



Eshton House—Hall and Staircase



St Helens Farmhouse (Lot 2)

See General Remark No. 18 as to Mode of Offering

LOT 5
(Coloured Blue on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

A Valuable Meadow

situated on the south side of the Airton Road opposite Eshton House, to which it would form an attractive addition. The Field extends to about

7 Acres 3 Roods 37 Poles

and is watered by a natural stream on the west boundary. It comprises O.S. No. 70 in Eshton Parish, is in hand and Possession will be given on Completion.

Apportioned Tithe Redemption Annuity 18s. 1d. per annum.

Value of Timber £64.

Note: This Lot would form a valuable addition to any of Lots 2, 3 or 4.

See General Remark No. 18 as to Mode of Offering

LOT 6
(Coloured Green on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

A Useful Block of Accommodation Pasture and Meadow Land

situated on the south side of the Airton Road to the north of Lot 4 and altogether extending to about

95 Acres 0 Rood 36 Poles

THE LAND

has long frontage to the public road on the north, is contained in large enclosures and included on the south is a useful Outbarn known as Greenbers Laithe, comprising: **Stone-built Barn with grey slate roof having Four-bay Ground Mow and Two-bay Baulks over a Stirk Shippon for 12.** There is also a **Double Stirk Shippon for 16.** The Water Supply to this Laithe is pumped from Eshton Tarn (Lot 8). Included in this Lot is an old Quarry on the west.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
10	Old Quarry856
37	Meadow	10.595
38	Meadow	16.024
39	Pasture	59.742
58	Pasture	8.011
		95.228

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

Apportioned Tithe Redemption Annuity £5 2s. 5d. per annum.

Value of Timber £67.

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

LOT 7
(Coloured Yellow on Plan No. 1)

Seat House Farm ESHTON

Situated to the north of Lot 2 and extending altogether to about

153 Acres 1 Rood 16 Poles

including a Bungalow Cottage. This

IMPORTANT ATTESTED DAIRY FARM

has good premises situated just off the public road.

THE FARMHOUSE

is built of timber with grey slate roof and supported on stone walls, over part of the Farmbuildings. The accommodation comprises:—

Dining Room; Sitting Room; Kitchen with Aga cooker (Tenants'); Store Room; and Five Bedrooms.

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

Main Electricity connected. Water from the Winterburn Supply.

THE BUNGALOW COTTAGE

is situated near St. Helen's Farmhouse (Lot 2) and is built of iron and match-board lined. The accommodation comprises: **Sitting Room; Kitchen; Two Bedrooms; Bathroom; W.C.; and Coal Place.**

Main Electricity connected. Water from the Winterburn Supply. Septic Tank Drainage on to Lot 1.

THE EXTENSIVE FARMBUILDINGS

adjoin the Farmhouse on the north and include: **Stone-built Shippons for 32, 14 and 12, Stirk Shippon for 6 with Baulks over and Calf Pens adjoining, Barn, Stone-built Shippon for 12 with blue slate roof. Dairy and Sterilising Room, Brick Manure Midden with sliding roof, Two Garages, Wooden Shed for seven cattle, corrugated iron Implement Shed, brick Outbarn with standings for seven cattle. The nearby timber and asbestos Covered Yard has recently been erected by the Tenants.**

Main Electricity connected. Water from Winterburn Supply.

THE LAND

lies in two compact blocks to the north and south of the public road to Winterburn and is partly watered on the east by Eshton Beck. Included are three useful Plantations containing some valuable timber.

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
15	Pasture	19.676
18	Road	.200
19	Meadow	9.174
20	Pt. Meadow, Pt. Pasture	14.208
21	Meadow	8.878
22	Limekiln Plantation	.615
23	Pasture	9.139
24	Pasture	6.038
25	Seat House Plantation	1.336
30a	St. Helens Plantation	2.454
32	Pt. Meadow, Pt. Pasture	23.047
33	Meadow	5.272
34	Meadow	5.275
Pt. 35	Pasture	7.981
Pt. 62a	Garden	.030
63	House and Buildings	1.365
65	Meadow	5.566
68	Pasture	15.109
69	Meadow	4.512
Pt. 73	Bungalow and Garden	.075
117	Whelp Hill Plantation	.492
120	Scarnber Bottom Wood	.481
121	Scarnber Bottom Wood	3.938
122	Scarnber Bottom Wood	.512
Calton Parish		
105	Pasture	7.980
		<u>153.353</u>

O.S. Nos. 22, 25, 30a, 117, 120, 121 and 122 are in hand and the remainder of this Lot is let with other lands on a yearly Tenancy to Messrs. W. H. Clarke & Sons, Apportioned Rent **£270 per annum**.

Apportioned Tithe Redemption Annuity £11 17s. 7d. per annum.

Value of Timber £566.

Note 1: The Tenants have carried out certain improvements to the Farm-house and Buildings, details of which may be obtained from the Land Agents on request.

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

See Parts I, II and II of the Stipulations as to Rights of Way, Water Supply and Drainage; and General Remark No. 17 as to Dedication.

See General Remark No. 18 as to Mode of Offering

WITH VACANT POSSESSION
(except of the Fishing Rights)

LOT 8

(Coloured Green on Plan No. 1)

A GRAND SPORTING LOT

well known as

Eshton Tarn

with Boat House and surrounding land, extending altogether to about

9 Acres 3 Roods 9 Poles

This Lot lies to the north of Lot 2 and is approached from the Airton Road by a right of way along the eastern boundary of O.S. No. 9 and across the north-western corner of O.S. No. 16 on Lot 2. This Lot affords **Fine Opportunities for Wild Fowling and Fishing**, there is a good Boat House and the Tarn extends to over $2\frac{3}{4}$ ACRES.

SCHEDULE

O.S. No.	Description	Area
Calton Parish		
Pt. 107	Scrub	1.720
108	Water	1.982
109	Eel Ark Plantation	.600
112	Scrub	.018
Eshton Parish		
Pt. 8	Eel Ark Plantation	.031
8a	Eel Ark Plantation	.376
12	Water	.919
13	Tarn Plantation	1.235
14	Scrub	2.927
		<u>9.808</u>

This Lot is in hand and **Vacant Possession will be given on Completion** except for the Fishing Rights in the Tarn which are let to Mr. J. A. Hemingway on Lease for ten years from the 1st January, 1956, with option to renew for a further five years, at a rent of **£6 per annum**, payable on the 2nd day of April annually, the Tenant being responsible for repairing the Boat House.

Apportioned Tithe Redemption Annuity 4s. 2d. per annum.

See Parts I and II of the Stipulations as to Rights of Way and Water Supply to Lot 6.

See General Remark No. 18 as to Mode of Offering

LOT 9

(Coloured Brown on Plan No. 1)

WITH VACANT POSSESSION Free of Tenant Right

A Useful Block of Accommodation Pasture Land

situated to the north of the previous Lot, to which it would form a useful addition, adjoining Newfield Hall, and extending altogether to about

41 Acres 3 Roods 3 Poles

THE LAND

is bounded on the north by the public road from Winterburn to Airton and included is a **Useful Outbarn** known as Ings Laithe, comprising a **Stone-built Barn with two-bay Ground Mow and One-bay Baulk over a Stirk Shippon for 6. Lean-to Loose Box**.

The land is in a compact block and is well watered from natural streams.

SCHEDULE

O.S. No.	Description	Area
Calton Parish		
81	Meadow	7.505
100	Pasture	2.864
103	Meadow	9.437
106	Pasture	10.675
Pt. 107	Pasture	.300
Pt. 110	Pasture	10.991
		<u>41.772</u>

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

Value of Timber £54.

Note: This Lot would form a useful addition to either of Lots 2 and 7.