

There is a **Garage** built of concrete blocks and a small Garden across the road to Lot 18.

The Cottage enjoys a mainly south aspect overlooking the Park.

This Lot comprises part of O.S. Nos. 104 and 106 in Eshton Parish and has been let furnished, but Notice to Quit has been served and **Vacant Possession will be given on Completion.**

Rateable Value £18.

**Note:** The following Furniture and Fittings are included in the Sale:—  
On the Ground Floor: a round mahogany dining table, two spindle-back chairs, three lampshades, a mahogany table with one drawer, two blue-covered dining chairs, one small blue rug, a brown rug, three pairs of fitted pelmets, a kitchen table and a Jackson's electric cooker.  
On the Staircase: a brown carpet and underfelt, with fittings.  
On the First Floor: the linoleums as laid throughout, the floral curtains in three bedrooms, one lampshade and a brown mat.  
See Parts I, II and III of the Stipulations as to Right of Way, Water Supply and Drainage.

**LOT 21**

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

**WITH VACANT POSSESSION**

## An Important and Valuable Woodland Area

situated to the south-west of Eshton Hall, comprising Gamsbers Wood, New Close Plantation, Sourbers Wood and Dikebers Wood, extending altogether to about

**37 Acres 3 Roods 25 Poles**

Access to the Woodland which surrounds the Gardens (Lot 18) is by a right of way over the farm road leading to Lot 18 and there is an additional extraction route over O.S. No. 102 on Lot 16. The Woodland contains

**VALUABLE COMMERCIAL TIMBER AND PLANTATIONS**

mainly comprising:

94	Oak	containing	1,974	cu. ft.
129	Ash	"	3,584	"
1,040	Sycamore	"	17,775	"
294	Beech	"	12,770	"
108	Maple	"	1,525	"
21	Horse Chestnut	"	785	"
5	Lime	"	260	"
367	Wych Elm	"	14,036	"
17	Red Elm	"	621	"
5	Birch	}	2,608	"
3	Cherry			
55	Larch			
57	Norway Spruce	"	1,796	"
17	Scots Fir	"	690	"
2	Cypress, 4 Willow and 1 Corsican	"	145	"
Together with 13 small Ash, 3 small Beech and 1 small Wych Elm.				

**2,236** Trees containing **58,569** cu. ft.

In addition there are about 4 acres of mixed hardwood and conifer Plantation and about 1 acre of mixed hardwood Plantation.

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>		
89	New Close Plantation .. .. .	15.268
Pt. 92	Woodland .. .. .	.200
Pt. 93	Gamsbers Wood .. .. .	16.808
<b>Gargrave Parish</b>		
195	Gamsbers Wood .. .. .	1.157
197	Dikebers Wood .. .. .	4.474
		37.907

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

Apportioned Tithe Redemption Annuity £1 2s. 0d. per annum.

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

**LOT 22**

(Coloured Yellow on Plan No. 1)

## Raybridge Farm GARGRAVE

extending to about

**87 Acres 3 Roods 26 Poles**

and situated adjoining the Town on the north-east on the Airton and Flasby Road.

### THIS VALUABLE ATTESTED DAIRY FARM

is bounded on the south by the Leeds and Liverpool Canal and has frontage to the Airton Road on the west and to Raybridge Lane on the south-west and these frontages would appear to have possibilities for development in the future (subject to Planning Consent). The Farm Premises are situated in Raybridge Lane and

### THE FARMHOUSE

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

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

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

Main Electricity connected. Gargrave Town Water.

## THE FARMBUILDINGS

are conveniently situated to the east of the House and are mainly of stone construction. They comprise **Fine Modern Shippon for 22 with asbestos roof** and with concrete boskins with tubular fronts. **Dairy, Sterilising Room, Workshop, Four Calf Boxes, Provender Store, Dutch Barn with corrugated iron roof, Covered Implement Shed, Shippon for 6 with asbestos roof** and a **Range of Garage and Two Loose Boxes with Loft over.**

Main Electricity connected. Gargrave Town Water.

## THE LAND

lies in a compact block all in a ring fence to the east of the Airton Road and is bounded and watered on the east by Eshton Beck. Included are some **Useful Small Plantations** containing **Valuable Timber**, at Valuation.

### SCHEDULE

O.S. No.	Description	Area
<b>Gargrave Parish</b>		
164	House and Buildings	.442
Pt. 166	Meadow .. .. .	7.204
167	Meadow .. .. .	1.360
Pt. 168	Eshton Beck .. .. .	.740
169	Meadow .. .. .	4.569
170	Feeder Plantation .. .. .	1.389
171	Meadow .. .. .	5.613
173	Pt. Meadow, Pt. Pasture .. .. .	48.170
Pt. 173a	Pasture .. .. .	5.330
173b	Pasture .. .. .	1.902
181	Raybridge Plantation .. .. .	.292
183	Meadow .. .. .	5.416
184	Meadow .. .. .	4.995
185	Crumacre Plantation .. .. .	.492
		87.914

O.S. Nos. 170, 181 and 185 and part O.S. No. 168 are in hand. The remainder of this Lot is let on an annual Tenancy to Messrs. T. W. Green & Son at **£250 per annum.**

Apportioned Tithe Redemption Annuity £9 16s. 9d. per annum.

Drainage Rate Assessment £49.

Value of Timber £474.

**Note 1:** The Tenant pays for Gargrave Town Water at 3s. per thousand gallons, and the meter is situated at the roadside adjoining Lot 25.

**Note 2:** The Tenant has carried out certain improvements to the House and Buildings, details of which may be obtained from the Land Agents on request.

**Note 3:** The Landlord has given permission for the Tenant to erect certain fences on the Farm under a Farm Improvement Scheme and details may be obtained from the Land Agents.

**Note 4:** The Skipton Rural District Council wish to acquire 34 sq. yds. of land on this Farm for Road Widening purposes but the terms of the sale have not yet been agreed. Details may be obtained from the Land Agents on request.

**Note 5:** This Lot is sold subject to and with the benefit of a letter dated the 18th June, 1959, from the West Riding County Council regarding the laying of a water pipe under the roadside to connect with the Council's Gargrave Main. A copy of the letter may be obtained from the Land Agents on request.

**Note 6:** 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.

### LOT 23

(Coloured Green on Plan No. 1)

## A Valuable Block of Accommodation Parkland

situated on the east side of Eshton Road and extending altogether to about

**46 Acres 1 Rood 8 Poles**

## THE LAND

is all in grass and is contained within a ring fence and includes on the north-east a part of Dudding Gill Plantation and Shilbridge Plantation which contain **Valuable Timber**, at Valuation. There is long frontage to the road on the west and the land is watered on the east by Eshton Beck.

### SCHEDULE

O.S. No.	Description	Area
<b>Gargrave Parish</b>		
182	Raybridge Plantation .. .. .	.292
186	Dudding Gill Plantation .. .. .	.170
Pt. 187	Dudding Gill Plantation .. .. .	1.600
188	Shilbridge Plantation .. .. .	1.673
Pt. 189	Pasture .. .. .	42.565
		46.300

O.S. Nos. 182, 186, 188 and Pt. 187 are in hand. The remainder of this Lot is let with other lands on a yearly Tenancy to Messrs. W. H. Clarke & Son, Apportioned Rent **£72 per annum.**

Apportioned Tithe Redemption Annuity £3 15s. 1d. per annum.

Value of Timber £312.

Drainage Rate Assessment 5s.

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

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

See General Remark No. 17 as to Dedication.

### LOT 24

(Coloured Blue on Plan No. 1)

WITH VACANT POSSESSION

## The Valuable Trout Fishing Rights in Eshton Beck

from the Right Bank for a distance of about **497 yards in two stretches**

The Fish which have been taken in the past are of a regular size averaging about 8 or 9 inches, and the largest recently caught weighed a little over half a pound.

Access to the Beck is by a right of way from Raybridge Lane over Lot 22 and the eastern corner of Lot 23. Included is part of the soil of the Beck.

This Lot comprises part of Ordnance No. 168 in Gargrave Parish and extends altogether to about

**2 Roods 29 Poles**

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

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

**LOT 25**  
(Coloured Pink on Plan No. 1)

**A VALUABLE  
ACCOMMODATION GRASS FIELD**

known as

**Raybridge Meadow**

extending to about

**8 Acres 3 Roods 38 Poles**

**THE LAND**

is situated close to Gargrave adjoining the County Council Smallholdings and has frontage to Eshton Road and a long frontage on the north-east to Raybridge Lane. The frontage land would thus appear **Ripe for Early Development** (subject to Planning Consent) and carries an Unexpended Balance in respect of the frontage to Eshton Road.

This Lot comprises O.S. No. 160 and Pt. O.S. No. 162 in Gargrave Parish and is let on an annual Tenancy to Mr. G. Lowther at **£35 per annum**.

Apportioned Tithe Redemption Annuity £1 14s. 8d. per annum.

Value of Timber £28.

**Note 1:** This Lot has an unexpended balance of established development value of £170, plus one-seventh, and this sum may be receivable by a purchaser under the terms of the Town and Country Planning Act, 1954.

**Note 2:** The Skipton Rural District Council wish to acquire 58 sq. yds. of this Lot for Road Widening purposes but the terms of this sale have not yet been agreed. Details may be obtained from the Land Agents on request.

**Note 3:** See General Remark No. 6 as to Notice of Arbitration in respect of Rent.

See Part II of the Stipulations as to Water Pipe crossing under this Lot and the right for this Lot to tap the pipe.

**LOT 26**  
(Coloured Brown on Plan No. 1)

**ANOTHER VALUABLE BLOCK OF  
ACCOMMODATION PARKLAND**

known as

**Dikebers Land**

situated opposite the previous Lot and extending to about

**44 Acres 2 Roods 26 Poles**

**THE LAND**

has long frontage on the south-east to the Eshton Road and is situated close to Gargrave. The frontage land would appear **Ripe for Early Development** (subject to Planning Consent) and carries an **Unexpended Balance of £240 plus one-seventh**. The land lies all in a ring fence and enjoys a south-east slope.

This Lot comprises O.S. Nos. 178, 180 and 198 in Gargrave Parish. O.S. No. 178 is in hand. The remainder of this Lot is let to Mr. J. Clarkson on an annual Tenancy at **£120 per annum**.

Apportioned Tithe Redemption Annuity £5 17s. 6d. per annum.

Value of Timber £271.

**Note 1:** This Lot has an unexpended balance of established development value of £240, plus one-seventh, and this may be receivable by a purchaser under the terms of the Town and Country Planning Act, 1954.

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

**LOT 27**  
(Coloured Green on Plan No. 1)

**Grange Farm**

**FLASBY**

situated on the east of the Estate, intersected by the Gargrave to Flasby Road and extending altogether to about

**155 Acres 1 Rood 5 Poles**

**THE ATTRACTIVE FARM PREMISES**

are situated at Flasby, close to Flasby Road, and

**THE FARMHOUSE**

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

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

*On the First Floor:* **Four Bedrooms, Bathroom and W.C.**

Outside: **Wash-house.**

Main Electricity connected. Water is obtained from a private supply off the Flasby Estate.

**THE FARMBUILDINGS**

are conveniently situated round the house and include a **Fine Modern Stone-built Shippon for 24 with asbestos roof** (not passed for T.T. Milk Production, but very little work required). **Stone-built Shippon for 10, Provender House, Dairy, Three Calf Boxes, Calf House and Dutch Barn.** In addition there are **Four Useful Outbarns.** Lane side **Middle Barn** is built of stone with corrugated iron roof and comprises **Loose Box and Implement Shed.** Lane side **Top Barn** is stone built with slate roof and comprises **Two Stirk Shippon for 8, each with concrete Boskins, and a Stirk Shippon for 6 with wooden Boskins.** **Howson Laithe** comprises stone-built **Barn with grey slate roof containing Stirk Shippon for 6 with wooden Baulks and one-bay Ground Mow.** **Holme Laithe Barn** comprises stone-built **Barn with grey slate roof containing Stirk Shippon for 11 and a Barn with two-bay Ground Mow and one-bay Baulk over Shippon.**

**THE LAND**

lies in two compact blocks in a ring fence on both sides of the Hetton Road, the land on the east being well watered by Flasby Beck, and the whole forming a compact and easily worked Dairy and Sheep Farm. The Tenant also farms Flasby Fell (Lot 28) in conjunction with this Farm.