

The property has a **Large Garden** with lawn and flower beds and about **230ft. frontage** to the road. This Lot comprises part of O.S. No. 210 in Gargrave Parish and extends to about

38 Poles

It is let on a six monthly Tenancy from the 2nd May, 1959, to Mr. L. H. Hickson at **£130 per annum**, Tenant paying rates, but Notice to Quit at the 2nd November, 1960, has been served and **Vacant Possession will be given at this date.**

Rateable Value **£47.**

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

LOT 43

(Coloured Yellow on Inset No. 1)

**WITH POSSESSION
AT 2nd FEBRUARY, 1961**

A Useful Croft

situated in the rear of the previous Lot, to which it would form a valuable adjunct. This Lot has frontage on the north to a public footpath, under which there is a sewer, and comprises part of O.S. Nos. 210 and 212 in Gargrave Parish. It extends to about

Half an Acre

and is let on a yearly Tenancy to the Executors of Mr. J. Carradice (deceased) at **£3 per annum**. Following upon the death of the Tenant, Notice to Quit has been given to the Executors expiring 2nd February, 1961, when **Possession of this Lot will be given.**

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

LOT 44

(Coloured Green on Inset No. 1)

WITH VACANT POSSESSION

An Important and Valuable Site for Redevelopment

situated in High Street, Gargrave, in a commanding position fronting on the River and with the benefit of **Outline Planning Permission**, dated 23rd October, 1959, for re-development for residential purposes. The Site has about **100ft. frontage to the High Street** and a **maximum depth of about 120ft.**, and all *Main Services* are available.

It extends altogether to about

1 Rood 3 Poles

The Site is at present occupied by some old cottages which are the subject of the Gargrave No. 3 Clearance Order served by the Skipton R.D.C. in 1958, which has not yet been complied with.

This Lot comprises part of O.S. No. 122 in Gargrave Parish, is in hand and **Vacant Possession will be given on Completion.**

Note 1: The Purchaser's attention is drawn to Lots 45 and 46 adjoining, the acquisition of which would greatly improve this site for re-development purposes.

Note 2: This Lot is sold subject to a Conveyance dated 7th January, 1924, providing (*inter alia*) for the joint use of certain ash pits therein mentioned and for the use in common by the Vendor or his Successors in Title and one Bertha Jones (party thereto) and her Successors in Title of the yard therein mentioned (subject to the provisions therein contained for contribution to the cost of keeping the said yard in repair). A copy of the said Conveyance is available for inspection at the Land Agents' Offices during usual business hours, and the Purchaser of this Lot, whether or not he inspects such Conveyance, will be deemed to purchase with full knowledge thereof.

Note 3: A copy of the Planning Permission for Residential Development may be inspected at the Land Agents' Offices during usual business hours.

Note 4: The Purchaser of this Lot will be deemed to purchase with full knowledge of the said Clearance Order (see attached) and as provided by the Special Conditions must covenant with the Vendor to do all things necessary to carry out and comply with the said Clearance Order in all respects and to indemnify the Vendor against all liability under or in respect of that Clearance Order.

Note 5: The Vendor has arranged with the owner of the Earth Closet (uncoloured on Inset Plan No. 1) situated in the middle of this Lot and which closet might interfere with the re-development of this Lot for the owner of the said closet to exchange the present site of the said closet for the site of an old disused water closet owned by the Estate adjoining the East boundary of this Lot, which new closet site would not interfere with the re-development. The agreed terms for this re-arrangement of closet sites are as follows:—

- (1) The old disused Estate water closet to be put into working order.
- (2) The legal costs of the transfer to be borne by the person requiring the transfer.

This Lot is sold subject to and with the benefit of this agreement for exchange of closet sites and the Purchaser will be required to carry out the above terms of the agreement if he wishes to re-develop this Lot and exchange the closet sites. Copies of the correspondence between the Vendor and the owner of the closet site are available for inspection at the Land Agents' Offices during usual business hours and the Purchaser of this Lot, whether or not he inspects such correspondence, will be deemed to purchase with full knowledge thereof.

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

LOT 45

(Coloured Yellow on Inset No. 1)

A SEMI-DETACHED, THREE-STOREY STONE AND SLATE HOUSE

known as

No. 3, Water Street GARGRAVE

adjoining the previous Lot and backing on to the River.

The accommodation comprises:—

On the Ground Floor: **Living Room** with fireplace (Tenant's); **Small Kitchen** with fireplace (Tenant's); **Back Yard** with **Wash-house**.

On the First Floor: **Two Bedrooms** and **Two Attic Bedrooms**.

Main Water, Electricity and Drainage connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and extends to about

.017 Acre

It is let to Mrs. Garnett at **£13 per annum**, rates being charged in addition.

Rateable Value **£9.**

Note 1: The Tenant claims to have installed electricity in the House.

Note 2: The Tippler Closet occupied with this Lot has for convenience been coloured on the Plan with Lot 46 but is sold with this Lot. See Part I of the Stipulations as to Rights of Way.

LOT 46
(Coloured Pink on Inset No. 1)

WITH VACANT POSSESSION ON COMPLETION

THE ADJOINING AND SIMILAR
SEMI-DETACHED STONE AND SLATE
HOUSE

being

No. 1, Water Street
GARGRAVE

adjoining Lot 45 on the east and backing on to the River.

The accommodation, on three floors, comprises:—

On the Ground Floor: **Living Room** with modern fire grate having back boiler; **Kitchenette** having sink (h. & c.).

On the First Floor: **Sitting Room; Bathroom** with bath and basin.

On the Second Floor: **One Large Bedroom.**

Outside: Tippler-type **Closet** and **Yard** with **Coal House.**

Main Water, Electricity and Drainage connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and extends to about

.024 Acre

It is let furnished to Mr. C. Preston who has been given Notice to Quit expiring on 1st August, 1960, when **Vacant Possession will be given.**

Rateable Value £8.

Note 1: The following Furniture and Effects are included in the Sale:— The curtains and pelmets in the Living Room, Upstairs Sitting Room and Bedroom. The linoleum as laid in the Upstairs Sitting Room and the Bathroom. An Esse stove in the Sitting Room. A chest of six drawers and one grey bath mat in the Bathroom. The electric light bulbs and shades throughout the house.

Note 2: The Tippler Closet included with Lot 45 has for convenience been coloured on the Plan with this Lot but is sold with Lot 45.

Note 3: This Lot is sold subject to a letter dated 14th January, 1960, from the Skipton Rural District Council requiring certain work to be carried out to the gable and window wall of the Living Room, and a copy of this letter may be inspected at the Land Agents' Offices during usual business hours. The Purchaser of this Lot, whether or not he inspects such letter, will be deemed to purchase with full knowledge thereof.

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

LOT 47
(Coloured Pink on Inset No. 1)

WITH VACANT POSSESSION

A VALUABLE AREA OF
ACCOMMODATION LAND

known as

Higher Land Allotments

situated off West Street, adjoining the Leeds and Liverpool Canal and a Municipal Housing Estate on the south.

THE LAND

extends altogether to about

1.592 Acres

and has access on foot only on the south from West Street and there is also a field gate on the north boundary leading on to the canal bank, to which there is about **240ft. frontage**, and through which access has been had from time to time to and from this Lot over and along the canal bank; but no guarantee or assurance can be given that a right of way has been established for such last mentioned access.

This Lot, previously used as allotments, comprises part of O.S. No. 258 in Gargrave Parish. It is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity 6s. 2d. per annum.

Note: This Lot is sold subject to a Deed of Grant dated 9th March, 1954, between the Vendor and the North Eastern Gas Board for an 8in. gas main laid under this Lot close to the north boundary thereof. The Deed of Grant and attached plan may be inspected at the Land Agents' Offices during usual business hours and the Purchaser of this Lot, whether or not he inspects such Deed of Grant, will be deemed to purchase with full knowledge thereof.

LOT 48
(Coloured Yellow on Inset No. 1)

WITH VACANT POSSESSION

**An Important Site for
Development**

situated in West Street, Gargrave, and extending to about

.120 Acre

with the benefit of Outline Planning Permission for the erection of a Pair of Semi-detached Houses. The cleared site has about **115ft. frontage to West Street** in which there is a *Sewer, Water and Electricity* available.

This Lot comprises part of O.S. No. 122 in Gargrave Parish, is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity 4d. per annum.

Note: The Outline Planning Permission for a Pair of Houses dated 26th February, 1960, may be inspected at the Land Agents' Offices during usual business hours, together with a proposed method of development of the site with a pair of semi-detached houses.

LOT 49
(Coloured Yellow on Inset No. 1)

AN ATTRACTIVE SEMI-DETACHED
STONE AND SLATE RESIDENCE

being

No. 39, High Street
GARGRAVE

situated in the centre of the Town, opposite the Grouse Hotel and close to the River.

THE HOUSE

stands in a pleasant garden, faces west and the accommodation comprises:—

On the Ground Floor: **Sitting Room** with fireplace (Tenant's); **Dining Room** with back boiler; **Small Kitchenette**; **Pantry**.

On the First Floor: **Three Bedrooms**; **Bathroom** and **W.C.**

Outside: **Yard** with **Coal Shed** and **W.C.** **Space for Garage.**

Main Water, Electricity and Drainage are connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and extends to about

.056 Acre

It is let to Mr. A. A. Joyce at **£50 per annum**, Tenant paying rates.

Rateable Value **£21**.

LOT 50

(Coloured Blue on Inset No. 1)

THE ADJOINING STONE AND SLATE RESIDENCE

being the centre house of a terrace of three

and with small garden extending to about

.034 Acre

Situated in the centre of the Town, close to the River, and known as

No. 29, South Street

The accommodation comprises:—

On the Ground Floor: **Living Room** with tiled fireplace; **Kitchen** with tiled floor and old type fireplace with back boiler.

On the First Floor: **Two Bedrooms** and **Bathroom** (the Tenant having installed the bath and basin).

Outside: **Yard** with **Coal Place** and **W.C.**

Main Water, Electricity and Drainage are connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Miss Dalby at **£36 per annum**, rates being charged in addition.

Rateable Value **£11**.

LOT 51

(Coloured Green on Inset No. 1)

THE ADJOINING SEMI-DETACHED STONE AND SLATE RESIDENCE

being

No. 28, South Street
GARGRAVE

situated in the centre of the Town close to the River, and with Garden extending to about

.055 Acre

The accommodation comprises:—

On the Ground Floor: **Hall**; **Lounge** with modern fireplace; **Dining Room** with modern fireplace; **Small Kitchenette**; and **Pantry**.

On the First Floor: **Three Bedrooms**; **Bathroom** and **W.C.**

Outside: **Coal Store** and **W.C.** **Space for Garage.**

Main Water, Electricity and Drainage connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Mr. S. H. Lee under a written Agreement at **£78 per annum**, Tenant paying rates.

Rateable Value **£21**.

Note: The Landlord is responsible for the roof, main walls, outside drains, sanitary and water apparatus.

LOT 52

(Coloured Pink on Inset No. 1)

The Important Stables and Yard

occupying a **Prominent Position in Gargrave just off West Street** near the centre of the Town and extending altogether to about

.090 Acre

Previously the Estate Yard.

THE STABLES

are mainly constructed of stone with grey slate roof and include: **Lock-up Garage**, **Open-fronted Shed** used as **Garage**, **Loose Box**, **Old Stable** divided into **Three Pig Sties**, **Coach House** also divided into **Three Pig Sties**, **Barn** used for **Pigs**, with **Loft** over.

Main Water, Electricity and Drainage connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let on a yearly 12th May Tenancy with Lot 58 to Mr. K. Wolfenden, Apportioned Rent **£38 per annum**, Tenant paying rates.

Apportioned Tithe Redemption Annuity 2d. per annum.

Note: The Landlord is responsible for the roof, main timbers, walls, drains, sanitary and water apparatus.