



Eshton House (Lot 1)



Eshton House—The Lounge

See General Remark No. 18 as to Mode of Offering

LOT 2
(Coloured Blue on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

St. Helens Farm
ESHTON

adjoining the previous Lot on the north-west and, with **Attractive 17th Century Farmhouse**, extending to about
79 Acres 2 Roods 28 Poles

THIS USEFUL DAIRY FARM

lies on the north-east side of the Airton Road, and the Farm Premises are situated close to Eshton House (Lot 1), to which this Lot would form a valuable and interesting addition.

THE QUEEN ANNE FARMHOUSE

stands nicely back from the road, has a due south aspect and is built of stone with a slate roof. The accommodation comprises:—

On the Ground Floor: **Sitting Room; Living Kitchen** with old type fireplace and boiler; **Back Kitchen; Large Pantry** with stone slabs; and **Two Cellars.**

On the First Floor: **Four Bedrooms; Bathroom** with bath and basin.

Outside W.C.

Main Electricity connected. *Water* from the Winterburn Supply. *Septic Tank Drainage.*

THE FARMBUILDINGS

near the House comprise: **Stone-built Shippon for 6** with baulks over and **Stable** used as **Loose Box. Stone-built Range** with grey slate roof used as **Implement Shed, Loose Box** and **Stirk Shippon for 6.**

The Buildings nearby at New Laithe comprise: **Stone-built Dairy** with asbestos roof and **Engine House** at rear, **Stone-built Shippon for 8** with **Wooden Boskins, Lean-to Shippon for 8** with **Concrete Boskins and Standings. Barn** with **three-bay Ground Mow** and **three-bay Baulks over Shippon for 7.**

Main Electricity connected. *Water* from the Winterburn Supply.

THE LAND

lies in a compact block on the north-east side of the public road which affords access to all enclosures.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
Pt. 8	Woodland	1.690
9	Meadow	24.574
16	Meadow	19.341
Pt. 35	Pasture	22.208
36	Pasture	3.439
62	Pasture	2.412
Pt. 62a	Pasture	5.062
72	New Laithe289
Pt. 73	House and Buildings659
		79.674

This Lot is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity £5 0s. 6d. per annum.

Value of Timber £169.

Note 1: The purchaser will be required to take over the following fixtures at Valuation:—

Twenty-eight water bowls, piping and tank.

Milking machine pipeline for twenty-three cows.

Note 2: The Farm is not passed for T.T. Milk Production and details of the improvements required may be obtained from the Land Agents on request.

Note 3: 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.

See Parts I, II and III of the Stipulations as to Rights of Way, Water Supply and Drainage.

See General Remark No. 18 as to Mode of Offering

LOT 3

(Coloured Green on Plan No. 1 and partly on Inset No. 3)

WITH VACANT POSSESSION Free of Tenant Right

Eshton Grange Farm

situated on the north side of the Gargrave to Airton Road, close to Eshton House (Lot 1), to which it would form a valuable and attractive addition.

THE FARM

extends to about

149 Acres 3 Roods 33 Poles

and

THE FARMHOUSE

which is built of stone with a grey slate roof, contains the following accommodation:—

On the Ground Floor: **Sitting Room** with tiled fireplace; **Dining Room** with boarded floor and old fireplace; **Kitchen** with old type oven boiler; **Pantry** with stone slabs; and **Cellar.**

On the First Floor: **Four Bedrooms; Bathroom** with bath and lavatory basin (h. & c.); Separate W.C.

On the Second Floor is another **Bedroom; Boxroom** and **Store Room.**

Outside: Coal House.

Water from the Winterburn Supply. *Main Electricity* crosses the Farm.

THE FARMBUILDINGS

which are situated on the roadside to the west of the House, are mainly built of stone with grey slate roofs, and comprise: **Shippon for 7** with wooden boskins and fronts, **Shippon for 6, Double Shippon for 24** with concrete boskins, **Dairy, Store Place** and **Loose Box, Stirk Shippon for 10** with corrugated iron roof. **Three-bay Dutch Barn, Garage** with **Loose Box** adjoining having **Loft** over, **Six brick Pig Sties** with concrete roof.

THE LAND

lies in two blocks to the north-east and the south-west of the public road and the land on the north-east is intersected by the road to Brockabank Farm so that there is good access to all enclosures. The land is mainly low ground but rises to between 500 and 600ft. on the south-west.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
79	Pasture	42.441
80	Meadow	14.695
81	Meadow	11.030
82	Occupation Road185
85	Meadow	14.995
86	Pasture	45.043
Pt. 112	Meadow	13.639
114	Occupation Road165
115	House and Buildings887
116	Pasture	6.876
		<u>149.956</u>

This Lot is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity £11 19s. 1d. per annum.

Value of Timber £259.

Note 1: The Purchaser will be required to take over the following fixtures at Valuation:— Twenty-four water bowls and piping in the Shippon for 24; seven water bowls and piping in the Shippon for 7; six water bowls and piping in the Shippon for 6; ten water bowls and piping in the Shippon for 10; one water bowl in the Loose Box; Milking Machine pipeline in the Shippons for 24, 7 and 6; Lister 1½ h.p. engine for milking machine; Water Storage Tank and piping.

Note 2: The buildings are not passed for T.T. milk production and a list of the work required to bring the buildings up to T.T. standard can be obtained from the Land Agents on request.

Note 3: 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.

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

LOT 4

(Coloured Pink on Plan No. 1)

Throstle Nest Farm

ESHTON

Situated to the west of Eshton House and extending altogether to about

293 Acres 0 Rood 24 Poles

THE ATTESTED DAIRY FARM

lies to the west of the Airton Road and the Farm Premises, which are situated on the north of the Farm, are approached by a private road.

THE FARMHOUSE

is stone built with a grey slate roof, and the accommodation comprises:—

On the Ground Floor: **Sitting Room** with tiled fireplace (Tenants'); another **Sitting Room** with boarded floor and old type fireplace; **Kitchen** with old type fireplace (Tenants'); **Store Room;** **Dairy** with stone slabs; and **Cellar.**

On the First Floor are **Five Bedrooms** and **Bathroom** with bath and lavatory basin (Tenants').

Main Electricity connected. *Water* from the Winterburn Supply.

THE FARMBUILDINGS

lie to the north of the house and comprise: **Fine modern stone-built Shippon for 41** with asbestos roof, **Provender Store, Four-bay Dutch Barn** with wooden and asbestos roof adjoining the Shippon. **Brick-built one-compartment Dairy** with asbestos roof. **Stone-built Barn** with blue slate roof, **Four-bay Ground Mow,** and **One-bay Baulks over Shippon for 12** and **Engine House.** **Four-bay stone-built Implement Shed** with corrugated iron roof, corrugated iron **Store Shed** (Tenants'). **Stone-built Range** with grey slate roof comprising **Stirk Shippon for 16** (at present used for calf pens). **Stable converted into Calf Boxes, Provender House** and **Pig Pen.** There are **Two Lofts** over this Range. **Loose Box converted into Two Calf Boxes, Sheep Dip** and **Foot Bath.**

Main Electricity connected. *Water* from the Winterburn Supply.

There is a useful Outbarn at Lane Head Laithe adjoining the Airton Road and comprising: **Stone-built Barn** with grey slate roof, **Shippon for 8** with **Baulks over.** **Lean-to timber and iron Shippon for 11,** adjoining the Barn, and having concrete standings.

THE LAND

lies in one compact block within a ring fence and the enclosures are large and very suitable to modern mechanised farming. Included on the east is

CANDLE CROFT PLANTATION

containing some useful hardwood timber, at Valuation.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
49	Pasture	16.948
50	Meadow	3.275
51	Meadow	9.306
52	Pasture	9.831
53	Meadow	7.703
54	Meadow	6.432
55	House and Buildings544
56	Pasture	1.721
57	Meadow	10.658
59	Meadow and Lane Head Laithe	7.409
60	Pasture	34.562
74	Candle Croft Plantation678
75	Pasture	71.825
76	Meadow	12.449
77	Pasture	92.014
78	Meadow	7.796
		<u>293.151</u>

Candle Croft Plantation (O.S. No. 74) is in hand and the remainder of this Lot is let on a yearly tenancy to Messrs. J. Close & Son at **£400 per annum.**

Apportioned Tithe Redemption Annuity £10 8s. 5d. per annum.

Value of Timber £159.

Note 1: The Tenant claims to have wired the house and buildings for electricity, converted the Stable into Calf Boxes, converted a Loose Box into Two Piggeries, and made the Sheep Dip and Foot Bath.

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.