

The Premises are centrally situated to the Land and

THE ATTRACTIVE FARMHOUSE

is stone built with grey slate roof and contains the following accommodation:—

On the Ground Floor: Two Sitting Rooms, Living Room, Kitchen and Pantry.

On the First Floor: Four Bedrooms, Bathroom and W.C.

Outside: W.C.

Main Electricity connected (subject to a guarantee of £30 per annum payable by the Tenant for a period of 5 years from 29th October, 1957). Private Farm Water Supply. Septic Tank Drainage.

THE FARMBUILDINGS

adjoining the House are stone built with grey slate roofs and include: **Shippon for 7 Cows and 9 Stirks, Barn with One-bay Ground Mow and Two-bay Baulks, Two-stall Stable used for Calves and having Loft over, Store and Sheep Dip.** There are **Two Useful Outbarns**, one at **Low Lainger**, being stone built with grey slate roof and containing **Shippon for 6 with Baulks over, Shippon for 8, Two Loose Boxes and an Old House used for Storage of Hay.** The Outbarn at **Lane Head** comprises a **Barn with One-bay Ground Mow and One-bay Baulk over Stirk Shippon for 8** and is stone built with grey slate roof.

THE LAND

owned by the Estate is intersected by land owned by British Transport Waterways which the Tenant also rents and runs in conjunction with the Estate Land. British Transport Waterways Land is generally not fenced off and the whole is run together as one unit. The Tenant also usually takes the Annual Tenancy of the Sheep Grazing Rights over Boss Moor from the Parish Council. On the whole of the land the Tenant keeps a breeding flock of about 380 ewes and rears about 55 cattle during the winter.

SCHEDULE

O.S. No.	Description	Area
Rylstone Parish		
3233
4	6.755
5	3.707
6	Lane Head	.392
6a	Lane Head	.010
7998
8	2.185
9	7.259
10	3.673
11	24.920
13	8.815
Pt. 16	9.150
17	3.564
Pt. 18	1.290
Pt. 19	Low Lainger	2.190
Pt. 20	3.610
Pt. 22	1.840
Pt. 23	3.840
Pt. 25	3.665
26	Higher Bucker House	.456
27	2.462
Pt. 28	48.480
29	1.862
30	55.760
34	1.748
Hetton Parish		
7	6.271
Pt. 11	85.645
16	45.884
Pt. 20	9.504
		346.168

This Lot is let on a yearly Tenancy to Mr. Tennant at **£250 per annum.**

Apportioned Tithe Redemption Annuity £8 17s. 8d. per annum.

Note 1: The Tenant claims to have constructed the Sheep Dip in the Farmyard.

Note 2: This Farm is the subject of a Livestock Rearing Scheme under the Hill Farming and Live Stock Rearing Acts, 1946 to 1956, but some of the work under this Scheme has not yet been completed. The Purchaser of this Lot will be required to complete the work (on which he will obtain a 50 per cent Grant) to the satisfaction of the Ministry of Agriculture and Fisheries. Full details of the agreed scheme and of the work yet to be completed may be obtained from the Land Agents on request. The Purchaser of this Lot, whether or not he inspects the scheme, will be deemed to purchase with full knowledge thereof and will be required to indemnify the Vendor against all liability by reason or in consequence of the non-completion of the scheme, should that event occur, including in particular all liability in that event to repay any grants made to the Estate in respect of this Lot under the Hill Farming and Livestock Rearing Acts, 1946 to 1956.

Note 3: This Lot is sold subject to Rights of Way as at present enjoyed in favour of British Transport Waterways for access over this Lot to the strips of land intersecting the farm owned by British Transport Waterways but the Vendor shall not be called upon to define such Rights of Way.

Note 4: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

LOT 36

(Coloured Green on Plan No. 2 and also on Inset No. 2)

An Important and Valuable Area of Accommodation Grassland

situated to the north of Threshfield Village and extending to about

14 Acres 1 Rood 27 Poles

THE LAND

is bounded on the north-east by the River Wharfe, to which there is long frontage, and includes part of the soil of Wharfeside Avenue, which is a private unadopted road, the south-east portion from the public road by the Wilsons Arms Hotel having been made up by the West Riding County Council when the Secondary School was built adjoining this Lot on the south. The land adjoins existing and recent development on the south-east and it is suggested should become **Available for Building Development in due course** (see Note 4 below).

The land has about 620ft. total frontage to both sides of Wharfeside Avenue and an additional 140ft. frontage to the north-east side of this road, in which *Main Electricity* is available and a *Threshfield Private Estate Water Supply Pipe* is laid.

The Skipton Rural District Council have recently laid a Sewer across O.S. No. 113 and Pt. O.S. No. 114 on this Lot. The frontage adjoining Wharfeside Avenue, which is an attractive tree-lined road, is level and easily developed, the remainder of the land on the north-east sloping down to the River Wharfe, which forms an attractive amenity.

This Lot comprises O.S. No. 113 and Pt. O.S. Nos. 114 and 115 in Threshfield Parish. It is let with Lot 37 on a yearly Tenancy to Miss Atkinson, Apportioned Rent **£44 per annum.**

Apportioned Tithe Redemption Annuity 9s. 8d. per annum.

Value of Timber £13.

Note 1: This Lot is sold subject to Rights of Way as at present enjoyed in favour of adjoining owners on the north-west over the portion of Wharfeside Avenue included with this Lot and with the benefit of a Right of Way as at present enjoyed for this Lot over the portion of Wharfeside Avenue not belonging and lying to the south-east for access to the public road by the Wilson's Arms Hotel.

Note 2: This Lot is sold subject to and with the benefit of a Deed of Conveyance and Covenants dated the 22nd July, 1905, referring *inter alia* to payment for upkeep of Wharfeside Avenue. This Deed is available for inspection at the Land Agents' Offices and the Purchaser of this Lot, whether or not he inspects such Deed, will be deemed to purchase with full knowledge thereof.

Note 3: The small part of this Lot hatched black on the plan is sold subject to a Covenant contained in the aforesaid Deed of the 22nd July, 1905, that no building or erection whatsoever other than fence walls not exceeding 4ft. in height shall at any time be erected or built upon the piece of land hatched black on the plan or on any part thereof.

Note 4: An application for Planning Consent to erect bungalows on this Lot was refused by the West Riding County Council on 28th May, 1959, one of the grounds for refusal being that the development was premature. A copy of the Planning Refusal may be inspected at the Land Agents' Offices and the Purchaser of this Lot, whether or not he inspects such Refusal, will be deemed to purchase with full knowledge thereof. This Lot has an unexpended balance of established development value of £390, plus one-seventh, and in the event of a further planning refusal after a period of 7 years from the above date this sum may be receivable by the Purchaser under the terms of the Town and Country Planning Act, 1954.

Note 5: In the event of the Purchaser of this Lot desiring to take a supply of water from the Threshfield Private Estate Supply he shall give not less than one month's notice thereof to the owner of Lot 66 and shall thereafter pay to the owner of Lot 66 the sum of £5 per annum on 2nd February for each water point supplied on this Lot and shall also thereafter maintain the service pipe or pipes from the Threshfield Private Estate Supply pipe supplying this Lot. The term "water point" shall mean an ordinary domestic supply or an agricultural supply to one cattle trough, but an outside tap for garden watering, car washing, etc., shall count as an extra "water point".

Note 6: The Purchaser's attention is drawn to the **Valuable Fishing Rights** comprised in Lot 38, which would form an important adjunct to this Lot.

Note 7: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Parts I and II of the Stipulations as to Rights of Way for Fishing and Water Supply.

LOT 37

(Coloured Blue on Plan No. 2 and also on Inset No. 2)

A Valuable Grass Field

situated adjoining the Methodist Chapel at Threshfield and extending to about

2 Acres 0 Rood 10 Poles

THE LAND

has about 700ft. frontage to Two Public Roads and would appear **Suitable for Development** (subject to Planning Consent).

Main Electricity is available and the *Threshfield Private Estate Water Supply* crosses under this Lot). There is a *Public Sewer* at Woodlands Terrace nearby on the north-east.

This Lot comprises part of O.S. No. 98a in Threshfield Parish and is let on a yearly Tenancy with Lot 36 to Miss Atkinson, Apportioned Rent **£6 per annum**.

Apportioned Tithe Redemption Annuity 3s. per annum.

Value of Timber £41.

Note 1: In the event of the Purchaser of this Lot desiring to take a supply of water from the Threshfield Private Estate Supply he shall give not less than one month's notice thereof to the owner of Lot 66 and shall thereafter pay to the owner of Lot 66 the sum of £5 per annum on 2nd February for each water point supplied on this Lot and shall also thereafter maintain the service pipe or pipes from the Threshfield Private Estate Supply pipe supplying this Lot. The term "water point" shall mean an ordinary domestic supply or an agricultural supply to one cattle trough, but an outside tap for garden watering, car washing, etc., shall count as an extra "water point".

Note 2: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Part II of the Stipulations as to Threshfield Private Estate Water Supply.

LOT 38

(Coloured Blue on Plan No. 2 and also on Inset No. 2)

WITH VACANT POSSESSION

The Valuable Fishing Rights in the River Wharfe

from the Right Bank for a distance of about
271 YARDS

Included with this Lot is the Freehold of half of the River Bed, together with a small piece of riparian land on the south-west. Also included is a right of way over Lot 36 for access to the River Bank, and a right of way shown by a dotted brown line on the Plan over riparian land not belonging on the north-east.

This Lot comprises part of O.S. Nos. 112 and 166 in Threshfield Parish and extends to about

3 Roods 22 Poles

The whole is in hand and Possession will be given on Completion.

See Part I of the Stipulations as to Rights of Way.

LOT 39

(Coloured Pink on Plan No. 2)

A Useful Area of Sheep Grazing Land at Malham Moor

extending altogether to about

140 Acres 0 Rood 4 Poles

THE LAND

has good access from Malham Moor Lane and the principal block lies on the south with one field on the north side of the road. The land rises from about 1,100 feet to 1,300 feet. This Lot comprises O.S. Nos. 208 and 209 in Threshfield Parish, extending to 23.425 acres, the remainder of this Lot having no Ordnance Numbers. The whole is let to Mr. C. Kitching of Grisdale Gate Farm, Threshfield, on a yearly Tenancy at **£65 per annum**.

Apportioned Tithe Redemption Annuity £2 1s. 0d. per annum.

Note: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

LOT 40
(Coloured Blue on Plan No. 2)

A USEFUL AREA OF
Accommodation Grassland

known as

GOOSE HULLS

situated in Green Lane to the west of Threshfield and extending to about

13 Acres

THIS LAND

comprises part of O.S. No. 310 in Threshfield Parish and is let on a yearly Tenancy to Mr. C. Midgley of Wood Nook Farm, Threshfield, at **£3 10s. 0d. per annum.**

Apportioned Tithe Redemption Annuity 4s. 11d. per annum.

Note: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

LOT 41
(Coloured Green on Plan No. 2)

WITH POSSESSION
(Subject to Sheep Gaits)

THE FREEHOLD GROUSE MOOR

well known as

Threshfield Moor

extending to about

589 Acres 1 Rood 21 Poles

including a Capital Shooting Box

together with the Sporting Rights only over the adjoining Boss and Linton Moors extending to a further

465 Acres

(these Moors are marked by dotted red lines on the Plan) thus providing **Capital Sporting over a total area of 1,054 Acres.** The Moor lies about $1\frac{1}{2}$ miles from Threshfield and only about 7 miles from Skipton and there is good access from Moor Lane. Threshfield Moor is nicely undulating in character, watered by several Becks and lies generally between the 900ft. and 1,200ft. contours. It is in good condition, well drained and there are large stretches of heather in all stages of growth. The Moor has been well maintained, regularly shot and is believed to be free from vermin. The Grouse Bags over Threshfield, Linton and Boss Moors have averaged as follows:—

Year ended December, 1957, over 198 Brace.
Year ended December, 1958, 80½ Brace.
Year ended December, 1959, 255 Brace.

In a good year the Moor should produce between 300 and 350 Brace.

This Lot comprises part of O.S. Nos. 319 and 320 in Threshfield Parish, is in hand and **Vacant Possession will be given on Completion.**

There are 390 Sheep Gaits on Threshfield Moor owned by the Estate and 110 Sheep Gaits not owned by the Estate. 204 of the Estate Sheep Gaits are let on an annual basis at 7s. 6d. each per annum, producing **£76 10s. 0d. per annum.** 132 Sheep Gaits are let with Park Grange (Lot 34) and 54 Sheep Gaits are at present unlet.

Rateable Value £20.

Note 1: This Lot is sold subject to all the said sheep gaits and with the benefit of such of the same as are owned by the Estate as aforesaid except the 132 of the Estate's sheep gaits included in Lot 34.

Note 2: Rights of Way at all times and for all purposes over the track shown by a dotted black line on the plan are reserved in favour of the owner of Lot 66.

Note 3: The gathering ground and source of the Estate Threshfield Water Supply (Lot 66) is situated at the eastern end of this Lot which is expressly sold subject to all existing and necessary rights in the said Water Supply as at present enjoyed over this Lot, together with all necessary rights of entry with or without vehicles or other apparatus to inspect, clean, maintain, repair, renew and improve the aforesaid gathering ground and source, together with the right to lay, construct and maintain any necessary pipes, tanks, reservoirs, drains or other apparatus to augment or improve the supply, the owner of this Lot and also using his best endeavours not unduly to interfere with the Sporting amenities thereof. The Purchaser of this Lot shall in his Conveyance covenant for the benefit of the owner of Lot 66 not to do or permit to be done anything (except where due to natural causes) on this Lot which may pollute, damage, diminish or interfere with the Estate Threshfield Water Supply as at present enjoyed.

Note 4: One Sheep Gait allows one ewe and its suckling lamb to be turned onto the moor up to 31st August in each year, after which every sheep or lamb counts as one gait.

See Part II of the Stipulations as to Threshfield Private Estate Water Supply.

Gargrave Properties

LOT 42
(Coloured Pink on Inset No. 1)

WITH VACANT POSSESSION
AT 2nd NOVEMBER, 1960

**THE SUPERIOR DETACHED
STONE-BUILT RESIDENCE**
with stone mullions and slate roof

known as

Westfield
Marion Road, Gargrave

The House stands in a nice garden, enjoys a south aspect and the accommodation comprises:—

On the Ground Floor: Hall; Sitting Room; Dining Room; Large Lounge with French windows leading to **Conservatory and Garden; Cloakroom** with wash basin and W.C.; **Kitchen** with Rayburn cooker, boiler and sink (h. & c.); **Scullery; Pantry and Wood Shed.**

On the First Floor: Six Bedrooms; Boxroom; and Bathroom with bath and basin (h. & c.), W.C.

Outside: Timber Garage and Pig Sty. Yard with Fuel Stores and Sheds with corrugated iron roofs.

Main Electricity, Water and Drainage connected.