

**SCHEDULE**

O.S. No.	Description	Area
<b>Flasby-with-Winterburn Parish</b>		
169	Meadow	3,810
170	Pasture	36,780
246	Pasture	1,049
254	Pasture	20,787
255	Meadow	5,958
256	Pasture	362
257	Meadow and Bark Laithe	8,529
258	Pasture	2,770
259	Meadow	9,671
260	Meadow	7,830
261	Meadow	1,578
262	Plantation Brockabank	1,355
263	House and Buildings	1,141
264	Pasture	9,578
266	Pasture	29,841
268	Pasture	6,954
<b>Eshton Parish</b>		
Pt. 112	Occupation Road	340
113	Occupation Road	236
119	Pasture	779
120a	Plantation Brockabank	002
123	Plantation Brockabank	100
		149,450

O.S. Nos. 113, 120a, 123, 262 and Pt. 112 are in hand. The remainder of this Lot is let on a yearly Tenancy to Mr. J. Swales at **£275 per annum**.

Apportioned Tithe Redemption Annuity £8 19s. 4d. per annum.

Value of Timber £520.

**Note 1:** The Tenant claims to have wired the Farmhouse and Buildings for electricity and to have erected the Calf Box adjoining the Dairy.

**Note 2:** 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 3:** 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 15**

*(Coloured Pink on Plan No. 1)*

**WITH VACANT POSSESSION**

## The Great Wood, Eshton

containing a quantity of **Valuable Mature Timber and Plantations** and altogether extending to about

**39 Acres 2 Roods 16 Poles**

Included is the small Gaubers Wood and Brockabank Wood  
Included is the small Gammers Wood and Brockabank Wood and the whole has considerable frontage on the east to the Flasby Road. Access to Brockabank Wood from the north of this Lot is by a right of way over the farm road leading to Lot 14, and there is an additional access over Lot 14 to the Flasby Road (*see Plan*).

## THE VALUABLE COMMERCIAL TIMBER

mainly comprises:—

32	Oak	containing	760	cu. ft.
174	Beech	„	4,879	„
790	Sycamore	„	12,275	„
238	Wych Elm	„	8,698	„
173	Ash	„	3,435	„
65	Maple	„	959	„
29	Lime	„	1,386	„
16	Horse Chestnut	„	492	„
10	Birch	„	90	„
2	Hornbeam	}	302	„
2	Walnut			
2	Turkey Oak	}	175	„
7	Norway Spruce			
1	Silver Spruce			
3	Scots Fir	„		
<b>1,544 Trees</b>			<b>33,451</b>	<b>cu. ft.</b>

In addition there are about 4 acres of mixed hard- and soft-wood Plantation and about 16 acres of similar Plantation established between 1920 and 1939. More detailed measurements of the above trees may be obtained from the Land Agents and Auctioneers on request.

**SCHEDULE**

O.S. No.	Description	Area
<b>Eshton Parish</b>		
99	Great Wood, Gaubers Wood and Brockabank Wood	8,867
Pt. 100	Great Wood	2,449
118	Great Wood	190
<b>Flasby-with-Winterburn Parish</b>		
267	Great Wood	28,093
		39,599

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

Apportioned Tithe Redemption Annuity 17s. 1d. per annum.

**Note 1:** This Lot is sold with the benefit of the right at all reasonable times to transport felled timber from the Great Wood across land adjoining on the west sold with Eshton Hall (except over O.S. No. 95), by agreed convenient routes, the purchaser of this Lot making good any damage done in the exercise of this right.

**Note 2:** This Lot is sold with the benefit of the right to stand guns below the Great Wood in Field, O.S. No. 100, sold with Eshton Hall, but so as not to interfere with School Games. The position of the actual stands are to be agreed with the owner of Eshton Hall.

**Note 3:** This Lot is sold subject to rights of way in favour of the owner and occupiers of Eshton Hall for the purpose of exercise and recreation only over the paths shown by black dotted lines on the Sale Plan through the Great Wood, the owner of Eshton Hall making good any damage done in the exercise of this right.

See Part I of the Stipulations as to Rights of Way.  
See General Remark No. 17 as to Dedication.

**LOT 16**

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

## Eshton Home Farm

situated in the centre of the Estate, close to Eshton Hall, and extending altogether to about

**83 Acres 3 Roods 16 Poles**

**THIS VALUABLE  
ATTESTED DAIRY FARM**

lies principally on the west side of the Airton Road and includes part of the Park of Eshton Hall.

## THE ATTRACTIVE FARMHOUSE

which lies on the east side of the road, is semi-detached and built of stone, with grey slate roof. The accommodation comprises:—

*On the Ground Floor:* **Sitting Room, Kitchen and Pantry.**

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

Outside: **W.C.**

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

## THE FARMBUILDINGS

lie opposite the House on the west side of the road and are stone built, with grey slate roofs. Included are: **Shippens for 28, Two Store Places, Four-bay Barn with two-bay Baulks, Lean-to Stirk Shippon for 6 with corrugated iron roof. Loose Box, Range of Four Piggeries, Small Store and Engine House, Two-bay Calf Shed and Garage, Four Calf Pens, Provender Store and Dairy.** *Main Electricity* connected. *Water* from the Winterburn Supply.

There is a **Useful Outbarn** nearby on the east side of the road, stone built with grey slate roof, and comprising **Shippon for 16 with concrete Boskins and Baulks over, Barn with two-bay Ground Mow and Two-bay Baulks.** *Water* from the Winterburn Supply.

## THE LAND

lies mainly in two compact blocks on the west side of the road and the Parkland on the south has long frontage to the Flasby Road and is quite close to Gargrave.

### SCHEDULE

O.S. No.	Description	Area
<b>Eshton Parish</b>		
83	Meadow .. .. .	12.269
84	Meadow .. .. .	5.000
90	Meadow .. .. .	.662
94	Parkland .. .. .	16.490
Pt. 101	Barn .. .. .	.009
102	Pasture .. .. .	3.917
Pt. 104	Felled Wood .. .. .	.258
105	Meadow .. .. .	5.938
Pt. 106	Buildings .. .. .	.391
107	Meadow .. .. .	5.164
Pt. 108	House and Gardens .. .. .	.252
Pt. 109	Felled Wood .. .. .	.072
<b>Gargrave Parish</b>		
194	Parkland .. .. .	33.428
		83.850

Pt. O.S. Nos. 104 and 109 and Pt. of O.S. No. 108 are in hand. O.S. Nos. 94, 102, 194 and the Outbarn, Pt. O.S. No. 101, are let on a yearly Tenancy to Mr. John Littlefair at **£126 per annum**. This letting commenced from 2nd February, 1960. The remainder of this Lot is also let to Mr. John Littlefair on a separate yearly Tenancy at **£100 per annum**.

Apportioned Tithe Redemption Annuity **£10 19s. 1d.** per annum.

Value of Timber **£643.**

**Note 1:** 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 2:** The Tenant claims to have carried out the following improvements to the House and Buildings:—Concreted the kitchen floor, concreted the paths to the house, and altered the manure channel and back standing in the Shippon for 12.

**Note 3:** See General Remark No. 6 as to Notice of Arbitration in respect of the Rent of **£100 per annum**. See Parts I, II and III of the Stipulations as to Rights of Way, Water Supply and Drainage.

## LOT 17

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

WITH VACANT POSSESSION

## The North-western Portion of Eshton Wood

containing some **Valuable Commercial Timber and a Plantation** and extending to about

**3 Acres 2 Roods 38 Poles**

This Lot which adjoins the grounds of Eshton Hall has direct access from the Airton Road on the south-west so that the timber can be easily extracted. The timber mainly comprises:—

20	Beech	containing	732	cu. ft.
47	Sycamore	”	782	”
50	Wych Elm	”	1,145	”
5	Maple	”	65	”
1	Ash	”	8	”
123	Trees	”	2,732	cu. ft.

In addition there are  $1\frac{1}{2}$  acres of mixed hardwood and conifer Plantation.

More detailed measurements of the above Trees may be obtained from the Land Agents and Auctioneers on request.

This Lot comprises Pt. O.S. Nos. 108, 109 and 110 in Eshton Parish, is in hand and **Vacant Possession will be given on Completion.**

Apportioned Tithe Redemption Annuity **7s. 2d.** per annum.

See Part I of the Stipulations as to Right of Way. See General Remark No. 17 as to Dedication.

## LOT 18

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

## Eshton Gardens

previously the Walled Kitchen Garden of Eshton Hall and approached from the Airton Road by a private farm road and now used as an Agricultural Holding, extending to about

**4 Acres 0 Rood 20 Poles**

## THE FARMHOUSE

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

*On the Ground Floor:* **Sitting Room, Living Room, Kitchen and Dairy.**

*On the First Floor:* **Two Bedrooms, Box Room, Bathroom with bath and basin (both h. & c.). Separate W.C.**

Outside: **Coal Place and Store.**

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

In the south-west corner of the Farmhouse is a

### SMALL COTTAGE

containing:—

*On the Ground Floor:* **Sitting Room**, **Kitchen** with range and sink (h. & c.).

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

Outside: **W.C.**, **Coal Shed** and **Store**.

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

### THE FARMBUILDINGS

mainly round the garden walls comprise: Stone-built **Potting Shed** with blue slate roof, converted into a **Piggery with sixteen pens** and a **Loose Box** at the end. **Three Loose Boxes** with asbestos roof, brick-built **Greenhouse**, and a **Greenhouse** converted into a **Piggery with six pens**.

### THE LAND

comprises a Fine Walled Garden with small areas outside the Wall and the Site of an old Grass Tennis Court, the whole forming a **Useful and Well-equipped Smallholding**.

This Lot comprises O.S. No. 91 and Pt. O.S. Nos. 92 and 93 in Eshton Parish.

O.S. No. 91 and part of O.S. No. 93 are in hand. The Cottage adjoining the Farmhouse is let on a quarterly Tenancy to Mr. Rowan-Robinson at **£36 8s. 0d. per annum**, Tenant paying rates. The rent being due on 1st December, March, June and September. The remainder of this Lot is let to Messrs. J. Close & Sons on a yearly Tenancy at **£120 per annum**, making a total rent for this Lot of **£156 8s. 0d. per annum**.

Apportioned Tithe Redemption Annuity 9s. per annum.

**Note:** See General Remark No. 6 as to Notice of Arbitration in respect of the Rent of £120 per annum. See Parts I, II and III of the Stipulations as to Rights of Way, Water Supply and Drainage.

#### LOT 19

(Coloured Yellow on Inset Plan No. 3)

WITH VACANT POSSESSION

## An Attractive Semi-detached Modernised Cottage

with adjoining Estate Yard, situated at Eshton, close to the back entrance to Eshton Hall and with Small Garden extending to about

**A Quarter of an Acre**

### THE COTTAGE

which is known as

**No. 2, Gardens Road, Eshton**

is built of stone with a stone slate roof and is in a good state of repair. The accommodation comprises:—

*On the Ground Floor:* **Sitting Room** with modern tiled grate having back boiler; **Kitchen** with Rayburn cooker; **Scullery** with sink (h. & c.).

*On the First Floor:* **Two Bedrooms** and **Bathroom** with bath and basin (both h. & c.) and W.C.

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

### THE USEFUL ESTATE YARD

adjoins on the east and comprises a **Four-bay stone-built and stone slate-roofed Store Shed** and **Garage** with main electricity connected and an Enclosed Yard surrounding. There is a small Garden on the south side of the road to Lot 18 and the Cottage enjoys a pleasant outlook over the Park.

This Lot comprises Pt. O.S. Nos. 104 and 106 in Eshton Parish and is in the rent-free service occupation of Mr. T. Newhouse, who has been given Notice to Vacate by the date of Completion.

Rateable Value £12.

**Note:** The following Furniture and Fittings are included in the Sale:—  
In the Front Room: two leather-covered dining chairs, a curtain and pelmet. On the Staircase: a red haircord stair carpet and fittings, four floral curtains with pelmets and the linoleum. In the Bathroom: two floral curtains and the linoleum.

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

#### LOT 20

(Coloured Green on Inset Plan No. 3)

WITH VACANT POSSESSION

The Adjoining and Similar Attractive

## Modernised Semi-detached Cottage

being

**No. 1, Gardens Road**

and extending with small Garden to about

**13 Poles**

### THE COTTAGE

is built of stone with stone slate roof and is in good repair.

The accommodation comprises:—

*On the Ground Floor:* **Hall**; **Lounge** with modern tiled fireplace; **Kitchen** with sink (h. & c.); **Small Pantry** with shelves.

*On the First Floor:* **Three Bedrooms**, one with heated linen cupboard; **Bathroom** with bath and basin (both h. & c.) and W.C.

Outside: Brick, stone and asbestos-roofed **Coal and Store Shed**.

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