

## Summary Schedule

| Lot No.               | Colour on Plan | Description   | Tenant                                | Area Acres | Rent per annum | Tenancy                       | Remarks   |  |
|-----------------------|----------------|---|---------------------------------------|------------|----------------|-------------------------------|---|--|
| <b>ESHTON PORTION</b> |                |   |                                       |            | £              | s.                            | d.  |  |
| 1                     | Green          | Eshton House, Flat and Grounds                              | Vacant                                | 3.875      | —              | —                             | Vacant Possession   |  |
| 2                     | Blue           | St. Helens Farm   | Vacant                                | 79.674     | —              | —                             | Vacant Possession. Farmhouse Scheduled under S.30, Town & Country Planning Act, 1947  |  |
| 3                     | Green          | Eshton Grange Farm  | Vacant                                | 149.956    | —              | —                             | Vacant Possession. Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947 |  |
| 4                     | Pink           | Throstle Nest Farm  | Messrs. J. Close & Son                | 293.151    | 400 0 0        | Yearly 2nd Feb. and 12th May  |   |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 5                     | Blue           | Meadow  | In Hand                               | 7.981      | —              | —                             | Vacant Possession   |  |
| 6                     | Green          | Pasture and Meadow  | In Hand                               | 95.228     | —              | —                             | Vacant Possession   |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 7                     | Yellow         | Seat House Farm and Cottage                                 | Messrs. W. H. Clarke & Son            | 153.353    | 270 0 0 A.     | Yearly 2nd Feb. and 12th May  |   |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 8                     | Green          | Eshton Tarn and Boathouse Fishing Rights                    | In Hand<br>J. Hemingway               | 9.808      | 6 0 0          | Lease for 10 yrs. from 1/1/56 | Vacant Possession<br>Tenant's Option to renew for a further 5 years                   |  |
| 9                     | Brown          | Pasture and Meadow  | In Hand                               | 41.772     | —              | —                             | Vacant Possession   |  |
| 10                    | Yellow         | Pasture   | Messrs. W. H. Clarke & Son            | 38.465     | 45 0 0 A.      | Yearly 2nd Feb.               |   |  |
| 11                    | Pink           | Fishing in River Aire Fields west of River                  | In Hand<br>Messrs. W. H. Clarke & Son | 3.029      | 1 0 0 A.       | Yearly 2nd Feb.               | Vacant Possession   |  |
|                       |                |   |                                       |            | —              | —                             | —   |  |
| 12                    | Pink           | Friars Head Farm  | Messrs. J. D. Taylor & Son            | 489.476    | 540 0 0 A.     | Yearly 2nd Feb. and 12th May  | Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947                    |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 13                    | Brown          | Pasture and Shed  | Messrs. J. D. Taylor & Son            | 9.045      | 9 0 0 A.       | Yearly 2nd Feb. and 12th May  |   |  |
| 14                    | Brown          | Brockabank Farm   | J. Swales                             | 149.450    | 275 0 0        | Yearly 2nd Feb. and 12th May  | Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947                    |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 15                    | Pink           | Great Wood  | In Hand                               | 39.599     | —              | —                             | Vacant Possession   |  |
| 16                    | Blue           | Eshton Home Farm  | J. Littlefair                         | 83.850     | 100 0 0        | Yearly 2nd Feb. and 12th May  | Farmhouse Scheduled under S. 30, Town & Country Planning Act, 1947                    |  |
|                       |                | Eshton Flatts and Barn                                      | J. Littlefair                         |            | 126 10 0       | Yearly 2nd Feb. and 12th May  |   |  |
| 17                    | Yellow         | Eshton Wood   | In Hand                               | 3.742      | —              | —                             | Vacant Possession   |  |
| 18                    | Pink           | Eshton Gardens Smallholding                                 | Messrs. J. Close & Son                | 4.124      | 120 0 0        | Yearly 2nd Feb. and 12th May  |   |  |
|                       |                | Cottage, Eshton Gardens                                     | C. Rowan-Robinson                     |            | 36 8 0         | Quarterly                     | Tenant paying Rates   |  |
| 19                    | Yellow         | No. 2 Gardens Rd., Eshton, and Estate Yard                  | T. Newhouse                           | .254       | Free           | Service                       | Vacant Possession   |  |
| 20                    | Green          | No. 1, Gardens Road, Eshton                                 | James Littlefair                      | .080       | 169 0 0        | Furnished                     | Vacant Possession on Completion   |  |
| 21                    | Yellow         | Sourbers, New Close Plantation, Gamsbers and Dikebers Woods | In Hand                               | 37.907     | —              | —                             | Vacant Possession   |  |
| 22                    | Yellow         | Raybridge Farm  | Messrs. T. W. Green & Son             | 87.914     | 250 0 0        | Yearly 2nd Feb. and 12th May  | Drainage Rate Assessment £49  |  |
|                       |                | Woodlands and Eshton Beck                                   | In Hand                               |            | —              | —                             | —   |  |
| 23                    | Green          | Accommodation Land, Raybridge                               | Messrs. W. H. Clarke & Son            | 46.300     | 72 0 0 A.      | Yearly 2nd Feb.               | Drainage Rate Assessment 5s.  |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 24                    | Blue           | Eshton Beck Fishing   | In Hand                               | .682       | —              | —                             | Vacant Possession   |  |
| 25                    | Pink           | Accommodation Land, Raybridge                               | G. Lowther                            | 8.988      | 35 0 0         | Yearly 2nd Feb.               | Unexpended Balance £170 plus one-seventh  |  |
| 26                    | Brown          | Dykebers Accommodation Land                                 | J. Clarkson                           | 44.665     | 120 0 0        | Yearly 2nd Feb.               | Unexpended Balance £240 plus one-seventh  |  |
|                       |                | Woodlands   | In Hand                               |            | —              | —                             | —   |  |
| 27                    | Green          | Grange Farm, Flasby   | F. Hammel                             | 155.284    | 350 0 0 A.     | Yearly 2nd Feb. and 12th May  | Farmhouse Schedule under S. 30, Town & Country Planning Act, 1947                     |  |
| 28                    | Blue           | Flasby Fell and Pasture Shooting Rights, Rough Haw          | F. Hammel<br>D. Standeven             | 184.448    | 50 0 0 A.      | Yearly 2nd Feb.               |   |  |
|                       |                |   |                                       |            | 6 0 0          | Yearly 2nd Feb.               |   |  |
| 29                    | Blue           | Winterburn Grange Farm, Winterburn                          | F. Horn                               | 202.918    | 216 0 0 A.     | Yearly 2nd Feb. and 12th May  | William Eliworth Charity 10s. p.a.  |  |
| 29a                   | Pink           | Meadow Skeld Gate   | F. Horn                               | 1.043      | 1 0 0 A.       | Yearly 2nd Feb.               |   |  |
| 30                    | Green          | Meadow, Winterburn  | Messrs. J. D. Taylor & Son            | 3.985      | 4 0 0 A.       | Yearly 2nd Feb.               |   |  |
| 31                    | Blue           | Meadow, Winterburn  | Messrs. J. D. Taylor & Son            | 7.022      | 7 0 0 A.       | Yearly 2nd Feb.               |   |  |

| Lot No.                    | Colour on Plan | Description  | Tenant                           | Area Acres                  | Rent per annum    | Tenancy                         | Remarks   |
|----------------------------|----------------|--|----------------------------------|-----------------------------|-------------------|---------------------------------|---|
| 32                         | Yellow         | Meadow, Winterburn   | F. Horn                          | 2.719                       | £ 3 0 0 A.        | Yearly 2nd Feb.                 | Vacant Possession<br>Right to Fish from Eshton Hall<br>Boundary to Footbridge   |
| 33                         | Blue           | Eshton Beck Fishing<br>Fishing in a small part   | In Hand<br>C. Rowan-<br>Robinson | } 4.734 {                   | —<br>Free         | —<br>In perpetuity              |   |
| <b>THRESHFIELD PORTION</b> |                |  |                                  |                             |                   |                                 |   |
| 34                         | Pink           | Park Grange Farm, Threshfield  | W. S. Metcalfe                   | 78.129                      | 140 0 0           | Yearly 2nd Feb.<br>and 12th May | Unexpended Balance £150<br>plus one-seventh. Rent in-<br>cludes 132 Sheep Gaits on<br>Lot 41  |
| 35                         | Blue           | Buckerhouse Farm, Rylstone   | T. Tennant                       | 346.168                     | 250 0 0           | Yearly 2nd Feb.<br>and 12th May | Livestock Rearing Scheme  |
| 36                         | Green          | Accommodation Land,<br>Wharfeside Avenue   | Miss Atkinson                    | 14.417                      | 44 0 0 A.         | Yearly 2nd Feb.                 | Unexpended Balance £390<br>plus one-seventh   |
| 37                         | Green          | Accommodation Land,<br>Methodist Chapel  | Miss Atkinson                    | 2.063                       | 6 0 0 A.          | Yearly 2nd Feb.                 |   |
| 38                         | Blue           | River Wharfe Fishing, Threshfield  | In Hand                          | .888                        | —                 | —                               | Vacant Possession   |
| 39                         | Pink           | Malham Moor  | C. Kitching                      | 140.025                     | 65 0 0            | Yearly 2nd Feb.                 |   |
| 40                         | Blue           | Accommodation Land, Lower<br>Heights Farm  | C. Midgley                       | 13.000                      | 3 10 0            | Yearly 2nd Feb.                 |   |
| 41                         | Green          | Threshfield Moor and Shooting<br>and Rights over Linton and Boss<br>edged in Moors (465 acres)<br>dotted Sheep Gaits<br>red line | In Hand<br>Various               | } 589.380 {                 | —<br>76 10 0      | —<br>Annual                     | Vacant Possession subject to<br>Water Rights<br>390 Gaits owned and 110 Gaits<br>not owned. 204 Gaits let at<br>7s. 6d. each, 132 included with<br>Lot 34, 54 In Hand |
| <b>GARGRAVE PROPERTIES</b> |                |  |                                  |                             |                   |                                 |   |
| 42                         | Pink           | Westfield Marton Road  | L. Hickson                       | .240                        | 130 0 0           | Six Monthly                     | Tenant paying Rates. Vacant<br>Possession at 2nd Nov., 1960   |
| 43                         | Yellow         | Land behind Westfield  | Exors., J. Carradice<br>(dec'd)  | .500                        | 3 0 0             | Yearly 2nd Feb.                 | Vacant Possession at 2nd Feb.,<br>1961  |
| 44                         | Green          | Site for Re-development in High<br>Street  | In Hand                          | .268                        | —                 | —                               | Vacant Possession with Plan-<br>ning Consent (unoccupied cot-<br>tages subject to Clearance<br>Order)   |
| 45                         | Yellow         | No. 3, Water Street  | Mrs. Garnett                     | .017                        | 13 0 0            | Furnished                       | Rates charged in addition   |
| 46                         | Pink           | No. 1, Water Street  | C. Preston                       | .024                        | 60 0 0            |                                 | Notice of Abatement of<br>Nuisance received. Vacant<br>Possession on Completion   |
| 47                         | Pink           | Higher Land Allotments   | In Hand                          | 1.592                       | —                 | —                               | Accommodation Land with<br>Vacant Possession  |
| 48                         | Yellow         | Cleared Site for development in<br>West Street   | In Hand                          | .120                        | —                 | —                               | Vacant Possession with<br>Planning Consent for a pair<br>of houses  |
| 49                         | Yellow         | No. 39, High Street  | A. A. Joyce                      | .056                        | 50 0 0            | Yearly 12th May                 | Tenant paying Rates   |
| 50                         | Blue           | No. 29, South Street   | Miss Dalby                       | .034                        | 36 0 0            |                                 | Rates charged in addition   |
| 51                         | Green          | No. 28, South Street   | S. Lee                           | .055                        | 78 0 0            | Yearly 12th May                 | Tenant paying Rates   |
| 52                         | Pink           | Stables and Yard, West Street  | K. Wolfenden                     | .090                        | 38 0 0 A.         |                                 | Tenant paying Rates   |
| 53                         | Blue           | No. 5, West Street   | T. Boland                        | .019                        | 71 10 0           | Furnished                       | Vacant Possession on<br>Completion  |
| 54                         | Pink           | No. 3, West Street   | Mrs. Metcalfe                    | .006                        | 26 0 0            | —                               | Flat. Rates charged in addition   |
| 55                         | Yellow         | Parochial Hall, Gargrave<br>Store  | In Hand<br>C. Carradice          | } .110 {                    | —<br>8 0 0 A.     |                                 | —   |
| 56                         | Pink           | No. 25, South Street   | H. Fletcher                      |                             | .043              | 53 10 0                         | Yearly 12th Nov.  |
| 57                         | Blue           | No. 24, South Street (House<br>and Shop)   | C. Carradice                     | .028                        | 52 0 0 A.         | Tenant paying Rates             |   |
| 58                         | Blue           | Riverside Land, High Street<br>and South Street  | K. Wolfenden                     | .544                        | 2 0 0 A.          | Yearly 12th May                 | Subject to Tree Preservation<br>Order   |
| 59                         | Green          | The Red House and Land,<br>South Street  | F. Bradley                       | .530                        | 72 10 0           | Yearly 2nd Feb.                 | Tenant paying Rates   |
| 60                         | Pink           | No. 11, South Street   | Miss Gill                        | .040                        | 20 0 0            | and 12th May<br>—               | Increase of Rent agreed, sub-<br>ject to Repairs being carried<br>out. Rates charged in addition  |
| 61                         | Blue           | No. 9, South Street  | Milner                           | .036                        | 40 0 0            | Furnished                       | Rates charged in addition   |
| 62                         | Pink           | No. 6, River Place   | R. Colbeck                       | .018                        | 83 18 4           |                                 | Vacant Possession on<br>Completion  |
| 63                         | Yellow         | Building Site adjoining Methodist<br>Chapel, High Street   | In Hand                          | .160                        | —                 | —                               | Vacant Possession, with Plan-<br>ning Consent   |
| 64                         | Pink           | No. 23, South Street   | In Hand                          | .008                        | —                 | Previously<br>Furnished         | Vacant Possession   |
| 65                         | Green          | No. 22, South Street   | Mrs. Hargreaves                  | .009                        | 11 14 0           | —                               | Rates charged in addition   |
| 66                         | Blue           | The Threshfield Water Supply   | Various                          | 1.626                       | 643 6 11 (Gross)  |                                 | —   |
| <b>Wayleaves Received:</b> |                |  |                                  | Yorkshire Electricity Board | 13 4 0            |                                 |   |
|                            |                |  |                                  | G.P.O. Telephones           | 5 10 6 (Gross)    |                                 |   |
| <b>Total</b>               |                |  |                                  | <b>3,634.764</b>            | <b>£5,308 1 9</b> |                                 | A — Apportioned   |

## PARTICULARS

See General Remark No. 18 as to Mode of Offering

LOT 1  
(Coloured Green on Plan No. 1)

WITH VACANT POSSESSION

### An Attractive Compact and Well-planned Country House

Set in Gardens of easily-manageable proportions  
and well known as

### ESHTON HOUSE

The whole beautifully maintained and extending altogether  
to about

**3 Acres 3 Roods 20 Poles**

including Stabling, Garage for two cars, and Staff Flat

#### THE HOUSE

which is built of stone with grey slate roof, is delightfully situated in a lovely district on the Gargrave to Airton road in a private, sunny and sheltered position about 2 miles from Gargrave and about 5 miles from Skipton.

The accommodation is planned almost entirely on two floors and comprises:—

#### ON THE GROUND FLOOR:

**Entrance Hall**, with radiator.

**DRAWING ROOM**, about 32ft., plus bay, by 14ft. 3in., having fireplace with Adam wood mantel, and two radiators.

**SITTING ROOM**, about 17ft. 11in. by 18ft. 3in., having fireplace with green marble mantel, and three recessed book alcoves.

**DINING ROOM**, about 21ft. 6in., plus bay, by 17ft. 9in., having brick fireplace with marble mantel, radiator, glazed display cupboard and decorated oak-leaf cornice.

**Cloakroom**, with pedestal lavatory basin (h. & c.), W.C., range of fitted cupboards and radiator.

**DAY NURSERY**, with **Cloakroom** off, having basin (h. & c.), separate W.C., and door to Garden. This room measures about 24ft. 3in. by 14ft. 2in.

A service door from the Hall leads to the

**DOMESTIC OFFICES**, comprising: **Servants' Sitting Room**, with range of fitted cupboards; **Modern Kitchen**, with two sinks (both h. & c.) and cupboards under, Aga cooker and Crane boiler; **Pantry**, with slate shelves and point for electric cooker; **Butler's Pantry**, with sink (h. & c.) and fitted cupboards; and **Gun Room**. **Good Dry Cellars** below, with Robin Hood Junior central heating boiler; **Game Larder**, with slate shelves; **Cider Cellar**; and **Fitted Wine Cellar**.

#### ON THE FIRST FLOOR:

Stairs from the Hall lead to an **Attractive Galleried Landing**, off which are:—

**BEDROOM 1**, about 17ft. 3in. by 14ft. 5in., with fireplace, radiator, and **Dressing Room** off.

**BEDROOM 2**, about 17ft. 9in. by 12ft. 3in., with fireplace, and **Dressing Room** off.

**BATHROOM 1**, with enclosed bath and pedestal lavatory basin (both h. & c.), white tiled dado, radiator, separate W.C. and housemaid's sink (h. & c.).

**BEDROOM 3**, about 20ft. 9in. by 17ft. 9in., having fireplace with marble mantel, radiator, and **Dressing Room** off.

**BEDROOM 4**, about 17ft. 10in. by 16ft., with modern tiled fireplace having stone mantel and sides.

**BATHROOM 2**, en suite, having enclosed panelled bath and pedestal lavatory basin (both h. & c.), low suite W.C. and black panel mirror over the basin with strip light.

A door from the Landing leads to the

**STAFF QUARTERS**, which comprise: **Three Good Staff Bedrooms**; **Bathroom**, with bath and basin (h. & c.) and W.C.; **Service Stairs**; and Separate W.C. In addition there are **Four Attic Store Rooms**.

#### THE OUTBUILDINGS

adjoining the House include: **Two Rooms on the Ground Floor**, one with sink and range; and the **Old Estate Office** with outside stairs.

*Main Electricity* connected. *Drainage* to septic tank. *Water* laid on from the Winterburn Supply. *Central Heating*.

Near the northern entrance to the property is

#### A RANGE OF OUTBUILDINGS

comprising: **Garage for two cars**; **Stabling**; **Engine Room**; **Kennels** and **Coal Stores**. There is a **GOOD STAFF FLAT** over, containing **Living Room**, **Sitting Room**, **Bathroom** and **Two Bedrooms**.

*Main Electricity* connected. *Water* from the Winterburn Supply. *Drainage* to septic tank.

#### THE ATTRACTIVE AND EASILY-MAINTAINED GARDENS AND GROUNDS

lie mainly to the east of the House and afford complete privacy. There is a **Walled Kitchen Garden** with **Small Heated Greenhouse** and **Storage Accommodation**, and numerous fully matured shrubs and ornamental trees. This Lot comprises O.S. No. 71 and Pt. O.S. No. 67 in Eshton Parish. It is in hand and **Vacant Possession will be given on Completion**.

Rateable Value £97, including Garage and Staff Flat.

Apportioned Tithe Redemption Annuity 7s. 9d. per annum.

**Note 1:** The Aga cooker, the refrigerator and all curtains, carpets, blinds and linoleum are included in the sale, but the wall lights, centre lights and chandeliers can be taken over by a purchaser at valuation, if required.

**Note 2:** The Auctioneers desire to draw the attention of prospective purchasers to the exceptionally good decorative condition, both external and internal, of the house, and also to the unusually well-kept gardens and grounds, the whole property having been maintained to a very high standard.

**Note 3:** The Auctioneers also desire to draw the attention of the purchaser to Lots 2, 3, 5, 6, 8 and 9, all of which are available with Vacant Possession (except the fishing rights on Lot 8), which together with this Lot, form **A Most Attractive Small Residential, Agricultural and Sporting Estate of 388 Acres**.

See Parts II and III of the Stipulations as to Water Supply and Drainage.