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1898

YORKSHIRE West-Riding.  
Near Skipton-in-Craven

1½ miles from Rilstone Vallage, Church, Post and Telegraph Offices;  
3 from Skipton Station, on the Main Line of the Midland Railway;  
9 from Keighley; 15 from Settle; 18 from Bradford; and 26 from Leeds.

Particulars, Plans, and Conditions of Sale of the valuable and very beautiful "FREEHOLD" Residential and Sporting Properties known as the "Scale House and Rilstone Estates", including several choice grazing farms and a well-stocked Grouse Moor, the whole extending to about 1,518a, 1r, 22p.

There is an exceedingly well-built Family Mansion containing 5 Reception, Billiard, and 15 Bedrooms; Stabling for 6 Horses, 2 cottages, outbuildings and delightful pleasure grounds, Tennis Lawn, Large Kitchen garden etc. A Gentleman's Picturesque Residence (with stabling, gardens, paddocks) in Rilstone Village, Farm-houses, Homestead, and Field Premises. The entire let and producing £1,522 per annum. Excellent shooting and trout fishing. Possession of the Mansion and Gardens on Completion.

Messrs.

MABBETT and EDGE will offer the above for sale by Auction, in numerous convenient Lots at Leuchter's Restaurant, Bradford, on Thursday, the 29th of September, 1898, at 4 for 5 o'clock (unless previously disposed of by Private Treaty).

Copies of these particulars, with plans and Conditions of Sale, may be obtained of Messrs. Ackerley & Son, Solicitors, Bank Chambers, Wallgate, Wigan; and of the Auctioneers at their offices, 127, Mount street, Grosvenor Square, London, W. (Pettitt & Cox, printers, Forth Street, Soho, W1)

General Remarks:

1. The plan and Quantities are taken from Ordnance Survey of Gt. Britain, corrected by a recent Survey of the Auctioneers and are believed to be correct
2. The whole of the Timber, Park Fencing, Fixtures and Fittings belonging to the landlord will be included in the purchase.
3. The Properties will first be offered as a whole, and if not so sold, then Lots 1 & 2 will be offered together, and if not sold the Estate will then be offered in Lots as set forth in the Particulars.
4. The only outgoing on the whole are believed to be Tithe, £46-6-11d. (paid by landlord) and Land Tax, about £2 per annum (paid by tenants) and the amounts payable on the respective Lots may be ascertained from the Auctioneers and will be produced at the time of Sale.

5. The Mansion can only be viewed by appointment, and by special order obtained from the Auctioneer; possession can be arranged for on completion of the purchase.
6. The common Rights over about 1,000 Acres of Land, known as Rilstone Out Fell, Boss Moor, and Hetton common Head, embracing the rights of grazing, Stone digging, Turbary etc, will be included in the Sale.

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### PARTICULARS

LOT I. (coloured Green on map). The Noble Family Mansion distinguished as SCALE HOUSE, occupying a commanding, healthy and bracing position within 3 miles of the important market town of Skipton-in-Craven, from which there is a fine main line service of express trains between London and the North, and within easy reach of Keighley, Bingley, Bradford, Leeds, Harrogate etc,. It is a handsome stone-built Residence with 3 massive turrets and freestone dressings, placed upon and imposing eminence overlooking a beautiful valley and commanding extensive views of mountain, moorland and finely timbered undulating pasture which it would be difficult to surpass. Although not far removed from the main road between Skipton and Grassington the House is upon such an elevation that the road cannot well be seen from any of the windows, being more over screened by thick plantations through which the main carriage drive, some 200 yds in length, passes up a pleasant slope fringed with Ornamental Timber to the Entrance Portico, whence are reached the Entrance Vestibule opening into a LOFTY inner Hall, 24' 6" X 20' (including Staircase), lighted by a handsome cathedral glass window and heated by hot water apparatus. Well proportioned Dining Room, 24' 6" X 23' 6", with black marble mantel and panelled ceiling. Elegant drawing room, 23' 6" X 17' 6", fitted with sculptured marble mantel and tiled hearth, and communicating with a pretty Boudoir. Library, 19' 6" X 16' with antique open stone Fireplace. Comfortable smoking Room, Lavatory, W.C. From the inner Hall a Handsome Massive Oak Staircase (bought from Belguim by a former owner) conducts to the first floor, upon which is conveniently arranged. Full sized Billiard room, 24' X 18', 10 Principal Bedchambers, measuring respectively - 20' 6" X 16', 20' 6" X 16', 20' 6" X 10', 18' X 15', 17' X 15' (now used as Nursery) 16' X 13' 6", 17' 6" X 9' 6", 13' X 9' 6", 12' X 9' 6", 12' X 9' 6". Dressing Room; Housemaid's room (hot and cold) Two Bath rooms, with lavatory fittings and hot and cold water supply, and 2 WC's.

On the Second floor - 5 servants Bed rooms, 3 attics or 'Tower Rooms' exit to roof. The Domestic Offices are well arranged on the ground floor level, shut off from the rest of the House, have Secondary Staircase to the upper floors, and comprise - Servants Hall, Large Kitchen, Back Kitchen, Store Room, Pantry, Dairy, Larder, Lamp Room, Laundry, Drying Room (with furnace) etc and there are good Wine and ale cellars in the Basement.

The house is well equipped in the matter of Cupboard accomodation, the interior is comfortably fitted in perfect order throughout. There is a never failing supply of excellent spring water, and the Sanitry arrangements are modern and complete.

A range of stone-built stabling enclosing a large Court Yard, includes accomodation for 6 horses, Carriage-house for 6 carriages, Harness room, (with harness cupboards and glazed doors). and large Hay loft. And the Out-premises comprise - Coal-house, Wood-house, piggery, Dog Kennel, large Loose box and two Stone Built Cottages. The Superb Grounds, although not a large area and inexpensive to maintain, form a most attractive feature of the Property, they are exceedingly well arranged. Beautifully sheltered (fine Ornamental Timber, and comprise Pleasure gardens with terraces and lawns, full sized tennis ground, and charming wilderness and woodland walks; Large walled kitchen garden, with range of Forcing-houses and Several Enclosures of Pasture land the whole extending about 27a, 3r, 18-, as set forth in the subjoined schedule.

No. on Plan	Description	State	Area		
			A.	R.	P.
220	Scale House, Grounds, Bldgs & Cottages.		7	2	-
218	Paddock	Pasture	1	2	37
208 & 222	Upper Sandy Beck ground	Pasture	11	-	14
223	Lower Sandy Beck ground	Pasture	7	1	16
322	Sandy Beck Bar				31

Let to R.A.England, Esq., together with the shooting over the Estate, under Lease expiring May 12th, 1899 at a Rent which, for the purposes of this Auction, is apportioned at £198 per annum.

Earlier possession may be arranged if desired.

The Valuable Freehold Grazing Farm, known as Scale Hill Farm, comprising a comfortable stone-built Farm House, pleasantly placed upon rising ground in a central position on the holding, and containing Entrance, two sitting rooms, 5 bedrooms, Kitchen, Back Kitchen, Dairy, Wash house, and underground cellar. The buildings include Cart Stable, Granary, Chaise House, a 5 bay Cowhouse, Waggon Lodge, Fowl House, Piggery and Yards all in excellent order and condition, the whole extending to an area about 172a, 2r, 1p. as set forth in following Schedule.

"SCALE HILL FARM."

No. on plan	Description	State	Area		
			A	P	R
205	The Tank Ground	Pasture	19	3	39
203a	Upper Far Fell	Pasture	8	1	25
204a & 216	Low Laithe	Pasture	8	3	--
207 & 217	Near Fell	Pasture	5	2	20
213a	Covered Culvert				8
214	Lower Far Fell	Pasture	6	3	33
213	The Pastures	Pasture	4	1	5
205a	Thirty acres	Pasture	27	1	24
210	Home Close	Pasture	1	-	20
211	Scale Hill Farm House, bldgs & Yards			2	5
212	The Mound	Pasture	4	-	17
209	Scale Hill Paddock	Pasture	1	-	33
208a	Hill Ground	Pasture	7	-	17
219	Scale House Paddock	Pasture	1	2	12
224	Lower Scale Meadow	Pasture	24	3	5
225	Upper Scale Meadow	Pasture	26	2	16
226	Norton Tower Ground	Pasture	8	3	10
229	Little Sandy Beck	Pasture	2	1	3
230	Sandy Beck Meadow	Pasture	12	1	29
215	Adjoining the Mound	Pasture		2	--
Total.			172	2	1

Let to Mr D. Boothman, under a year of Michaelmas tenancy at a Rental which, for the purpose of this Auction, is apportioned at £155 per annum

The Valuable Freehold Stock Farm known as "Flasby Moor Side", is healthily placed and comprises a Stone-built farm house, containing 2 sitting rooms, 4 bedrooms, kitchen, scullery, dairy, wash house, etc.,. The Buildings, which are suitable to the size of the holding, include excellent shippen for about 40 cows, Barn, stable, granary, waggon lodge, poultry house, piggery, gig-house, calf-house and yards, with convenient field premises, the whole extending to an area of about 393a, Or, 26p; as set forth in the subjoined Schedule:-

"FLASBY MOOR SIDE"

No on plan	Description	State	Area		
			A	R	P
182a	Plantation Pasture	Pasture	6	2	24
18 184	Calton Mead. 1	Pasture	6		1
185	The Croft	Pasture	1	2	3
186	Upper Hull	Pasture	12	2	34
180	Hill Ground	Pasture	118	1	20
179	Home Ground	Pasture	7	2	14
198	Hull Gap Meadow	Pasture	12	1	12
197	Little Flasby	Pasture	3	1	15
196	Little Fell Ground	Pasture	4	-	3
195	Big Fell Ground	Pasture	10	-	1
189 & 190a	Calton Wood Meadow 2	Pasture	17	3	25
191	Corner Peice	Pasture	2	2	9
194	Low Fell	Pasture	58	3	22
177	Twenty Acre	Pasture	20	-	1
178	Low Laithe Ground & Bldgs.	Pasture	19	3	18
199	Home Close	Pasture	1	-	32
200	Flasby Moor Side House & Bldgs etc.		1	2	4
201	Flasby Moor	Moor	107	1	3
219	Flasby Moor	Moor	69	1	2
192	The Scar	Pasture	4	-	36
195a	Lower Scar	Pasture	1	-	30
181	Long Wood Close	Pasture	1	3	10
186a	Road Meadow	Pasture	1	2	37
152	Three Corner Close	Pasture	2	1	13
187	Little Bite	Pasture			8
220	Near Low Laithe	Pasture		3	9
		Total	393	-	26

Let to Mr. J. Spensley, under a yearly Michaelmas tenancy at a Rental which for the purposes of this Auction is apportioned at £230 per annum.

Why Calton. 1 Calton Mead.  
 2 " Wood. Meadow  
 1  
 2  
 3 Calton gill wood.

The Covers, Woods and Plantations on this Lot are in hand, are of the estimated Rental Value of £31 per annum and extend to an area of about 31a, 2r, 26p.

No on Plan	Description	State	Area		
			A	R	P
183	Calton Gill Wood	3	11	-	22
185	Calton Gill Wood		3	-	1
186	Calton Gill Wood				35
187 & 188	Hull Gap Plantation		2	1	24
202	Far Fell Plantation		3	-	--
206	Near Fell Plantation		2	2	34
231	Plantation			2	27
233	Sandy Beck		2	1	33
193a	Plantation			2	6
194a	Plantation			2	4
Total			31	2	26

Summary of Lot I

Description	Tenant	Area			Rental	Remarks	
		A	R	P			
10 1/2 2000 4 1/2 3900 - 1 5750 67 1/2 500 12150	Mansion & Shooting	R.A.England Esq.	27	3	18	£193	Apportioned
	Scale Hill Farm	Mr.D.Boothman	172	2	1	£155	Apportioned
	Flasby Moor Side Farm	Mr.J.Spensley	393	0	26	£230	Apportioned
	Plantations	In hand	31	2	26	£ 31	Estimated
			625	0	31	£614	

The vendor's Common Rights over about 1,000a, of land, Known as Rilstone Out Moor, Boss Moor, and Hetton Common Head, embracing the rights of grazing, Stone digging, Turbary etc., will be included in this Lot.

LOT 2. (coloured Pink on Plan)-RILSTONE HOUSE (nos. 145 & 146 on Plan) is a gentlemans picturesque residence, pleasantly situated in the pretty village of Rilstone, standing well back from the road (whence it is approached by a Carriage drive with pair of iron gates). and containing - Entrance Hall, Drawing Room 20' 6" X 16'; Dinning Room 20' 6" X 16'; Breakfast Room 18' 6" X 15'; 10 bed rooms, Dressing Room, Bathroom, (hot & cold), W.C. etc with the usual domestic Offices and ample Cellarage. The Beautifully sheltered grounds comprise pretty pleasure garden with 4 small lawns, large walled kithhen garden with good greenhouse, Forcing Pits, Tool-house and Furnace. Good stabling (with seperate Entrance) including 5 loose boxes, 7 stalls, carriage house with loft over, Harness room and yard. The Buildings consist of Barn, Cow-house for 5 cows, Cart lodge, Piggery, dog Kennels, Boiling house and Wash house and there are 2 convenient paddocks, the whole extending to about 2a, 3r, 8p. and let to Mr. Titley under lease for 5, 10 or 15 years, from May, 1898 at the low Rent of £30 per annum.

The Pond in the Village of Rilstone (No 143 on Plan) comprising about 1000d.

The choice Freehold Dairy Farm known as Rilstone Green Farm, included som of the finest grazing and feeding land in the County of York, it is situated adjoining the village of Rilstone and comprises a stone built Farm House, containing 2 sitting rooms, 5 bedrooms, kitchen, Dairy, Pantry, Wash house etc. The Buildings consist of Shippon for 14 cows. Loose Box, Calf-house, 2 stall stable, piggery, wood-house, barn, double cow house, loose box and yard and Field Shippen, the whole extending to an area of about 175a, 3r, 27p as set forth in the sub-joiner schedule -

"RILSTON HOUSE"

No on Plan	Description	State	Area		
			A	R	P
LC'158	Rilstone Green Farm House & Bldgs			1	17
157	The Paddock	Pasture	1	-	9
155	Green Lane Close	Pasture	4	1	1
160	Nettlefold Meadow	Pasture	38	3	9
159	Cottage Paddock	Pasture	5	1	36
173	Calf Paddock	Pasture	5	2	3
174	Keighley Backside	Pasture	3	1	15
172	Great Meadow	Pasture	7	3	17
191	High Croft Pasture	Pasture	45	3	28
170	Rilstone Rod. Pasture	Pasture	4	2	32
199	New Laithe Ground & Bldgs	Pasture	1	1	36
195	Turn Croft Meadow	Pasture	22	-	24
197	Bark Plantation Meadow	Pasture	12	2	23
198	Bark Bottom Ground	Pasture	4	1	28
204	2 shed Meadow & Bldgs	Pasture	14	1	3
147	Rilstone House Paddock & Bldgs	Pasture	2	3	20
148	Plantation & Bldgs	Pasture	---	2	2
156	Green Lane	Road	---	-	31
		Area	175	3	27

Let to Messrs. J&R.Lord, under a year of Michaelmas Tenancy at £306 per annum.

Burton Hill Farm lies close to the village of Rilstone, and comprises a substantially erected ston-built farm house, known as Burton Hill house, containing 2 sitting rooms, kitchen, dairy, larder, wash house etc. The buildings attached to which include stabling for 3, cow house for 6 and shippen, piggery, fowl-house, barn, chaise house and yard. Also a second Farm House, known as "Old Burton House", containing Parlour, Kitchen, Pantry, and 3 bedrooms, with Buildings comprising Barn, Stable, 2 Cow houses, Calf house and yard; there are Cow Shippen and field premises in convenient position on the farm, and the whole extends to an area of 100a, 1 r, 38p, as set forth in the subjoined schedule.

No on Plan	Description	State	Area		
			A	R	P
89	Raikes Ground	Pasture	1	1	2
123	House Close	Pasture	5	2	11
122	Burton House, Bldgs & Yard		---	2	7
151	Old Burton House, B lds & Yard		---	1	24
125	Town end close	Pasture	3	1	24
125	Old Cottage Close	Pasture	1	1	7
128	Old Burton Close	Pasture	2	1	4
150	Back Lane Ground	Pasture	2	2	27
153	Green Laithe Meadow & Bldgs	Pasture	9	-	23
154	First Old Park	Pasture	10	3	24
175	Second Old Park	Pasture	5	3	17
179	Third Old Parks & Bldgs	Pasture	8	2	30
180	Park Meadow	Pasture	10	1	24
181	Mill Gate Pastures & Bldgs	Pasture	35	3	12
183a	Beek Close	Pasture	1	-	6
184	Little Beck Close	Pasture	---	-	36
177	Park Plantation Piece		---	3	24
Pt 134	Mill Gate Bite		---	-	16
		Total	100	1	38

Let to Mr. Ready under a yearly Michaelmas Tenancy, at a Rental which for the purposes of this auction is apportioned at £105 per annum.

*Continuation of Lot 2. #*

LOT 3. (coloured yellow on plan)-Two valuable enclosures of Freehold accomodation pasture, Nos 140, 146, and 148 on Plandnear to village of Hetton, having frontages of about 950 feet to the Hetton Road, and containing altogether about 15a, 1r, 22p. Let to Mr. J. Spensley under a yearly Michaelmas Tenancy at a Rental which, for the purposes of this Auction, is apportioned at £20 per annum.

LOT 4. (coloured mauve on plan)-A valuable enclosure of Freehold Accomodation Meadow Land, NO 117 on Plan, close to the village of Hetton having frontage to main road of about 150 feet, and containing about 2a, 1r, 20p. Let to Mr. R. Procter under a yearly Michaelmas Tenancy at a Rental of £7 per annum.

LOT 5. (Pink on Plan)-A valuable enclosure of Freehold Accomodation Meadow Land (nos 86 and part 87 on Plan). Known as "Skirse Gill Pasture" having a frontage of about 1,350 ft to Boss Moor Lane and containing about 10a, 1r, 25p; Let to Mr. Readay, under a yearly Michaelmas Tenancy at a Rental, which for the purpose of this auction is apportioned at £10 per annum.

*Will draw*

*START £300  
SOLD £450  
COL MAUVE  
5/10/15  
SOLD £225  
R. PROCTER*

Start 2000  
LOT 6 (yellow on Plan)-A valuable enclosure of Freehold Accomodation Meadow Land. (Nos 85 on Plan) with Field Premises there on, known as "Joss Barn Meadow" having frontages to Boss Moor Lane and the Cracoe Road of about 800 ft and 600 ft respectively, and containing about 3a, 3r, 16p. Let to Mr. Readay under a yearly Michaelmas Tenancy at a Rental, which for the purposes of this auction is apportioned at £10 per annum.

LOT 7 (Blue on Plan)-A valuable enclosure of Freehold Accomodation Meadow Land (No 83 on Plan) having a frontage of about 500 ft to Hetton and Cracoe Roads and containing about 3a, 3r, 29p. Let to Mr Readay under a yearly Michaelmas Tenancy at a Rental, which for the purpose of this auction is apportioned at £9 per annum.

LOT 8 (Green on Plan)-2 valuable enclosures of Freehold Accomodation Pasture land, (Nos 82 and 97 on Plan) containing together about 7a, 1r, 35p. Let to Mr Readay under a yearly Michaelmas Tenancy at a Rental, which for the purposes of this auction is apportioned at £18 per annum.

LOT 9 (Green on Plan)-A valuable enclosure of Freehold Accomodation Pasture land. (No 90 on Plan) having a frontage of about 180ft to Hetton and Rilstone Road and containing about 2r, and 12p; Let to Mr Readay under a yearly Michaleman Tenancy at a Rental, which for the purposes of this Auction is apportioned at £1 per annum.

LOT 10 (Mauve on Plan)-Valuable enclosure of Freehold Accomodation Meadow land (No 94 on Plan- frontage of 150ft to Hetton and Rilston Road containing 4a, Or, 26p. Let to Mr Readay etc \* £9 - 10s etc.

LOT 11 (yellow) Valuable enclosure of Freehold Accomodation Meadow land (No 121) frontage of 180ft. Hetton and Rilston Road, about 2a, 3r, 12p Let to Mr Readay - £7 - 10s per annum

LOT 12 (Blue) An enclosure of Freehold Garden Ground (no pt 130) and a Plot of Garden Ground (No pt 144) situated in village of Rilstone, about 1r and 3lp. The enclosure of Garden Ground (pt 130) is let to Mr. B. Waterhouse under yearly Michaelmas Tenancy at a Rental of 15/- per annum, and remainder is in hand, and is of the estimated Annual Rental Value of 10/-.

LOT 13 (Green) Valuable Freehold Farm known as "Bucker House Farm" in the parish of Rilston, and comprising a comfortable Farm-house known as "High Bucker House" containing 2 sitting rooms, 4 bed rooms, Dairy, Kitchen, and Wash-house. The Premises consist of a Barn, Stable, Piggery, and Yard. Also a Smaller Homestead known as "Low Buckerhouse," with Shippen, and a Range of Field Premises comprising Barn and Shippen at Lane Head. Thewhole area embraces about 34la, 2r, 33p. As set forth in the following Schedule.

No on Plan	Description	State	Area		
			A	R	P
7	Upeer Lainger Bite	Pasture	1	-	1
10	Middle Lainger Bite	Pasture	3	2	28
pt 18	Lower Lainger Bite	Pasture	1	1	7
8	Lower Lane Head	Pasture	2	-	30
6	Lane Head, Yard & Bldgs		---	1	23
3	Ling Top Yard		---	-	37
4 4	Upper Ling Top	Pasture	6	3	1
9	Lower Ling Top	Pasture	7	1	1
5	Upper Lane Head	Pasture	3	2	33
11a	Hill Ground	Pasture	24	3	27
13	West Hill Ground	Pasture	8	3	16
Pt 16	Spring Meadow	Pasture	9	-	34
17	West Low Lainger	Pasture	3	2	10
Pt 19	Low Lainger	Pasture	2	1	--
Pt 20	Old Laithe Ground	Pasture	3	3	27
Pt 22	Bicker House Field	Pasture	1	2	20
Pt 23	Lower Bucker House Field & Bldgs	Pasture	---	2	39
Pt 23a	Lower Bucker House	Pasture	3	2	6
7a	West Hetton	Pasture	6	1	3
Pt 11	Pickering Common & Bldgs	Pasture	85	1	18
Pt 25	Home Ground	Pasture	1	3	24
Pt 25a	Hom Ground	Pasture	1	1	28
26	High Bucker House & Premises		---	1	33
27	High Bucker Close	Pasture	2	1	34
34	Black Park Paddock	Pasture	1	3	--
Pt 28	Hetton Beck Ground	Pasture	44	2	20
Pt 30	Long Gill Beck Ground	Pasture	54	3	26
Pt 20b	Lower Long Gill Beck Ground	Pasture	9	3	33
16a	Lower Pickering Common	Pasture	45	2	22
29	The Strip	Pasture	1	3	18
		Total	341	2	33

Let to Mr. Metcalfe, under a yearly Michaelmas Tenancy, at a Rental which for the purposes of this Auction is apportioned at £220 per annum.

This is an extremely sound and healthy stock farm; The house is comfortable, unpretentious and well placed; the enclosures are well fenced and lie conveniently together; and, although the land lies high, many of the Fields are warm and sheltered, and the Farm is well supplied with water. The valuable fishing rights vested in the owner of this property form an important feature. There is excellent Trout fishing in the large Winterbourne Reservoir in the Middle of this Farm, and the owner reserves the right of Fishing, which will greatly increase the area and value of the already extensive rights.

LOT 14 (Pink)-The compact and valuable Freehold Grouse Moor known as "Black Park" (Nos 38) together, with and Enclosure of Freehold Pasture known as "Moor Shaw" (No 36) the whole being situated adjacent to the foregoing lot, lying within a Ring Fence and extending to an area of about 129a, 2r, 19p. Let to Mr. James Metcalfe under a yearly Michaelmad Tenancy, at a Rental, which for the purposes of this Auction is apportioned at £17 per annum. It is Surrounded by well preserved moors, and independent of possessing magnificent cover for Grouse etc, it affords excellent Rough Pasture.

LOT 15 (not on Plan)- Five Sheep Gaites on Cracoe Fell, estimated to be worth at least 15/- per annum.

GENERAL SUMMARY.

Lot	Description	Area			Rent		
		A	R	P	£	s	d
1	Scale House, Farms and Woods	625	-	31	614	0	0
2	Rilstone House, Farms and Woods	370	1	31	577	0	0
3	Two enclosures of accomodation land	15	1	22	20	0	0
4	One enclosure of accomodation land	2	1	20	7	0	0
5	One enclosure of accomodation land	10	1	25	10	0	0
6	one enclosure of accomodation land	3	3	16	10	0	0
7	One enclosure of accomodation land	3	3	29	9	0	0
8	Two enclosures of accomodation land	7	1	35	18	0	0
9	One enclosure of accomodation land		2	12	1	0	0
10	One enclosure of accomodation land	4	0	26	9	10	0
11	One enclosure of accomodation land	2	3	12	7	10	0
12	Garden Ground, etc.,		1	31	1	5	0
13	Buckers Hill Farm	341	2	33	220	0	0
14	Black Park	129	2	19	17	0	0
15	Five Sheep Gaites on Cracoe Fell					15	0
	Totals	1518	1	22	£152	0	0

LOT 2 Continued:-

An enclosure of Freehold Pasture land (No 190- known as the Pheasant Field, containing about 1a, 1r, 30p, and let to R.A.England Esq., at a Rental at £2 per annum.

3 enclosures of valuable Freehold Meadow land, (nos 192a, 193, 202, 203) known as "Gill Beck Closes" "Skipton Road Close" "Clints Rocks" about 37a, 33p, ~~xxxxx~~ Let to Mr.D.Boothman, under yearly Michaelmas Tenancy at Rental apportioned at £50 per annum.

2 Freehold Stone Built cottages, No 159a, and gardens and small Barn having a frontage of 50ft to green Lane and, = 21p. Let on  $\frac{1}{2}$  yearly tenancies to Frank Ideson and Miss Myers at £6, and £5 per annum.

The keepers cottage, garden and kennels, (Pt 147) = 14p, and let at £5 per annum.

The Covers and Plantations on this Lot are in hand, are of estimated Rental Value of £15 per annum and extend to an area 15a, Or, 38p.

No on Plan	Description	State	Area		
			A	R	P
Burton Hill	189	High Croft Plantation	4	-	35
	176	Park Plantation	1	1	17
	178	Mill Gate Plantation	3	2	30
	182	Little Mill Gate Plantation		2	38
	200	Bark Bottom Plantation	-	2	31
	192	Tun Croft Plantation	3	2	14
GREEN FARM	196	Back Plantation		1	15
Total			15	-	38

Summary of LOT 2

Description	Tenant	Area			Rent			Remarks
		A	R	P	£	s	d	
68 1/2 500 3 Rilstone House	Titleley Esq.,	2	3	8	30	-	-	
Rilstone Pond			1	--				
49 1/2 500 Rilstone Green Farm	Messrs.J.& R.Lord	175	3	27	306	-	-	
48 1/2 262 1/2 Burton Hill Farm	Mr. Readay	100	1	38	105	-	-	Apportioned
42 1/2 500 Pheasant Field	R.A.England Esq	1	1	30	2	-	-	Apportioned
48 1/2 125 1/2 3 enclosures	Mr. Boothman	37	-	33	50	-	-	Apportioned
47 1/2 125 1/2 3 enclosures (Cottage	J. Spensley Miss Myers)	36	3	19	50	-	-	Apportioned
		(-	-	2)	(5	-	-	

Summary of LOT 2 continued:-

		A.	R.	P.	f	s	d.		
4364 {	Cottage	F. Ideson)	(---	-	21)	6	-	-	
	Cottage	B. Waterhouse			3	3	-	-	
	Keepers Cottage				14	5	-	-	
	Plantations	In hand		15	-	38	15	-	-
4365		a	370	1	31	577	-	-	

The Property described in forgoing Lots comprise 1 of very finest sportin etc., etc., - it is easily accessible from all parts of Kingdom, the train service at Skipton very good and Royal Mail Service of 3-horse omnibuses plies between Skipton and Rylstone in accordance with following time table daily, passing in each instance the entrance gates of Scale House

	WEEK DAYS						SUNDAYS	
Leave Skipton	a.m.	a.m.	p.m.	p.m.	p.m.	p.m.	a.m.	p.m.
Leave Skipton	6. 0	8.45	3.0	5.0			7.30	8.45
Reach Rilston	7.0	9.45	4.0	6.0			8.30	9.45
Return								
Leave Rilston	7.45	9.30	12.45	1.15	6.0	6.45	4.20	6.45
Reach Skipton	8.25	10.10	1.25	1.55	6.40	7.25	5.0	7.25

This admirably together within a Ring Fence and every acre is let to a substantial and contented tenantry.

RYLSTONE Near Skipton. Particulars and Plan of Valuable Freehold Properties Situate in township of Rylstone and Flasby between Skipton and Grassington, in Yorkshire comprising TWO FARM HOUSES, called Burton Hill House and Old Burton House respectively; Two Cottages, also Farm Buildings, and nearly 200 acres of Meadow, Pasture and Woodland, which will be offered for Sale by auction by Messrs. Throup and Kidd, at the Black Horse Hotel in Skipton, at 3.0'oclock in the afternoon of Tuesday, the 13th of October 1903. The conditions of sale may be inspected by intending purchasers at the offices of Messrs. Charlesworth . and Wilson after the 3rd October; permission to view may be obtained from the Auctioneers, from Messrs. W.B.Woodhead & Sons, Surveyors, Exchange Buildings, Bradford, and from Wm.Henry Steward, Solicitor, 2, Upper Fountaine Street, Leeds; and Charleworths & Wilson, Solicitors, Bank Buildings, Skipton. Skipton. September 1903.

PARTICULARS. (note Numbers of Lots correspond with No's on Sale Plan)

LOT 1. The Close of Meadow Land, with Barn therein, at the junchor of highway with Fleets Lane, and in close proximity to Rylstone Station, called Joss Barn Meadow, and containing 3a, 3r, 16p; and now in the occupation of R.D.Taylor.

LOT 2. A plot of Building Land immediately adjoining Rylstone Station on the east side of the Yorkshire Dales Railway, containing about 4628 square yards (3r 33p) and now in occupation of Jno Lord. This Lot is sold subject to a right of way for all purposes over and along its southernly side.

LOT 3. A Plot of Building Land also immediatly adjoining Rylstone Station, on the W. side of the Railway, containing about 3176 sq.yds. (2r, 25p) and in occupation of Tho. Swale.

LOT 4. The Substantialy erected stone-built Farm House, known as Burton Hill House, containing 2 sitting rooms, Kitchen, Dairy Larder, Wash house, etc; with buildings attached which include stable, cow house, shippen, piggery, fowl-house, barn, and chaise house; yard, a cottage containing living room, scullery, larder, 3 bedrooms and washhouse; a second Farm House, Old Burton House, containing parlour, kitchen, pantry and 3 bedrooms, with buildings comprising barn, stable, 2 cow houses, and calf house, yard a second cottage (in Rylstone Raikes) containing living room, scullery, larder, 2 bedrooms, and large coalhouse; and 3 outlying barns, also 22 enclosures of rich meadow pasture and woodlan known by the names following.- the whole situate at Rylstone and containing an area of about 68a, Or, 26p -

LAST BID £ 300  
SOLD AT £ 370

LAST BID £ 100  
SOLD AT £ 100

START  
2500  
2600  
2700  
2800  
2900  
3000  
3100  
3200  
3250  
LAST  
BU.

No on Plan	Description	State	Area		
			A	R	P
94	Meadow Field		4	-	26
121	Meadow Field		1	3	15
89	Raikes Ground		1	2	4
123	Home Close		5	2	11
122	Burton Hill Hous, Bldgs & Yard		---	2	7
125	Town End Close		3	1	24
126	Old Cottage Close		1	1	7
128	Old Burton Close		1	1	3
128a	Old Burton Close (part of)	0 1 19)			
128a	Strait Lane	0 0 7)	3	-	
150	Back Lane Ground	2 2 17)			
151	Old Burton House, bldgs & Yard		---	1	24
153	Green Laithe Meadow, or Green Close Meadow		7	-	11
153a	Green Laithe, or Green Close Mdw & Bldgs		1	2	7
154	First Old Park		7	3	20
154a	First Old Park		2	1	38
175	Second Old Park		5	-	2
175a	Second Old Park		---	2	13
176	Park Plantation		1	1	17
177	Park Plantation Piece		---	3	24
179	Third Old Park & Bldgs		8	2	7
179a	Third Old Park		---	-	5
180	Park Meadow, or Low Field		8	-	34
180a	Park Meadow, or Low Field		1	2	4
			68	-	26

This Lot is sold subject to a right of road for all purposes for the purchases of Lot 5. over the Field Nos. 180 on plan, and for the Purchaser of Lot 6 over Diels Nos 180 and 180a on the plans.

LOT 5- Nine enclosures of Meadow, Pasture, and Woodland containing altogether about 45a, 3r, 12p, situate between Skipton and Grassington Highway and the Yorkshire Dales Railway, nr. Rylstone, and known by the names etc.-

Asked £15'00  
Got No Bid.

No on Plan	Description	State	Area		
			A	R	P
181a	Mill Gate Pasture		3	2	30
187	Upper Clints, or Upper Kellands		5	1	30
188a	High Croft Meadow		10	-	8
189	High Croft Plantation		4	-	35
190	The Pheasant Field		1	1	30
200	Bark Bottom Plantation		2	-	31
201	Bark Bottom Ground		---	2	28
202	Clints Rock		13	2	6
203	Skipton Road Close		4	2	14
			45	3	12

Clints Rock, comprised in No 202, is of Hard Blue Limestone and adjoins the line of the Yorkshire Dales Railway. There is ample accommodation for a Siding, and connections can be easily made with the Railway. The purchaser of this lot will have a right to take, for agricultural purposes only, the water overflowing from a tank to be placed by him near the beck in the Field Nos 160, part of the adjoining Rylstone Green Farm. He will also have the right of road for all purposes over and along the Field Nos 180 on the plan (part of Lot 4) from the boundary of the Field opposite green Laithe to the Bridge over the Railway there, and thence alongside the Railway on the West of the Field. This lot is sold subject to a right of way for all purposes for the purchaser of Lot 6 over and along the Fields Nod 203 and 202, from the highway to the Bridge under the Railway in the Field Nos 202 on Plan.

LOT 6. Eleven Enclosures of Meadow, Pasture, and Woodland, containing altogether about 72a, 3r, 34p. situate partly in Rylstone and partly in Flasby, directly opposite to Lot 5 and on the West side of the Railway known as--

No on Plan	Description	State	Area		
			A	R	P
203a	Skipton Road Close		1	3	23
193	Gill Beck Close		2	2	7
192a	Beck Close		4	-	28
202a	Clints Rock		8	2	24
187a	Lower Clints, or Lower Kellands		5	2	13

START  
£.  
2,000  
100  
200  
300  
400  
500  
600  
700  
800  
900  
Widdows.

No on Plan	Description	State	Area		
			A	R	P
1 188	High Croft Meadow		13	3	23
181	Mill Gate Pasture or Low Field & Bldgs		31	2	8
134	Mill Gate Bite		---	-	16
178	Mill Get Plantation		2	3	8
182	Little Mill Gate Platation		---	2	38
183a	Beck Close		1	-	6
			72	3	34

The Purchaser of this lot will have a right of way for all purposes over and along the Field Nod 180 on the Plan xxx (part of Lot 4) from the boundary of the Field opposite (nr Laithe to the bridge over the Railway there, over the Bridge, and thence along the Railway on N." of Field Nod 180a, (other pt of Lot 4) and a similar right of way over and along the Field Nod 203 and 202 leading from the Highway to Bridge under Railway in the Field No 202 and under the same Bridge.

There is a sulphur mineral spring on this lot, which used to have considerable repute and value for its medicinal purposes.

Summary

The properties are well fenced, most of the fence walls being over 6' high and particularly well built and topped in lime in good repair well watered, and comprise some of the best grazing land in Craven.

There is some valuable timber on Lots 4, 5, 6, both in the plantations and older woods, which are well adapted for game coverts. The timber on each Lot will be included in the Sale without any special valuation.