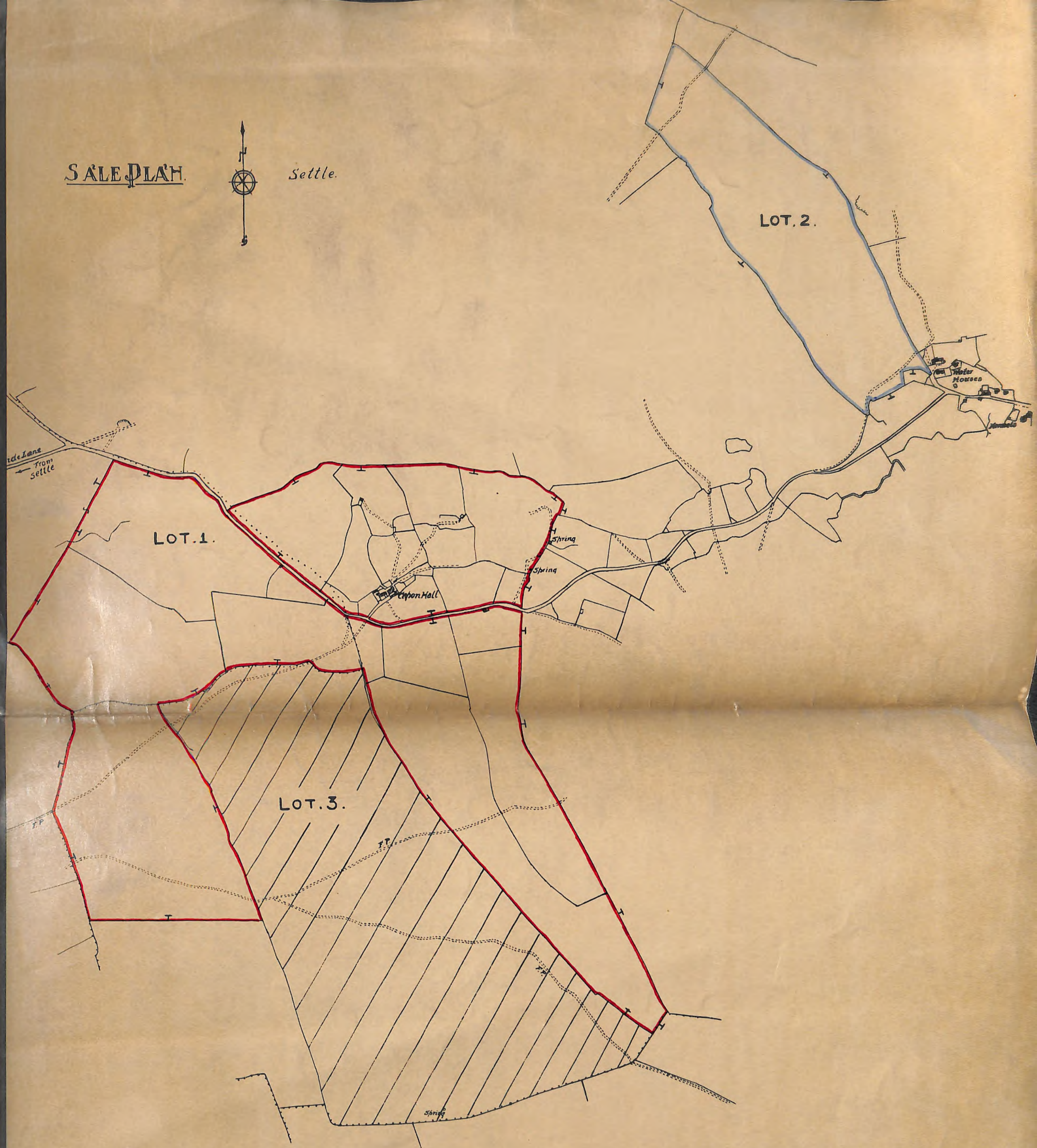
S U M M A R Y.

Acreage from 1894 conveyance	222. 2. 19.
" " 1936 "	335. 3. 17.
Total acreage Lots 1 and 2	<u>558. 1. 36.</u>
Less Lot 2	102. 0. 24.
Lot 1	<u>456. 1. 12.</u>
	Sheep gaits
Lot 3 By 1894 conveyance	61
By 1936 "	24
	<u>85</u>
	<u>85</u>

SALE PLAN.



Settle.



Scale 6 Inches to One Mile.

This plan is issued for purposes of identification only, and though believed to be correct no guarantee is given of its accuracy.

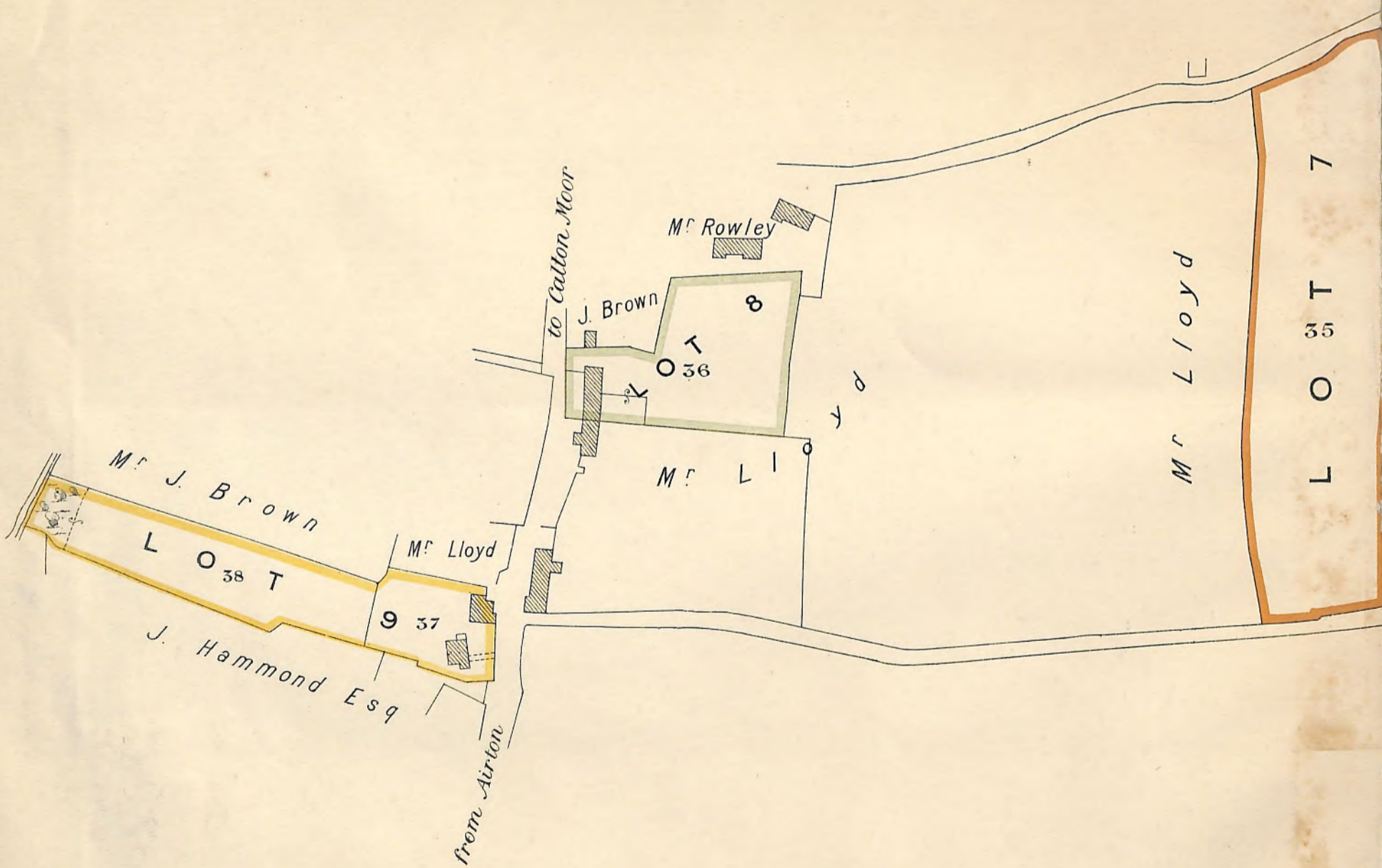
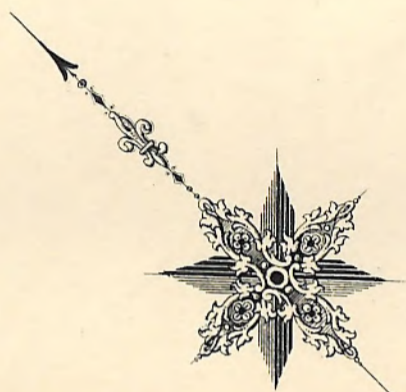
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*Chartered Surveyors & Auctioneers —
MULLIS & BISHOP
1 Park Place, Leeds*

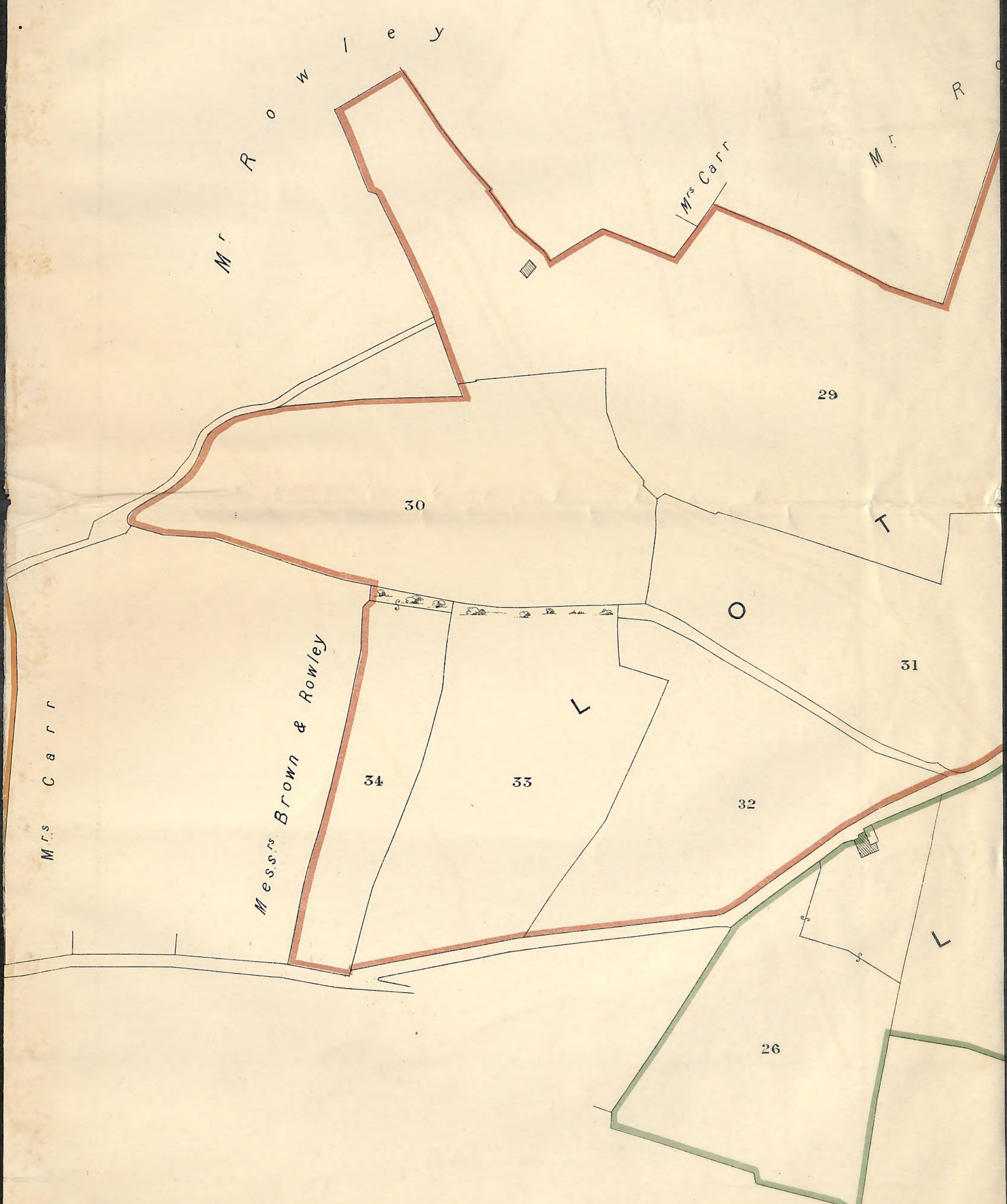
*Chartered Land Agents —
Davis & Downing
The Estate Office
11 Ashburn*

*Solicitor: —
A. Hyslop
Whitcliffe
Settle*

· PLAN · OF · CALTON · ESTATE
· LOTS 5,6,7,8 & 9 ·



Scale



le. 3 Chains to One Inch. ———

w l e y

M^r Rowley

to Grassington

J. Wilkinson Esq.

Society of Friends

LOT 2
E s q.

A l c o c k

