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G. W. BOOTH, GENERAL MANAGER	H. T. FINCH, ACCOUNTANT

Auction, Land, Estate & Valuation Offices.

*23 Berkeley Square,
London, W. 1*

YOUR REF

OUR REF

9th May, 1960.

Dear Sir/Sirs/Madam,

Eshton Estate.

As you will be aware Sir Martin Wilson has decided to sell his Eshton Estate and arrangements are now completed to take it to Auction in Skipton on June 15th, failing a sale by private treaty beforehand.

It is Sir Martin and his Trustees' wish and hope that the Estate will be sold as a whole and kept intact as it has been for the past 400 years but as many tenants have expressed a wish to be given a chance of buying their holdings we have instructions from Sir Martin that provided no acceptable offer for the Estate as a whole is received in the meantime all tenants are to be given the opportunity of offering for their holdings by private treaty prior to the Auction.

For this purpose it is proposed to call a meeting of Tenants at Eshton House on Wednesday and Thursday June 8th and 9th from 9.30 a.m. onwards when representatives from this office and from Messrs. Ingham & Yorke will be pleased to discuss the matter with you. Every effort will be made to sell to tenants who offer sensible prices but to save misunderstanding and disappointment we are asked to say that Sir Martin is not prepared to break up the property to the point of selling one farm here and another there which could result in his being left with odd holdings scattered about over a wide area. We shall, therefore, only be able to conclude a sale to you, or indeed to any tenant, if terms can be agreed with all or the great majority of them.

The meeting on Wednesday 8th June is intended primarily for Farm and Agricultural Tenants, Thursday 9th June being reserved mainly for tenants of other properties.

Contd....

Forms of Contract (as in the back of the Sale Particulars) will be available at the Meeting and in each case where a price is agreed the purchasing tenant, or his agent, will be required to sign one of these there and then. We shall have authority to sign for Sir Martin but shall not be able to exchange contracts with any purchaser until the close of business on the second day when the full result of the Meeting will be known; if by that time prices have not been agreed with a sufficient number of tenants all contracts already signed will have to be cancelled and the estate will go to auction. The usual 10% Deposit will become payable when contracts are exchanged.

We enclose a copy of the Sale Particulars, in which your holding is described as Lot 35 but if you require any further information please do not hesitate to get into touch with either Messrs. Ingham & Yorke or ourselves.

If you desire to offer for your holding kindly return to us by Wednesday 1st June the enclosed stamped addressed post card stating if possible at what time on Wednesday June 8th you propose to call. It is hoped that all tenants who wish to do so will have made their financial arrangements prior to the Meeting and will be in a position to negotiate for the actual purchase of their holdings.

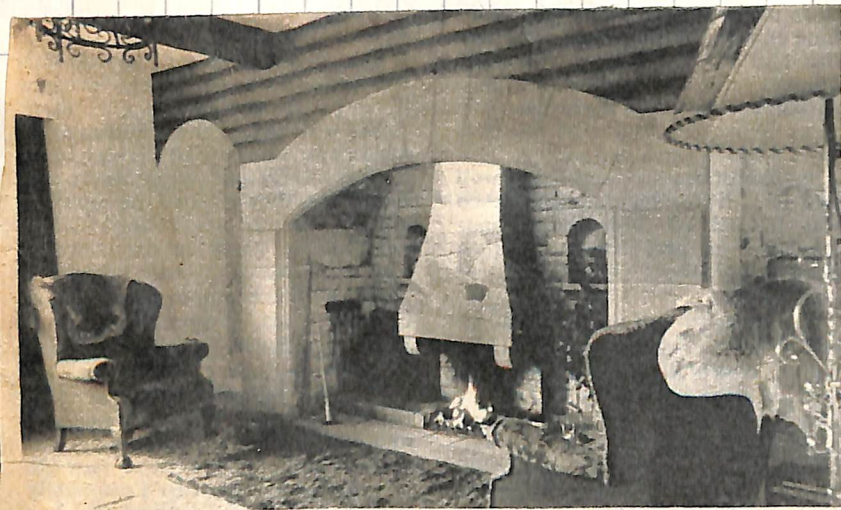
In conclusion we should perhaps add that offers for the Estate as a whole have already begun to come in and it is, to say the least, possible that a sale in this way may result: in that event the Tenants' Meeting will be cancelled but we shall notify you in good time.

Yours faithfully,

John Woodroffe

T. Tennant, Esq.,
Buckerhouse Farm,
Rylstone,
Nr. Skipton,
Yorks.

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MR. AND MRS. JACK SWALES, Flasby Hall Farm, Flasby, Gargrave, near Skipton, live in a substantial stone farmhouse, built in 1737. Their sitting room had a blue-tiled range but the archway of the old original inglenook fireplace was clearly visible. Uncovering the original fireplace involved major earth works, done by home labour, but a local builder was called in to build a stone canopy. This is successful and practical in that the stone gets extremely hot and acts as a storage heater. "We made a hole, and at first we didn't know what to put in it," says Mrs. Joy Swales. Eventually they decided to fit it with a Baxi grate and concealed lighting.



FOR many years the front room at Mr. and Mrs. Geoffrey Cutter's Eshton Grange Farm, Eshton, Gargrave, Skipton, contained a very ordinary tile fireplace. They guessed there was an inglenook behind it because the 6ft-thick wall had arch-shaped patches of damp. Two years ago when Mr. Cutter was away for a few days and things were quiet on the farm, Mrs. Valerie Cutter decided to investigate, with the strong-arm help of their cowman and his brother. When Geoff Cutter returned home the job was finished.

Excavations revealed not one, but three fireplaces before the original inglenook was exposed. The thick stone arch was badly broken, and for safety's sake it was decided to insert a horizontal lintel. This was a step salvaged from an old building.

A smoking problem with the fireplace, which is set on the ground, was cured by a home-made air duct arrangement and the restored fireplace is now both functional, attractive and has helped make the room much bigger.

Costs—overtime labour and cement.

