

H.F.G. 002/015

## HORTON-IN-RIBBLESDALE

(001 to 021)

*By direction of the Trustees of the late Miss I. E. Hammond**By direction of Bryan Foster, Esq., Miss Foster and Mrs. Harrison***LOT 1 AN ATTRACTIVE SPORTING PROPERTY**

consisting of

**HORTON MOOR**

including

**The West Slope of PEN-Y-GHENT HILL  
with FOUR FARMS****LOT 2 THE ATTRACTIVE RESIDENCE****“THE RAW”***ALSO KNOWN AS “ROWE HOUSE”*

WITH VACANT POSSESSION

**LOT 3 THE KEEPER'S COTTAGE***ALSO KNOWN AS “GHYLL COTTAGE”*

WITH VACANT POSSESSION

**LOT 4 BRACKENBOTTOM FARM (No. 3)****LOT 5 HARBER FARM****LOT 6 NEW HOUSES FARM****LOT 7 ROWE FARM****LOT 8 ROWE END FARM**

and

**LOT 9 BLINDBECK FARM****VIEWING:** Interested persons may inspect the various Lots at reasonable times by production of these Particulars.

The keys of “The Raw” (Lot 2) and of the Keeper's Cottage (Lot 3) may be obtained from Mrs. Greenbank, Rowe Farm (Lot 8).

*Chartered Surveyors & Auctioneers:***HOLLIS & WEBB,**  
3, Park Place,  
Leeds, 1.  
Tel. No. 29671.*Chartered Land Agents:*  
**DAVIS & BOWRING,**  
20/22, Main Street,  
Kirkby Lonsdale,  
Carnforth, Lancs.

Tel. No. Kirkby Lonsdale 381.

*Solicitors:* As to Lots 1 and 3—Messrs. CLAYHILLS, LUCAS & Co.The Horse Market,  
Darlington.  
Tel. No. 66545.

As to remaining Lots—Messrs. WEATHERHEAD &amp; BUTCHER

Main Street,  
Bingley.  
Tel. No. 2322.

YORKSHIRE

WEST RIDING

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FRONT  
COVER

**YORKSHIRE**

**WEST RIDING**

IN A MOST ATTRACTIVE DISTRICT

*Plans, Particulars and Stipulations of Sale*

of

**LOT 1. The Grouse Moor known as Horton Moor on the western slope of Pen-y-ghent Hill with four Farms total area 2,033 acres** £13,000

**LOT 2. The attractive residence "The Raw," Horton-in-Ribblesdale with Vacant Possession** £1,200 W.D.

**LOT 3. The Keeper's Cottage with Vacant Possession** £600

**LOT 4. The Brackenbottom Farm No. (3) occupied by Mr. Dinsdale** £1,400

N.B.—There are three farms each known as Brackenbottom Farm, two of them being included in Lot 1

**LOT 5. Harber Farm** £1,450

**LOT 6. New Houses Farm** £3,500 W.D.

**LOT 7. Rowe End Farm** £2,700

**LOT 8. Rowe Farm** £2,000

**LOT 9. Blindbeck Farm** £2,300

*See Summary on Page 3*

which

**HOLLIS & WEBB**

will **SELL BY AUCTION** at

**THE GOLDEN LION HOTEL, SETTLE**

on

**TUESDAY the 24th JULY, 1956, at 2.30 p.m.**

(subject to Conditions)

Further information may be obtained from:—

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3, Park Place,  
Leeds, 1.  
Tel. No. 29671.

*Chartered Land Agents:*

**DAVIS & BOWRING,**  
20/22, Main Street,  
Kirkby Lonsdale,  
Carnforth, Lancs.

Tel. No. Kirkby Lonsdale 381.

*Solicitors:* As to Lots 1 and 3—Messrs. **CLAYHILLS, LUCAS & Co.**

The Horse Market,  
Darlington.  
Tel. No. 66545.

IN A MOST ATTRACTIVE DISTRICT

*Plans, Particulars and Stipulations of Sale*

*Michael Dawson* of

*13,000*  
LOT 1. The Grouse Moor known as Horton Moor on the western slope of Pen-y-ghent Hill with four Farms total area 2,033 acres

*with draw.*  
LOT 2. The attractive residence "The Raw," Horton-in-Ribblesdale with Vacant Possession

*£ 600.*  
LOT 3. The Keeper's Cottage with Vacant Possession

*14,000 tenant →*  
LOT 4. The Brackenbottom Farm No. (3) occupied by Mr. Dinsdale

N.B.—There are three farms each known as Brackenbottom Farm, two of them being included in Lot 1

*14 50*  
LOT 5. Harber Farm *Ret. affe.*

*with draw*  
LOT 6. New Houses Farm *With Drawn at £ 3-500.*

*2,700*  
LOT 7. Rowe End Farm

*2,000*  
LOT 8. Rowe Farm

*2,300*  
LOT 9. Blindbeck Farm

*Settle Lincs Ltd.*

*See Summary on Page 3*

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*PAGE 1*

## *General Remarks and Stipulations*

(The stipulations shall be deemed to form part of the Special Conditions of Sale. Should any inconsistency arise, the latter shall prevail.)

**METHOD AND ORDER OF SALE.**—It is intended that the Lots should be sold in the order of Lotting subject to the qualifications regarding Lots 3 and 4 mentioned below.

**LOTS 4 TO 9 INCLUSIVE WILL BE OFFERED SINGLY. IT IS INTENDED THAT UNSOLD LOTS, IF ANY, SHOULD BE CONSOLIDATED AND OFFERED AFTERWARDS AS AN ESTATE. THE VENDORS RESERVE THE RIGHT TO WITHDRAW OR CONSOLIDATE LOTS, OR TO ALTER THE ORDER OF SALE.**

**THE POSSESSION OF LOT 3 (THE KEEPER'S COTTAGE) AND LOT 4 (BRACKENBOTTOM FARM (No. 3)) IS CLEARLY A MATTER OF CONSIDERABLE INTEREST TO THE PURCHASER OF LOT 1 (THE GROUSE MOOR). FOLLOWING THE SALE OF LOT 1, THE PURCHASER THEREOF WILL BE HANDED AN ENVELOPE GIVING THE PRICE REQUIRED FOR EACH OF THESE TWO LOTS AND IF HE SIGNIFIES HIS WILLINGNESS TO BUY AT THESE PRICES, THESE LOTS WILL NOT BE OFFERED BY AUCTION.**

**TENURE.**—The tenure of all the properties is freehold.

**SITUATION.**—The property occupies a most attractive situation at the head of the Ribble Valley largely on the Western slopes of Pen-y-ghent also with rich meadow and grazing land in the Valley. Horton-in-Ribblesdale is a charming village traversed by the River and is approximately 6 miles from Settle, 23 miles from Kirkby Lonsdale, and 22 miles from Skipton. The nearest Railway Station is at Horton-in-Ribblesdale (main line).

**RENTALS.**—THE ANNUAL RENTALS PAID FOR THESE PROPERTIES ARE OF VERY OLD STANDING IN PRACTICALLY ALL CASES AND ARE LITTLE INDICATION OF THE VALUE OF THESE PROPERTIES.

**OUTGOINGS.**—No Tithe Redemption Annuity, Land Tax or similar outgoing has been paid by the Vendors in respect of any Lot.

**RIGHTS AND EASEMENTS.**—Notes will be found under certain lots showing certain rights, easements and quasi-easements with the benefit of which or subject to which such Lot is sold. No mention is made of public footpaths or bridle roads in the particulars of the Lots. It is intended that each Lot shall be sold with the benefit of or subject to such rights, easements or quasi-easements as have hitherto been enjoyed by such Lot or by other Lots over such Lot.

**BOUNDARIES.**—The Sale Plans show the ownership of boundaries (and consequently the responsibility for maintenance) where these adjoin other property of the Vendor. Where ownership is not shown (in cases where other property of the Vendor adjoins), boundary walls, fences, hedges, etc., shall be deemed to be mesne or party walls, fences and hedges.

**TENANCIES, OUTGOINGS, ETC.**—Except as stated in the particulars, each Lot is sold and (so far as the Vendors shall require) shall be conveyed subject to the existing tenancies and tenant-right and to all other payments and outgoing. The conveyance to each purchaser shall contain proper clauses and provisions in such form as the Solicitors to the Vendors shall require and approve for giving effect to this condition, and to the other provisions and matters referred to in the Particulars and these Stipulations. In regard to tenant-right and tenants' fittings, it should be noted that certain buildings of a temporary nature and fixtures are the property of tenants. In many cases these are specified in the Particulars, but purchasers will be deemed to buy with full knowledge of tenants' and former tenants' ownership in this respect, whether they are specified in the Particulars or not.

**DISPUTES.**—Should any dispute arise between the Vendors and Purchasers, 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 and 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.

**SPORTING.**—The Shooting rights are included in the sale of each Lot and are in hand.

In regard to Lot 1, details of the bag over recent years are given in the Particulars.

**FISHING.**—The fishing in the River Ribble and the Tarn within Lot 6 are owned by the Manchester Anglers Association, who have rights of access to the River Banks, the hatcheries, and Tarn. Lots 5, 6, 7, 8 and 9 are sold subject to these rights.

TENANCY AGREEMENTS.—The Purchasers shall be satisfied with such evidence of tenancy as the Vendors are able to supply, and the Vendors shall not be required to give any particulars not within their own knowledge as to control, or de-control of any of the cottages or the standard rents, and any details relating thereto, or as to whether any of the cottages are subject to the provisions of the Rent Restrictions Acts, but the Purchaser shall assume that the rents now payable by the respective tenants are properly payable.

TIMBER.—All timber is included in the sale.

WAYLEAVES.—Each Lot is sold subject to any wayleaves for water, electricity and telephone cables, wires, poles, 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. Each Purchaser whose Lot is subject to any electricity or telephone wayleave shall be responsible for notifying the proper Authority of his purchase and shall make his own arrangements direct with such Authority for the continuance of any wayleaves, agreements or consent.

PLANS AND PARTICULARS.—The Plans and Areas in the Particulars are based on or taken from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office, the Field Nos. being taken from the 1909 Edition; such Plans and Areas and these Particulars are believed to be correct, but any error or omission or mis-statement shall not annul the Sale or entitle any party to Compensation, nor in any circumstances give grounds for any action at Law.

The Plans are for the purpose of identification only and shall be referred to as such in the Conveyance to the Purchasers.

Copies of the Plans (if any) annexed to and Schedules contained in the Documents of Title of the Vendors are available for inspection at the Vendors' Solicitors Offices and will be available in the Sale Room prior to the Sale.

No objection shall be made on account of any discrepancy between the measurements, the quantities, or areas, contained in the same, and those shown in these Particulars.

STYLE OF FARMING.—All the Farms included in the Sale are primarily Stock Rearing Farms, but milk is produced on a small scale. The Farms have been accepted under the Attested Herds Scheme. They are also in all probability eligible for grant aid under the Livestock Rearing Act.

## SUMMARY

<i>Lot No.</i>	<i>Description</i>	<i>Tenant</i>	<i>Annual Rent</i>	<i>Acreage</i>
1.	Horton Moor including Greengates, Drybeck, Brackenbottom Farms Nos. (1) and (2), and Moor Pasture. (Sporting in hand)	Various .. ..	£567 10s. ..	2,033·498
2.*	The Raw .. ..	(Vacant possession) .. ..	.. ..	·518
3.*	The Keeper's Cottage, Horton	(Vacant possession) .. ..	.. ..	·039
4.	Brackenbottom Farm No. (3)	J. G. Dinsdale .. ..	£70 ..	76·451
5.	Harber Farm .. ..	A. Metcalfe .. ..	£55 ..	53·689
6.	New Houses Farm .. ..	J. R. Davidson .. ..	£165 ..	216·749
7.	Rowe End Farm .. ..	F. Campbell .. ..	£115 3s. 6d. ..	311·750
8.	Rowe Farm .. ..	Mrs. Greenbank & Sons	£77 ..	179·228
9.	Blindbeck Farm, with cottage	G. Morphet .. ..	£71 18s. ..	201·296

\* N.B.—See note as to method of offering Lots 3 and 4.

See Stipulations on page 1.

# LOT 1

(Coloured Pink on Sale Plan)

(See also enlargement of Brackenbottom Hamlet)

## THE ATTRACTIVE SPORTING PROPERTY HORTON MOOR

A good Grouse Moor—on the Western slopes of Pen-y-ghent Hill,  
together with

GREENGATES, DRYBECK AND BRACKENBOTTOM FARMS Nos. (1) and (2)  
(which are sold subject to tenancy).

THE SPORTING RIGHTS ARE IN HAND AND ARE SOLD WITH  
POSSESSION ON COMPLETION

The bag given in numbers of birds over the last five years has been as follows :—

1951	..	..	..	..	411
1952	..	..	..	..	356
1953	..	..	..	..	303
1954	..	..	..	..	349
1955	..	..	..	..	Not shot

The figures are for the property to be sold ; in fact the Moor was shot with adjoining land. It is believed that the sporting over this land will be available to be rented.

The Moor is easily accessible by Land Rover up Horton Scar Lane at the end of which stands a stone built luncheon hut of two rooms. It has been kept (full time) to 31st January, 1956.

## THE FARMS

The Farms are—**GREENGATES FARM, BRACKENBOTTOM FARMS**  
(Nos. 1 & 2) and **DRYBECK FARM**

(particulars of which are as follows)

### GREENGATES FARM :

Area approximately 551 acres, including 20 acres of first-class meadow, 107 acres of pasture and over 400 acres of Moor Pasture.

### HOMESTEAD :

The Homestead lies in the hamlet of Brackenbottom and the land has a Western aspect and is well watered.

THE HOUSE is of stone and contains on the Ground Floor :—

Living Room with Rutland range and back boiler (Tenant's fitting), Back Kitchen with sink (h. & c.); Store, Dairy and Sitting room with built-in cupboard.

On the First Floor :—

Four good bedrooms and bathroom with bath (h. & c.), Lavatory basin (h. & c.). W.C. and airing cupboard.

OUTSIDE are Wash House and the following buildings :—

THE FARM BUILDINGS are all of stone and as follows :—

Pig Sty, E.C.; Fuel Stores; Beast stands for six and four, with hay loft over; a range with corrugated iron roof, including two Calf pens; Stone built range, including Barn with standings for six cows, and hay loft over; Cart shed; Oil store, and kennel. Lean-to Garage; Three-stall stable with good workshop over, and across the road, a good Barn and Cowhouse for six, with hay loft over, and covered manure shed.

The Outlying buildings in Field 423 are stone-built and include :—

Barn with standings for five Beasts and five Stirks, with hay loft over, and similar standings at the other end. Covered Cart shed with loose box off.

SERVICES: (To the Homestead).—Electric light (installed by Tenant). Private water supply.  
Drainage to Settling Tank in Field 413.

TENANT.—T. H. Beresford.

TENANCY.—Annual agricultural

RENT.—£150 per annum.

## SCHEDULE GREENGATES FARM

<i>Field No.</i>	<i>Cultivation</i>	<i>Area</i>
— ..	Moor Pasture.. ..	420·000
410 ..	Pasture .. ..	1·994
411 pt. ..	Barn and Yard .. ..	·100
417 pt. ..	Homestead .. ..	·231
418 ..	Garth .. ..	·654
421 ..	Pasture .. ..	6·943
422 ..	Pasture .. ..	8·980
423 ..	Garth and Barn .. ..	·318
424 ..	Pasture .. ..	24·519
425 ..	Pasture .. ..	37·507
427 ..	Plantation .. ..	·181
428 ..	Pasture .. ..	1·855
433 ..	Plantation .. ..	·313
435 ..	Pasture .. ..	1·848
439 ..	Meadow .. ..	2·774
445 ..	Meadow .. ..	1·221
449 ..	Meadow .. ..	5·921
450 ..	Plantation .. ..	·650
473 ..	Meadow .. ..	·848
474 ..	Meadow .. ..	2·787
485 ..	Pasture .. ..	6·855
506 ..	Meadow .. ..	2·307
515 ..	Meadow .. ..	4·535
579 pt. ..	Pasture .. ..	17·107
		550·448 acres

### BRACKENBOTTOM FARM No. (1):

THE HOMESTEAD is situate in the Hamlet of Brackenbottom and the land faces West and is well watered, with a total area of approximately 130 acres. There are about 20 acres of very good meadow, and about 110 acres of pasture.

THE HOUSE is stone built and contains on the Ground Floor:—

Living Room with Yorkist type range; Second Living Room; Entrance Hall; Back Kitchen with copper; Rayburn cooker (Tenant's installation); Sink (h. & c.), Pantry.

On the First Floor:—

Large Bathroom with Bath (h. & c.), Lavatory basin (h. & c.), and W.C. Four Bedrooms.

THE FARM BUILDINGS are stone built and as follows:—

Cow House for six divided by Feeding passage with calf stands for eight; good Barn with baulks over the foregoing. Covered manure place. Liquid manure tank with pump.



Stone built block on the other side of the road :—

Beast Stands for four with loft over and calf box, three-stall Stable with loft over ; Barn ; Lean-to Pig Sty and E.C. ; Loose box and Nissen type hut (Tenant's).

There are Outlying buildings in field 480, built of stone :—

Barn with standing for six Beasts and four calves, with baulks over and further Beast stands for four with baulks over.

SERVICES.—Private water supply, main electricity (Tenant's installation) ; Drainage to settling tank in Field 413.

TENANT.—T. Alderson.

TENANCY.—Yearly agricultural.

RENT.—£85 per annum.

### SCHEDULE BRACKENBOTTOM FARM (1)

Field No.	Cultivation	Area
369 ..	Pasture .. ..	55.227
371 ..	Pasture .. ..	20.045
408 ..	Pasture .. ..	2.443
409 ..	Meadow .. ..	8.174
413 ..	Meadow .. ..	3.932
414 ..	Meadow .. ..	1.838
415 ..	Pasture .. ..	2.229
417 pt. ..	Homestead .. ..	.310
420 ..	Pasture .. ..	10.789
434 ..	Pasture .. ..	3.382
436 ..	Pasture .. ..	9.905
475 ..	Meadow .. ..	1.892
478 ..	Meadow .. ..	4.849
480 ..	Pasture .. ..	6.536
507 ..	Meadow .. ..	1.534
		<hr/>
		133.085 acres

*The W.R.A.E.C. has made a farm survey as a result of which certain improvements have been recommended. It should be noted that the farm is held under the Model Clauses and not under a tenancy agreement, and that the tenant will have the legal liability to contribute to the costs in the event of the works being requested.*

**BRACKENBOTTOM FARM No. (2) and BRACKENBOTTOM COTTAGE**  
with an area of about 310 acres, including about 25 acres of first-class meadow, 54 acres of pasture, and about 226 acres of Moor grazing—all with a Western aspect and with the advantage of good natural water supplies.

THE HOUSE is in the hamlet, stone built, and contains on the Ground Floor :—

Scullery with sink (h. & c.), set pot (Tenant's), and shelving. Kitchen with built-in cupboard and airing cupboard and range (Tenant's) and fixed cupboards. Sitting room with built-in cupboards and modern fireplace.

Entrance passage and Larder.

On the First Floor :—

Bathroom with bath (h. & c.), Lavatory basin (h. & c.) (Tenant's) ; airing cupboard and three Bedrooms.

OUTSIDE are W.C. and two fuel stores, with loft over.

THE FARM BUILDINGS are all stone built and comprise:—

Two-stall stable with loft over; Pig sty with hen place over. Fodder room; Barn with Cowhouse with standings for seven, with Tenant's water bowls and hay loft over. Manure shed, Implement shed with corrugated iron roof erected by the tenants.

There are outlying buildings as follows:—

Hardlands Barn in Field 448 is of stone and includes Barn with standings for eight young beasts and six cows, separated by Feeding passage with hay loft over.

Outaber Barn is in Field 375 and contains standings for eight with hay loft over.

SERVICES.—Electricity to house and buildings (Tenant's installation), Private water supply, drainage to settling tank in own land.

TENANT.—A. Carr.

TENANCY.—Yearly agricultural.

RENT.—£120 per annum.

BRACKENBOTTOM COTTAGE—adjoins the Farm House and contains:—

On the Ground Floor:—

Scullery, sink (c.); Sitting room with tiled fireplace and built-in cupboard. Kitchen with range and cupboard.

On the First Floor:—

Two good bedrooms.

OUTSIDE is a W.C.

SERVICES.—Private water supply, Calor gas installation (previous tenant's installation). Drainage to settling tank in land of this Lot.

TENANT.—Mrs. Batty.

TENANCY.—Half Yearly.

RENT.—£19 10s. Od. (tenant pays rates).

## SCHEDULE BRACKENBOTTOM FARM No. (2)

Field No.	Cultivation	Area
—	Moor Pasture	226·000
365	Plantation	1·760
366	Pasture	4·676
372	Pasture	34·849
375	Barn and Garth	·217
376	Meadow	4·085
411 pt.	Barn and Garth	·305
417 pt.	Homestead and Cottage	·302
437	Pasture	5·223
438	Meadow	1·210
440	Pasture	2·990
441	Garth	·589
442	Meadow	1·301
444	Meadow	·652
446 pt.	Pasture	6·108
447	Plantation	·323
448	Barn and Garth	·508
451	Plantation	·151
452	Meadow	4·122
453	Meadow	7·328
476	Meadow	6·577
482	Meadow	·652
		309·928 acres

(411 pt. includes common dipping yards).

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## DBYRECK FARM :

with an area of approximately 444 acres, including 28 acres of first-class meadow ; 161 acres of pasture, and about 253 acres of moorland pasture, with a Western aspect and well watered land. Adequate water supplies.

THE HOMESTEAD lies in a very nice position in the Valley on the Settle Road.

THE HOUSE stands most pleasantly on an eminence and contains on the Ground Floor :—

Entrance Hall, Living Room with range and side boiler. Sitting Room with modern tiled fireplace (Tenants); good Dairy cupboard under stairs, with sink (c.); old range and set pot.

On the First Floor :—

Four bedrooms.

OUTSIDE : E.C.

THE FARM BUILDINGS are conveniently situated close to the road, largely of stone. Close to the house is a cart shed ; two-stall Stable with loose box, with hay loft over. FIRST-CLASS MODERN COW HOUSE FOR SIXTEEN, with sliding doors, and wide centre passage. Concrete divisions, asbestos roof, roof lighting and water bowls (Tenants). Stone Barn recently re-roofed with asbestos, with Beast Stands for six and hay loft over ; small Beast House for two and Sheep dipping tank (Tenants).

There is an outlying building in Field 469 with standings for ten, and Barn.

SERVICES.—Electricity (Tenant's) ; water from Private supply in own land ; drainage by soakaway into own land.

TENANT.—W. Eastwood.

TENANCY.—Yearly agricultural.

RENT.—£135 per annum.

## SCHEDULE DRYBECK FARM

Field No.	Cultivation	Area
—	Moor Pasture	253·000
426	Pot Hole	·258
458	Meadow	3·681
469	Meadow	3·906
486	Pasture	·960
489	Pasture	9·636
492	Pasture	8·065
493	Pasture	39·527
494	Pasture	80·448
501	Pasture	9·037
502	Meadow	3·142
503	Pasture	2·521
504	Homestead	·613
505	Plantation	·654
514	Meadow	6·099
517	Meadow	4·791
520	Meadow	2·823
544	Meadow	3·333
580	Pasture	11·543
		444·037 acres

NOTE.—There are two Sheep dipping yards in Field 411 pt. used in common by all the occupiers at Brackenbottom, including Lot 4.

Ling Allotments totalling 596 acres are let as follows : 554 acres to Mr. Jackson of Douk Ghyll Farm at £50 p.a. ; 42 acres to Mr. F. Beresford of Scale Farm at £8 p.a.

## SCHEDULE LING ALLOTMENT

Turpen Allotment .. ..	161	} Let to Mr. Jackson.
Far Allotment .. ..	393	
Kitty Brow Allotment .. ..	42	

596 acres (approx.)

NOTE.—There are Sheep gaits included in the lettings of Greengates and Drybeck Farms on Mean Moss adjacent to the outlying Fields 580 and 579 pt.

THIS, A VERY ATTRACTIVE LOT COMPRISING A SMALL GROUSE MOOR AND FOUR ATTRACTIVE REARING AND DAIRY FARMS, PRESENTS AN OPPORTUNITY TO THE SPORTSMAN OR INVESTOR OF ACQUIRING PROPERTY IN AN ATTRACTIVE DISTRICT.

(See Stipulation regarding right of pre-emption of Lots 3 and 4 for the Purchaser of Lot 1).

*This Lot is sold with the benefit of a right of way for all purposes crossing Field 373 (part of Lot 4) to gain access to the Northern land of Brackenbottom Farm No. (2), also with the benefit of a right of drainage over Lot 4 (Field No. 411 pt.) and subject to a right in favour of Lot 4 to connect to the same drainage system. Also subject to the right of way of Lot 4 for all purposes over Field 420 to gain access to Field 373.*

### LOT 2

*(Coloured Pink on the Sale Plan)*

## THE ATTRACTIVE DETACHED SMALL COUNTRY RESIDENCE

# “ THE RAW ”

also known as

# “ ROWE HOUSE ”

facing South down the Valley and occupying a most pleasant position with delightful views.

### VACANT POSSESSION ON COMPLETION

THE HOUSE is very substantially built of stone with a slated roof and contains :—

On the Ground Floor :—

Oak front door with brass furniture leads to Entrance Hall ; Sitting Room 16 ft. 11 in. × 12 ft. 8 in., facing South, with tiled fireplace and marble mantel. Dining room 16 ft. 8 in. × 11 ft. 6 in. with attractive Dutch-tiled fireplace, two built-in cupboards, one with Adam style mouldings. Staircase Hall with very pleasant stairway with attractive window at the half landing. Pantry with metal sink (c.) fitted wood drainer, with cupboard under, and extensive cupboarding. Larder with slate slab and wood shelving. Kitchen with sink (c.) and range.

On the First Floor :—

Landing and passage. Bedroom No. (1) 9 ft. 6 in. × 8 ft. 5 in. with built-in cupboard. Bedroom (2) facing South 16 ft. 9 in. × 11 ft. 9 in. with fireplace. Bedroom (3) 12 ft. 11 in. × 7 ft. 4 in. facing South. Bedroom (4) facing South 12 ft. 3 in. × 8 ft. 11 in. Bathroom with lavatory basin (h. & c.), and bath (h. & c.). Separate W.C. and Bedroom (5) 9 ft. 10 in. × 9 ft. 6 in., and—on the Second Floor—two attics.

OUTSIDE are Wash House with set pot, and old range with back boiler for hot water installation and stone sink (h. & c.).

The outbuildings include Store, two-stall stable, also two fuel stores, another store, pig sty and large E.C.

SERVICES.—Main water, septic tank drainage.

There is a small but pleasant garden to the front and East of the house and an adequate yard at the rear.

East of the house and an adequate yard at the rear.

N.B.—THIS PROPERTY POSSESSES CONSIDERABLE CHARACTER, HAS A DELIGHTFUL SITUATION AND, WHEN MODERNIZED, WOULD FORM A MOST ATTRACTIVE RESIDENCE. IT WOULD COMPLETE THE OWNERSHIP OF LOT 1 BY PROVIDING AN ADMIRABLE SHOOTING BOX.

Main electricity is already just outside the boundary.

### SCHEDULE

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<i>Field No.</i>	<i>Area</i>
257 .. .. .	.518 acres.

*This Lot is sold with the benefit of the existing right (if any) to discharge septic tank effluent into Lot 8.*

### LOT 3

*(Coloured Yellow on Sale Plan)*

*(SEE ALSO ENLARGED PLAN)*

## THE KEEPER'S COTTAGE

or

## GHYLL COTTAGE

### HORTON-IN-RIBBLESDALE

in an attractive situation overlooking the River,

WITH VACANT POSSESSION ON COMPLETION

(See Stipulation giving right to Purchaser of Lot 1 to buy this, following purchase of Lot 1.)

The property is built of stone and faces East and, if not required by the Purchaser of Lot 1, would make an ideal country cottage. The accommodation is as follows:—

On the Ground Floor:—

Living Room with Carlyle range with back boiler. Passage. Scullery with set pot and loft over part. Sitting Room and back Kitchen with sink (h. & c.) and electric cooker.

On the First Floor:—

Three Bedrooms and Bathroom with bath (h. & c.), and airing cupboard. Outside W.C.

OUTSIDE.—There is a pleasant garden at the rear.

SERVICES.—Electricity, main water.

### SCHEDULE

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<i>Field No.</i>	<i>Area</i>
398 pt. .. .. .	.039 acres.

LOT 4

(Coloured Blue on Sale Plan)

**BRACKENBOTTOM FARM, No. (3)**

occupied by Mr. Dinsdale, comprising approximately 76 acres, of which about 20 acres are very good meadow, the remainder being pasture, and limestone allotment.

(See Stipulation giving right to Purchaser of Lot 1 to buy this, following purchase of Lot 1).

THE FARM is a rearing farm, the Homestead being situate in the hamlet of Brackenbottom.

THE HOUSE is built of stone and contains on the Ground Floor:—

Living Room with Yorkist type range (put in by Tenants). Entrance Hall, Sitting Room with modern tiled fireplace (Tenant's); Kitchen (h. & c.), set pot; Pantry and Store.

On the First Floor:—

Three Bedrooms and Bathroom with panelled bath (h. & c.), Lavatory basin (h. & c.); airing cupboard. The airing cupboard and bath were installed by the tenant.

OUTSIDE are E.C. and Coal Place.

FARM BUILDINGS.—These are all of stone and comprise:—

Pig sty; garage; two-stall stable with loft over; Barn with Cow House for six and hay loft over; Lean-to Beast House for six stirks and loose box; Store with loft over.

An outlying building in Morray Meadow, also stone, with Beast stands for eight; Barn with six further Beast stands, and two calf stands, with hay loft over.

SERVICES (to the Homestead).—Electricity, main water.

TENANT.—J. G. Dinsdale.

TENANCY.—Annual agricultural.

RENT.—£70 per annum.

**SCHEDULE**

Field No.	Cultivation	Area
368	Pasture	16.419
370	Pasture	20.992
373	Pasture	8.992
374	Pasture	1.450
378	Pasture	2.514
407	Pasture	.328
411 pt.	Homestead	.700
416	Pasture	.557
443	Meadow	3.172
481	Meadow	2.111
509	Meadow and Barn	7.946
512	Meadow	2.341
516	Meadow	.334
521	Pasture	4.529
628	Meadow	3.066
630	Meadow	1.000
		76.451 acres

*This Lot is sold with the benefit of a right to drain to the settling tank in Field 413, part of Lot 1, and subject to the right of Lot 1 to drain through 411 pt. of this Lot.*

*Also subject to the right of Lot 1 of way for all purposes crossing Field 373 to gain access to Field 372, etc.*

*Also with the benefit of a similar right over Lot 1 to gain access to Field 373 (over Field 420).*

## LOT 5

(Coloured Brown on Sale Plan)

### THE ATTRACTIVE SMALL HOLDING KNOWN AS

# \* HARBER FARM \*

occupied by Mr. Metcalfe extending to about 53 acres at a rent of £55 p.a.

This property is very nicely situated on the East Bank of the River with a Southern aspect and includes 20 acres of very good meadows, the remainder being good pasture land.

THE HOUSE is of stone, faces South, and contains on the Ground Floor:—

Kitchen with sink (h. & c.); Living room with Yorkist type range with back boiler and cupboards; front entrance; small Sitting room and Pantry.

On the First Floor:—

Three bedrooms and Bathroom with bath (h. & c.); Lavatory basin (h. & c.) and airing cupboard.

OUTSIDE are E.C. and Coal Place.

THE FARM BUILDINGS near the house include substantial stone built accommodation; Barn, including Cow Houses for five, Calf stands for three (the water bowls are the Tenant's property) with hay loft over. Cow House for six (with water bowls) (Tenant's), loft over. Two -stall Stable; Lean-to Implement Shed; temporary Engine House; two loose boxes and Implement Shed (Tenant's).

OUTLYING BUILDINGS of stone in Field No. 244 include: Barn with Beast Stands for six with hay loft over.

SERVICES.—Electricity installed in the House by Tenants, main water.

TENANT.—A. Metcalfe.

TENANCY.—Yearly agricultural.

RENT.—£55 per annum.

## SCHEDULE

Field No.	Cultivation	Area
—	Pasture and Meadow	26.804
244	Meadow	14.509
245	Homestead	.595
250 pt.	Meadow	2.689
359	Pasture	9.092
		<u>53.689 acres</u>

The land is in very good condition, in a ring fence, with the exception of the road which passes through;  
THIS IS AN ATTRACTIVE HOLDING, ONE OF OBVIOUS INTEREST TO AN INVESTOR.

LOT 6

(Coloured Pink on Sale Plan)

THE VERY USEFUL REARING FARM  
NEW HOUSES FARM

HORTON-IN-RIBBLESDALE

occupying a good position on the East of the River, to which it has frontages, well roaded, and with a South Westerly aspect. Total area about 217 acres, of which over 45 acres is good class meadow.

THE FARMSTEAD is at the hamlet known as New Houses on a made road, which continues through the land.

THE HOUSE is of stone and contains on the Ground Floor:—

Back Kitchen with sink (h. & c.) and set pot, Rayburn Cooker and hot water system installed by the Tenant. Sitting Room with modern tiled fireplace and glass fronted cupboard; Entrance Hall; Living Room with range and built-in cupboard.

On the First Floor:—

Four Bedrooms.

OUTSIDE are Coal Place and E.C.

THE FARM BUILDINGS are stone built and include:—

Barn with standings for six cows (Tenant's water bowls), with hay loft over; Loose Box; Lean-to Cow House for six, with water bowls (Tenant's); Pig Sty with forecourt; Barn with standings for six cows (water bowls—Tenant's); Hay loft over; Lean-to Loose Box; Garage; Three-stall Stable with loft over and Implement Shed.

There are three blocks of Outlying Buildings:—

In Field 242 stone built Barn with Beast Stands for six with hay loft over.

In Field 211, a stone built Barn with standings for seven, and three Calf Stands, with hay loft over.

In the Southern meadow due East of the Farm House, a Barn with standings for sixteen at one end divided by a feeding passage, and ten at the other. Also lean-to cart shed. The liquid manure tank adjoining built by the Tenant.

SERVICES.—Main water to the house, electricity installed by Tenant, drainage to soakaway, "Freelite" electric plant installed by Tenant.

This Farm is a productive rearing unit.

TENANT.—J. R. Davidson.

TENANCY.—Yearly agricultural.

RENT.—£165 per annum.

SCHEDULE  
NEW HOUSES FARM

Field No.	Cultivation	Area
113	Pasture	51.227
126	Pasture	20.427
152	Pasture	41.596
155	Pasture	30.504
201	Meadow	2.429
203	Pasture	15.409
208	Meadow	8.035



**SCHEDULE** (*continued*)

<i>Field No.</i>	<i>Cultivation</i>	<i>Area</i>
— ..	Meadow .. ..	3.902
— ..	Meadow .. ..	4.198
— ..	Meadow and Barn .. ..	5.776
209 pt. ..	Garth .. ..	.092
211 ..	Meadow and Barn .. ..	5.943
213 ..	Garth .. ..	.868
214 pt. ..	Garth .. ..	.042
216 pt. ..	Homestead .. ..	.275
218 ..	Meadow .. ..	1.113
220 ..	Meadow .. ..	2.307
240 ..	Pasture .. ..	7.818
242 ..	Meadow .. ..	9.732
— ..	Pasture .. ..	5.056
		216.749 acres

**LOT 7**

*(Coloured Blue on Sale Plan)*

**ROWE END FARM**

**HORTON-IN-RIBBLESDALE**

Another Stock Rearing Farm situate on either side of the Valley and including some very good meadow land in the Valley with a River frontage.

THE FARM HOUSE is stone built, near the Bridge, faces South and contains on the Ground Floor— Living Room with range and back boiler and sink (h. & c.) ; Pantry ; Sitting Room with modern tiled fireplace and built-in cupboard.

On the First Floor :—

Four Bedrooms, one with bath (h. & c.) installed by the Tenant.

OUTSIDE is a Wash House with set pot and sink (c.), W.C. and Garage.

THE FARM BUILDINGS are placed close to the House, are mainly of stone, and comprise :— Two-stall Stable with loft over and Calf Sheds (Tenant's water bowls) ; Beast Stands for four with loose box adjoining ; Barn, including Cow House for six with Tenant's water bowls and hay loft over. Implement Shed ; Beast Stands for two (Tenant's water bowls) ; Pig Sty, and Nissen type Implement Shed.

OUTLYING BUILDINGS are in Field 288 and include :—

Calf Box ; Beast Stands for 14, divided by feeding passage with hay loft over, and Barn.

SERVICES.—Main water and drainage, main electricity installed by Tenant.

Private water supply from land of another owner to the West of the Railway.

NOTE.—British Railways are responsible for maintaining the pipe to the stop tap in the Northern part of Field 309.

TENANT.—F. Campbell.

TENANCY.—Yearly agricultural.

RENT.—£115 3s. 6d. per annum.

## SCHEDULE ROWE END FARM

<i>Field No.</i>	<i>Cultivation</i>	<i>Area</i>
285 ..	Garth .. .. .	.335
288 ..	Garth and Barn .. ..	.512
289 ..	Meadow .. .. .	2.939
290 Pt. ..	Homestead .. .. .	.350
302 ..	Meadow .. .. .	1.892
307 ..	Meadow .. .. .	14.449
309 ..	Meadow .. .. .	3.035
312 ..	Pasture .. .. .	1.374
313 ..	Meadow .. .. .	1.363
316 pt. ..	Pasture .. .. .	18.482
317 ..	Pasture .. .. .	.290
320 pt. ..	Pasture .. .. .	158.207
336 ..	Meadow .. .. .	1.190
358 ..	Meadow and Barn .. ..	6.966
361 ..	Plantation .. .. .	.587
— ..	Pasture .. .. .	9.577
— ..	Pasture .. .. .	90.202
		311.750 acres

A main sewer from the village crosses Fields 287 and 302.

## LOT 8 ROWE FARM

*(Coloured Green on Sale Plan)*

extending to approximately 179 acres, including about 22 acres of meadow. At present occupied by Mrs. Greenbank & Sons, at the very low rent of £77.

THE HOUSE AND BUILDINGS occupy a pleasant situation, a short distance to the North of Rowe House.

The stone built house includes on the Ground Floor:—

Entrance passage; Living Room of good size; Sitting Room; Pantry; Kitchen with sink (c) and fitted shelving; cooling room with set pot.

On the First Floor:—

Four Bedrooms.

OUTSIDE are Coal Place and E.C.

THE FARM BUILDINGS adjoining the house are stone built and include:—

Two-stall Stable with loft over; Barn, including Beast Stands for nine, with hay loft over; Lean-to Beast Stands for eight; Loose Box; Two Calf Pens and Pig Sty.

On the West of the road are:—

Stone built Barn with Cow House for eight, with hay loft over, and lean-to Garage.

The land includes in addition to the good meadows above referred to a good deal of useful pasture land and rough pasture on Low Moor.

SERVICES.—Main water, soakaway drainage, main electricity installed by Tenant.

TENANT.—Mrs. Greenbank & Sons.

TENANCY.—Yearly agricultural.

RENT.—£77 per annum.

## SCHEDULE ROWE FARM

Field No.	Cultivation	Area
171 ..	Pasture .. ..	8.724
172 ..	Pasture .. ..	.763
173 ..	Pasture .. ..	44.652
197 ..	Pasture .. ..	33.747
225 ..	Pasture .. ..	44.956
230 ..	Pasture .. ..	13.925
253 ..	Meadow .. ..	6.650
254 ..	Meadow .. ..	7.183
255 ..	Meadow .. ..	2.536
256 ..	Meadow .. ..	.896
259 ..	Meadow .. ..	1.304
263 pt. ..	Homestead .. ..	.540
265 ..	Barn and Pasture .. ..	2.965
266 ..	Meadow .. ..	3.850
267 ..	Pasture .. ..	3.604
280 ..	Pasture .. ..	2.933
		<hr/>
		179.228 acres

*This Lot is sold with the benefit of the existing water supply from Blindbeck Farm, Field 231, which crosses under the Railway and comes down the road to the Farmstead, and field on the South thereof; and subject to the right (if any) of Lot 3 to discharge Septic Tank effluent into fields of this Lot.*

### LOT 9

*(Coloured Yellow on Sale Plan)*

## BLINDBECK FARM

extending to about 201 acres with about 21 acres of meadow, and high pasture of about 110 acres, the remainder being low pasture.

THE FARM HOUSE is of stone situate on the main road and contains on the Ground Floor :— Entrance Porch; Sitting Room with fireplace; Living Room with sink (h. & c.) and Rayburn Cooker; Hot water system installed by Tenant. Small Sitting Room and Larder.

On the First Floor :—

Bathroom with bath (h. & c.), lavatory basin (h. & c.) and W.C. installed by Tenant; and four Bedrooms.

Adjoining the Farm House is a cottage comprising :—

Porch, with sink (c.); Living Room with Yorkist range; Pantry; Store and two Bedrooms.

OUTSIDE are Coal place and E.C.

THE FARM BUILDINGS are mainly of stone, including :—

Wash House with set pot; Two fuel stores; Garage, and Pig Sty.

On the other side of the road are :—

Barn with Beast Stands for six and Calf Box, with hay loft over; Three-stall Stable, with hay loft over, and Calf Box with loft over.

SERVICES.—Main water and private supply, main electricity installed by Tenant, septic tank drainage in own land, also soakaway.

THE OUTLYING BUILDINGS include :—Middle Barn in Field 235, comprising :—Barn and Cow House for six with hay loft over—High Barn in Field 237; Barn with Beast Stands for seven.

THE LAND has the advantage of a long River frontage and, in addition to the low land, there is rough pasture on the high ground.

TENANT.—G. Morphct.

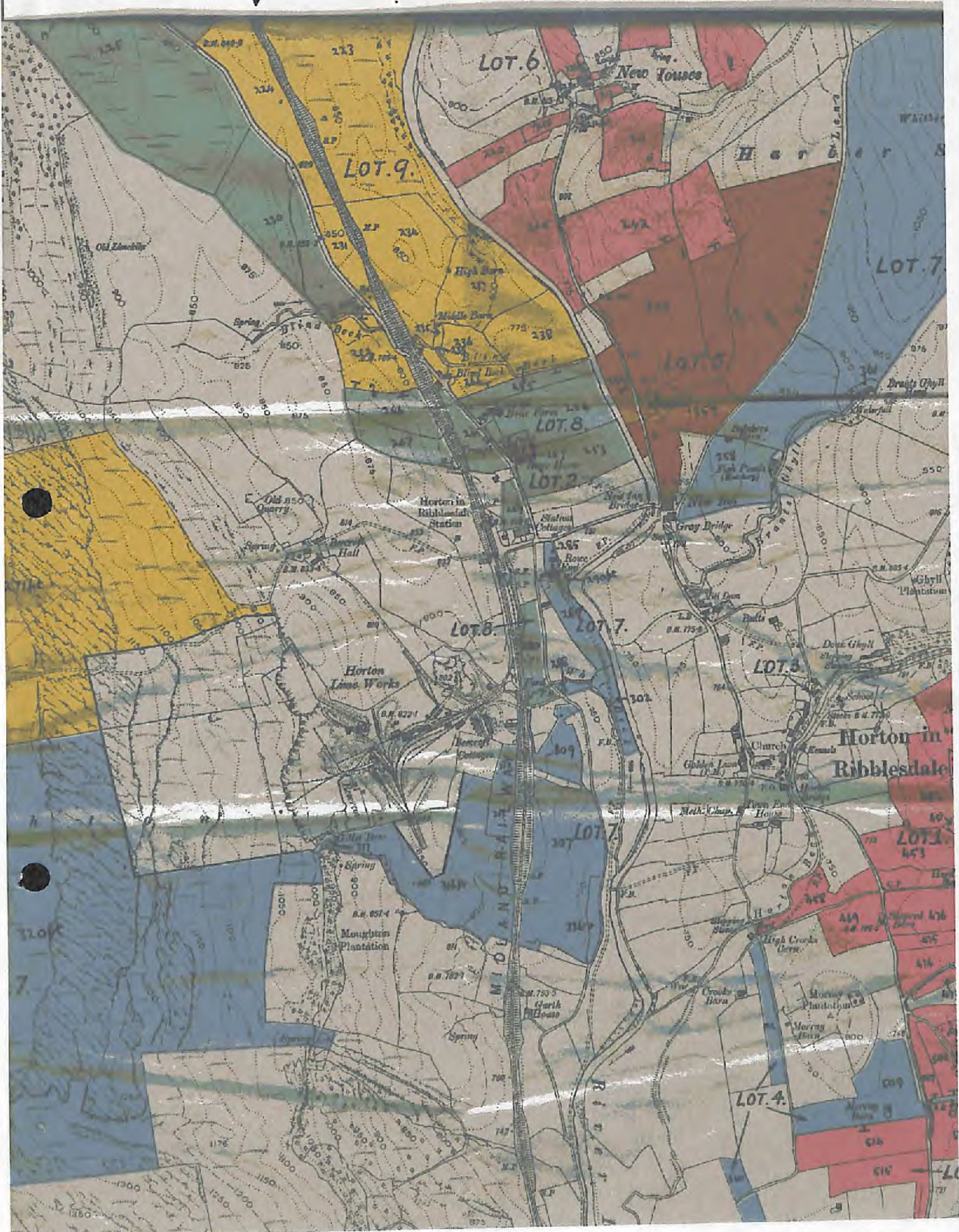
TENANCY.—Yearly agricultural.

RENT.—£71 18s. per annum.

### SCHEDULE BLINDBECK FARM

<i>Field No.</i>	<i>Cultivation</i>	<i>Area</i>
223 ..	Pasture .. ..	38·987
224 ..	Pasture .. ..	9·363
231 ..	Pasture .. ..	3·177
232 ..	Pasture .. ..	5·935
233 ..	Pasture .. ..	·619
234 ..	Pasture .. ..	12·156
235 ..	Pasture and Barn .. ..	·312
236 ..	Meadow .. ..	2·402
237 ..	Meadow .. ..	8·870
238 ..	Meadow .. ..	7·262
264 ..	Meadow and Homestead .. ..	2·213
271 pt. ..	Pasture .. ..	110·000
		201·296 acres

*This Lot is sold subject to the existing right of Lot 8 to take water from the private supply to this farm which is piped from the Spring in Field 231 of this Lot.*



(PART OF) 1956 MAP OF AUCTION  
 SCALE = 6 INCHES = 1 MILE