

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
		<u>155.284</u>

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 Owslin 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
		<u>202.918</u>

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.