



Eshton Grange Farmhouse (Lot 3)



Friars Head Farmhouse (Lot 12)

LOT 10
(Coloured Yellow on Plan No. 1)

A Useful Area of Grazing Land

situated on Eshton Moor on the extreme west of the Estate
and extending altogether to about

38 Acres 1 Rood 34 Poles

THE LAND

lies between the 450ft. and 550ft. contours and is bounded and watered on the west by the River Aire. Access from the Airton Road is by a right of way over the north-west corner of O.S. No. 39 on Lot 6.

This Lot comprises O.S. No. 5 in Eshton Parish and is let with other lands on a yearly Tenancy to Messrs. W. H. Clarke & Sons, Apportioned Rent **£45 per annum.**

Apportioned Tithe Redemption Annuity **£1 16s. 11d. per annum.**

Note: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.
See Part I of the Stipulations as to Right of Way.

LOT 11
(Coloured Pink on Plan No. 1)

WITH POSSESSION OF FISHING RIGHTS

The Valuable Trout Fishing Rights in the River Aire

FROM BOTH BANKS FOR A TOTAL DISTANCE
OF ABOUT 600 YARDS

Included with this Lot is the freehold of the River Bed together with a strip of land on the west side of the River affording access to the right bank.

This Lot is situated on the extreme west of the Estate adjoining Lot 10 and is approached by a right of way from the Airton Road along the north boundary of Lot 10 and the north-west corner of Lot 6.

This Lot comprises O.S. Nos. 1, 2, 3, 4, 6 and 42 in Eshton Parish and extends altogether to about

3 Acres 0 Rood 5 Poles

The size of the trout in the River varies considerably, the largest which has been caught in recent years being $1\frac{1}{2}$ lbs.

O.S. No. 1 (1.560) is let on a yearly Tenancy with other lands to Messrs. W. H. Clarke & Sons, Apportioned Rent **£1 per annum.** The remainder of this Lot is in hand and of this **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity **1s. 6d. per annum.**

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

LOT 12
(Coloured Pink on Plan No. 1)

Friar's Head Farm ESHTON

situated on the north of the Estate on each side of the Road to Winterburn and extending altogether to about

489 Acres 1 Rood 36 Poles

The Farm Premises of this

IMPORTANT ATTESTED DAIRY FARM

are situated at the roadside and the

SUPERIOR ELIZABETHAN FARMHOUSE

stands in a delightful garden with south aspect. Built of stone with stone mullions and leaded lights under a grey slate roof, the accommodation comprises:—

On the Ground Floor: **Hall; Sitting Room; Living Room; Kitchen** (the sink unit and Aga cooker belong to the Tenant); **Pantry;** and **Small Cellar.**

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

Outside: Coal and Wood Store.

A part of the House has been divided and is occupied by Mr. Taylor, Junior. The accommodation comprises:—

On the Ground Floor: **Hall; Living Room; Kitchen** (the Rayburn cooker and sink unit belong to the Tenant); **Pantry.**

On the First Floor: **Three Bedrooms; Bathroom;** and **Attic** above.

Outside: Wash-house and Bothy; W.C.; Garage; Wood Store and Coal Houses.

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

THE EXTENSIVE FARM PREMISES

lie to the north of the House and include: **Fine Modern Shippon for 34 passed for T.T. Milk Production. Shippons for 10 and 12 (not passed for T.T. Milk Production). Stirk Shippon for 26, Stable converted into Shippon for 6 with Baulks over, and a Stable used for Calves. Dairy, Six-bay Barn, Provender House, and Two corrugated iron Implement Sheds (Tenants').** *Main Electricity* connected. *Water* from the Winterburn Supply.

On the north-east of the Farm is a **Useful Outbarn** known as **Scarnber Laithe** comprising **Two Shippons for 8, Barn with Two-bay Ground Mow and Two Baulks over the Shippon** and a **Shippon for 12**, all of stone construction with grey slate roof.

THE LAND

lies in two compact blocks to the east and west of the road from Eshton to Winterburn and the block of land on the west is intersected and watered by Eshton Beck. Included are **several useful Plantations containing Valuable Timber, at Valuation.**

SCHEDULE

O.S. No.	Description	Area
Eshton Parish		
27	Meadow	1.051
29	Meadow	6.701
30	Meadow	5.808
124	Meadow747
Flasby-with-Winterburn Parish		
100	Pasture	53.699
100a	Abbey Hill Plantation544
116	Pasture	5.330
117	Pasture	20.332
118	Meadow	9.435
119	Meadow	6.231
119a	Meadow516
120	House and Buildings	1.536
120a	Pasture	1.305
121	Pasture	23.445
122	Pasture	57.058
145	Pasture	71.570
150	Pasture and Scarnber Laithe	76.061
159	Meadow	13.525
160	Pasture	51.960
161	Meadow	5.843
162	High Plantation	1.609
163	Plantation, Friars Head414
165	Pasture	2.230
166	Scarnber Rock Plantation	3.528
167	Pasture	63.110
168	Scarnber Wood	5.888
		489.476

Ordnance Nos. 100a, 162, 163, 166 and 168 are in hand, the remainder of this Lot is let on a yearly Tenancy with other lands to Messrs. J. D. Taylor & Son, Apportioned Rent **£540 per annum.**

Apportioned Tithe Redemption Annuity **£28 15s. 0d.** per annum.

Value of Timber **£706.**

Note 1: The Estate gave permission in 1958 to the Tenant to divide the Farmhouse and install the following in the Cottage:—Rayburn cooker and sink unit in the kitchen, hot and cold water system with cylinder cupboard, three-piece bathroom suite. Also to partition the passage separating the houses and to fit a door to the attic stairs.

Note 2: The Tenants have carried out certain improvements to the Farmhouse and Buildings, details of which 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.

Note 4: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

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

LOT 13

(Coloured Brown on Plan No. 1)

A Useful Accommodation Grass Field

situated to the north of Eshton House (Lot 1) to which it would form a valuable addition. Lying on the east side of the road from Eshton to Winterburn this Lot extends altogether to about

9 Acres 0 Rood 7 Poles

Included is a **Brick and Slate Cattle Shed** in the east corner.

This Lot comprises Pt. Ordnance No. 67 and Ordnance No. 67a in Eshton Parish and is let on a yearly Tenancy with other lands to Messrs. J. D. Taylor & Son, Apportioned Rent **£9 per annum.**

Apportioned Tithe Redemption Annuity **£1 9s. 9d.** per annum.

Value of Timber **£51.**

Note: See General Remark No. 6 as to Notice of Arbitration in respect of Rent.
See Stipulations Part II as to water main passing under this Lot.

LOT 14

(Coloured Brown on Plan No. 1)

Brockabank Attested Dairy Farm

situated at Eshton and approached from the Airton Road from a private farm road past Eshton Grange. The Farm has long frontage on the south-east to the Flasby Road and extends altogether to about

149 Acres 1 Rood 32 Poles

THE FARM PREMISES

are situated on the west of the Farm and the

ATTRACTIVE FARMHOUSE

is built of stone with grey slate roof. The accommodation comprises:—

On the Ground Floor: **Sitting Room; Living Room; Kitchen and Pantry** with stone slabs; **Old Wash Kitchen** with sink.

On the First Floor there are **Six Bedrooms** and **Bathroom** with lavatory basin and W.C.

Outside: **Coal Place.**

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

THE FARMBUILDINGS

which are mainly stone built, lie to the east of the house and include: **Shippens** for 11 and 12, **Stable** converted into **Three Calf Boxes** with **Baulks** over, **Barn** with **Two-bay Ground Mow** and one bay over **Stirk Shippon** for 8. **Dairy**, **Calf Box**, **Covered Provender House** and **Implement Shed** and **Dutch Barn** belonging to the Tenant. *Main Electricity* connected. *Water* from the Winterburn Supply.

In the centre of the land is a **Useful Outbarn** known as **Bark Laithe**. Built of stone with grey slate roof it comprises **Stirk Shippon** for 10 with **Baulks** over, **Double Stirk Shippon** for 16 with **Baulks** over, **Barn** with **One-bay Ground Threshing** and **Three-bay Baulks** over **Shippon**.

THE LAND

lies compactly together all in a ring fence with frontage to the public road on the south-east, and included is a Woodland area containing some Valuable Timber.