

LOT 53
(Coloured Blue on Inset No. 1)

WITH VACANT POSSESSION

**AN ATTRACTIVE DETACHED
STONE AND SLATE COTTAGE**

situated in the centre of Gargrave and being

No. 5, West Street

and with small Yard extending to about

.019 Acre

The accommodation comprises:—

On the Ground Floor: **Sitting Room** with tiled range; **Kitchen** with modern tiled fireplace; **Small Back Kitchen** with bath; **Pantry**.

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

Outside: **Yard** and **W.C.**

Main Water, Electricity and Drainage connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let furnished to Mr. T. Boland who has been given Notice to Quit at 1st August, 1960, when **Vacant Possession will be given**.

Rateable Value £9.

Note: The following Furniture and Fittings are included in the Sale:—
Sitting Room—oak gate-legged dining table, three inlaid antique chairs with blue upholstered seats, mirror over fireplace, four pairs of curtains, door mat and cocoanut matting. Kitchen—oak kitchen table with six spindle-back chairs, dinner waggon, curtain and curtain rail. Kitchenette—green kitchen cabinet, curtain, cocoanut matting. Front Bedroom—double bed (no spring), wardrobe, dressing table, painted chest of drawers, pair of curtains and the linoleum. On the Stairs—the grey stair carpet and the linoleum. Back Bedroom—the floral curtaining and the linoleum.

LOT 54
(Coloured Pink on Inset No. 1)

**A SMALL
STONE AND SLATE BUILDING**

in the centre of Gargrave, previously the Estate Office, and being

No. 3, West Street

Well situated close to the Shops, Hotel and the River.

The accommodation comprises:—

On the Ground Floor: **One Room** with fireplace.

On the First Floor: **Very Small Flat** of which the large room, with wash basin and fireplace, is used by the Tenant as a Ladies Hair Dressing Salon.

Note: **The Coal Store** at the rear of the Ground Floor does not belong and is not included in the Sale.

Main Water, Electricity and Drainage connected.

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

.006 Acre

It is let on a quarterly tenancy to Mrs. Metcalfe at **£26 per annum**, rates being charged in addition.

Rateable Value £5.

LOT 55
(Coloured Yellow on Inset No. 1)

WITH VACANT POSSESSION
(except of a Store)

**AN IMPORTANT AND
SUBSTANTIAL BUILDING**

in the centre of Gargrave, being

**The Parochial Hall
and Store**

With surrounding Yard and Premises extending to about

.110 Acre

**THIS CONVENIENTLY-SITUATED
TWO-STOREY BUILDING**

constructed of random rubble, with a slate roof, would appear **Suitable for Light Industrial or Similar User** (subject to Planning Consent). There is access from South Street on the south and also from the High Street on the north by a public footpath which passes down the side of the Parochial Hall and across the Yard on the south, as shown by a black dotted line on the Plan. The accommodation comprises:—

On the Ground Floor: **Three Rooms** and a **Large Hall**.

There is an outside flight of steps leading to *The First Floor* which comprises a **Large Hall** which at one time was used for dances and other social functions, but recently has been used for Storage.

Main Water, Electricity and Drainage are connected.

The Building contains altogether about 2,500 sq. ft.

This Lot comprises part of O.S. No. 122 in Gargrave Parish.

A Store on the Ground Floor is let on a yearly 12th November Tenancy with Lot 57 to Mr. C. Carradice, Apportioned Rent **£8 per annum**.

The remainder of this Lot is in hand and **Vacant Possession will be given on Completion**.

Rating Assessments:—Parochial Hall: Gross Value £10, Rateable Value £5. Store: Gross Value £13, Rateable Value £6.

Apportioned Tithe Redemption Annuity 3d. per annum.

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

LOT 56
(Coloured Pink on Inset No. 1)

THE IMPORTANT HOUSE, SHOP AND
BUSINESS PREMISES

being

No. 25, South Street
GARGRAVE

Well situated in the centre of the Town, overlooking the River, and with Yard in the rear extending to about

.043 Acre

The property has about **25ft. frontage to South Street** and the Tenant carries on a business as Grocer, Confectioner and Tobacconist and also has a Tea Shop in the summer months. The premises, which are in the centre of a block, are stone built with slate roof, and the accommodation comprises:

On the Ground Floor: **Shop** with stairs leading to **Large Room** over, used as a **Tea Shop** at week-ends during the summer months. A passage from the Shop leads to a **Sitting Room** and **Kitchen**, with range and back boiler (Tenant's).

On the First Floor are **Three Bedrooms, Bathroom** and **W.C.**

All Services connected.

There is a **Useful Yard** in the rear with access over Lot 55 adjoining.

Outside: **Closet** and **Coal Shed**.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Mr. H. Fletcher at **£53 10s. 0d. per annum**, Tenant paying rates.

Rateable Value **£27** (Nos. 25 and 26, South Street).

Apportioned Tithe Redemption Annuity **2d. per annum**.

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

LOT 57
(Coloured Blue on Inset No. 1)

THE ADJOINING
IMPORTANT HOUSE AND SHOP

being

No. 24, South Street
GARGRAVE

Centrally situated in the Town, overlooking the River, and altogether extending to about

.028 Acre

The Premises are stone built with a slate roof and have **about 30ft. frontage to South Street**. The accommodation comprises:—

On the Ground Floor: **Shop, with 12ft. frontage; Sitting Room; Back Kitchen** with range and boiler; and **Small Scullery**.

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

Outside: **Closet** and **Coal Shed** in the Yard at the back of Lot 56.

Main Water, Electricity and *Drainage* are connected.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let under a written Agreement on a yearly 12th November Tenancy, together with a Store in Lot 55, to Mr. C. Carradice as a House and Butcher's Shop, Apportioned Rent **£52 per annum**, Tenant paying rates.

Rateable Value **£22**.

Note: The Landlord is responsible for the roofs, outside walls, main timbers and outside drains.
See Part I of the Stipulations as to Rights of Way.

LOT 58
(Coloured Blue on Inset No. 1)

An Important Area of
Accommodation
Riverside Land

situated in the centre of Gargrave and extending to about

.544 Acre

THE LAND

has **about 600ft. frontage to the River** on the south and to **South Street and High Street** on the north. This Lot appears to afford an **Important Amenity for the Town of Gargrave** and would seem to be suitable for laying out as Riverside Gardens.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let with Lot 52 on a yearly 12th May Tenancy to Mr. K. Wolfenden, Apportioned Rent **£2 per annum**.

Apportioned Tithe Redemption Annuity **2d. per annum**.

Value of Timber **£39**.

Note 1: This Lot is subject to Tree Preservation Order No. 1, 1958, of Skipton Rural District Council dated the 8th August, 1958. A copy of this Order is available for inspection at the Land Agents' Offices during usual business hours and whether or not the Purchaser inspects such Order he will be deemed to purchase with full knowledge thereof.

Note 2: The Skipton Rural District Council have served a Notice dated 7th April, 1960, of their intention to make a Compulsory Purchase Order for the acquisition of part of this Lot approximately 155 sq. yds. in area and in the position shown on a plan, as a site for a public convenience. Copies of the said Notice and plan will be available for inspection at the Land Agents' offices during usual business hours and whether or not the Purchaser inspects the same he shall be deemed to purchase with full knowledge thereof.

LOT 59
(Coloured Green on Inset No. 1)

AN ATTRACTIVE SMALLHOLDING

situated in the centre of Gargrave and known as

Red House, South Street

Standing near the River,

THE STONE AND SLATE FARMHOUSE

has a south aspect and the accommodation comprises:—

On the Ground Floor: **Hall** with tiled floor; **Sitting Room** with fireplace (Tenant's); another **Sitting Room**; **Kitchen** with new fireplace and back boiler; **Small Kitchen** with sink (h. & c.), converted by the Tenant from an old pantry.; **Larder**.

On the First Floor: **Three Bedrooms** and **Bathroom** with **W.C.** (The Tenant installed the bath, the Landlord installed the lavatory basin and **W.C.**)

Outside: **Lean-to Coal House** and **Yard**.

Main Water, Electricity and Drainage connected.

THE USEFUL RANGE OF FARMBUILDINGS

adjoining and at the back of the house are mainly constructed of stone with slate roofs and comprise: **Dairy, One-bay Barn with Two Baulks, Stirk Shippon for 4 with Hay Baulks over, Two-stall Stable with Loft over, Shippon for 6 with concrete boskins, passed for T.T. Milk Production, Small Provender House, Shippon for 6, Stirk Shippon for 3 and Two Loose Boxes with Loft over.**

Main Water, Electricity and Drainage connected.

There is a Useful Grass Paddock in the rear of about $\frac{1}{2}$ acre.

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

2 Roods 5 Poles

It is let to Mr. F. Bradley at **£72 10s. 0d. per annum**, Tenant paying rates, the rent being paid half-yearly on 2nd May and 2nd November.

Rateable Value **£21**.

Apportioned Tithe Redemption Annuity **1s. 11d. per annum**.

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

LOT 60
(Coloured Pink on Inset No. 1)

No. 11, South Street GARGRAVE

being the adjoining Terrace House on the east and with small front garden and back yard extending to about

.040 Acre

Built of stone with grey slate roof, the House enjoys a south aspect, and the accommodation comprises:—

On the Ground Floor: **Two Living Rooms** and **Kitchen**.

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

Main Water, Electricity and Drainage connected.

Access to the rear of this Lot is by a right of way through the Barn and over the Farmyard of Lot 59.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Miss Gill at **£20 per annum**, rates being charged in addition.

Rateable Value **£10**.

Apportioned Tithe Redemption Annuity **1d. per annum**.

Note: It has been agreed with the tenant that, pursuant to the Rent Act, 1957, the said rent of **£20 per annum** shall be increased to **£32 per annum** with effect as from 2nd November, 1960, subject to certain repairs being carried out before that date. These repairs have been ordered and will be completed by the Vendor. See Part I of the Stipulations as to Right of Way.

LOT 61
(Coloured Blue on Inset No. 1)

No. 9, South Street GARGRAVE

AN ATTRACTIVE TERRACE HOUSE

situated on the north side of the street, with due south aspect, and with small front garden and yard extending to about

.036 Acre

The House is built of stone with a grey slate roof and the accommodation comprises:—

On the Ground Floor: **Sitting Room** with tiled fireplace; **Kitchen** with sink and tiled surround (fitted by the Tenant); **Hall** with **Pantry** off.

On the First Floor: **Three Bedrooms**.

Main Water, Electricity and Drainage connected.

Outside: **Tippler Closet**.

Access to the rear of this property is by a right of way over the side and rear of Nos. 7 and 8, South Street adjoining, and the owner of No. 10, South Street passes over the rear of this Lot to get to the rear of No. 10.

This Lot comprises part of O.S. No. 122 in Gargrave Parish and is let to Mr. Milner at **£40 per annum**, rates being charged in addition.

Rateable Value **£12**.

Apportioned Tithe Redemption Annuity **1d. per annum**.

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