

27 Robinson

BY DIRECTION OF HIS GRACE THE DUKE OF NORTHUMBERLAND.

NORTH RIDING OF YORKSHIRE.

*Illustrated Particulars, Plans and Conditions of Sale*

Of the

Valuable Freehold, Agricultural and Sporting Property

known as

# GAYLES ESTATE

forming part of the Duke of Northumberland's Yorkshire Estates, (situate about 6 miles from Richmond, 9 miles from Barnard Castle, and 12 miles from Darlington), extending to about

3,156 ACRES,

In the Parishes of Gayles, Dalton and Ravensworth, consisting of

8 DESIRABLE STOCK AND TILLAGE FARMS,

AN EXCELLENT GROUSE MOOR,

WOODLANDS, LICENSED PROPERTY & COTTAGES,

(Together with the Manor of Dalton Travers, otherwise Gayles), with a Rent Roll of about

£2,307.

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*TO BE OFFERED FOR SALE BY AUCTION*

as a whole, unless previously sold by Private Treaty, by

**Messrs. G. Tarn Bainbridge, Son & Handley,**

at the

KING'S HEAD HOTEL, DARLINGTON,

On THURSDAY, 6th OCTOBER, 1921,

at 12 noon.

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Further information from the Auctioneers, Joint Stock Bank Chambers, Darlington. (Tel. 2333.)

Land Agent: F. W. HALL, ESQ.,  
Olliver, Richmond,  
Yorks.

Solicitors: Messrs. MAY, HOW, CHILVER & MAY,  
49, Lincoln's Inns Fields,  
London, W.C. 2.

## Summary of Holdings.

Holding.	Occupier.	Area.	Rent.		
			£	s.	d.
Gayles Hall Farm	Mr. John Powell	460.676	468	0	0
Gayles Fields Farm	Mr. T. W. Bainbridge	494.006	500	0	0
Townfoot Farm	Mr. S. Coates	423.666	286	0	0
Grange House Farm	Mr. R. Marwood and Reprs. of G. Ramsden	201.022	188	10	0
Bay Horse Inn and Land	Mr. R. Barker	106.668	130	0	0
Quarry House Farm	Mr. J. Teasdale	50.665	32	0	0
Crumma Farm	Mr. J. J. Hunt	194.112	135	0	0
West Allotment and Gayles Old Wood	Herbert Straker, Esq.	577.553	170	0	0
Waitgate Farm	Mr. S. J. Thwaites	375.124	150	0	0
Moorland	Messrs. J. E. & B. Johnson	178.794	45	0	0
Dalton School	School Trustees	.200	0	1	0
Cottage, Gayles	North Riding County Council	.136	6	0	0
Do. Do.	Mrs. Walker	.024	6	0	0
Cottage and Land, Gayles	Messrs. G. Goodall and H. Straker	2.789	12	0	0
Cottage, Gayles	Gayles Reading Room	.131	0	1	0
Do. Do.	Mr. T. F. Coates	.441	8	0	0
Do. Do.	Mr. G. Webster	.050	6	0	0
Do. Do.	Mr. R. P'Anson	.090	5	0	0
Do. Do.	Mrs. Tebb	.081	5	0	0
Accommodation Land	Mr. T. W. Donald	3.216	9	0	0
Do. Do.	Mr. A. W. Stevenson	.288	0	15	0
Richmond Rural District Council Water Rent			2	3	1
Gayles Free Rents			12	14	6

*transfere*

### Property in Hand.

Woodlands	85.552	
Manor House, Gayles	.845	
Manor House Buildings	.229	
Cottage (vacant)	.010	
Gayles House	.297	
The Shooting over the whole Estate is held by Herbert Straker, Esq., under a lease terminating on February 2nd, 1922		130 0 0
Acknowledgments		0 1 6
Acres	3156.665	£2,307 6 1

				£ s. d.		
Outgoings.—Tithe Rent Charge (commuted value)	Gayles			255	19	6
	Do.	Do.	Dalton	56	17	0
	Do.	Do.	Ravensworth	2	7	6
Land Tax				33	11	4
Fee Farm Rent				0	1	2
				£348	16	6



## General Remarks.

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THE GAYLES ESTATE is situate in an excellent Stock Rearing and Sporting District in the North Riding of Yorkshire, about 6 miles from Richmond, 9 miles from Barnard Castle and 12 miles from Darlington.

This Estate, being offered as a whole, provides an exceptional opportunity of acquiring a property with unique sporting facilities.

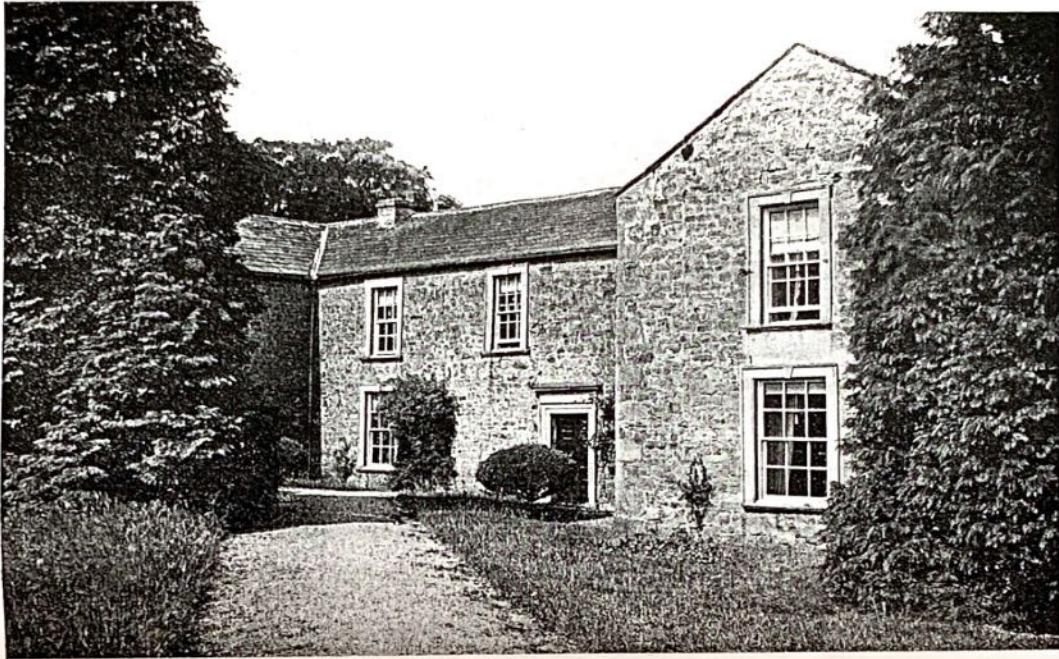
The Village of Gayles lies at the foot of the Hills and the Low Lands form part of the rich tract of Ravensworth Valley, affording good Partridge Shooting. The Moor and Allotments form a small but good Grouse Moor (yielding about 200 Brace) and the Woodlands on the Estate give an additional attraction to the whole as a sporting property. The Meets of the Zetland Hunt are within easy reach.

Gayles Hall, which stands in a delightful and elevated position, is an old Manor House capable of conversion and would form an excellent Country House or Shooting Box.

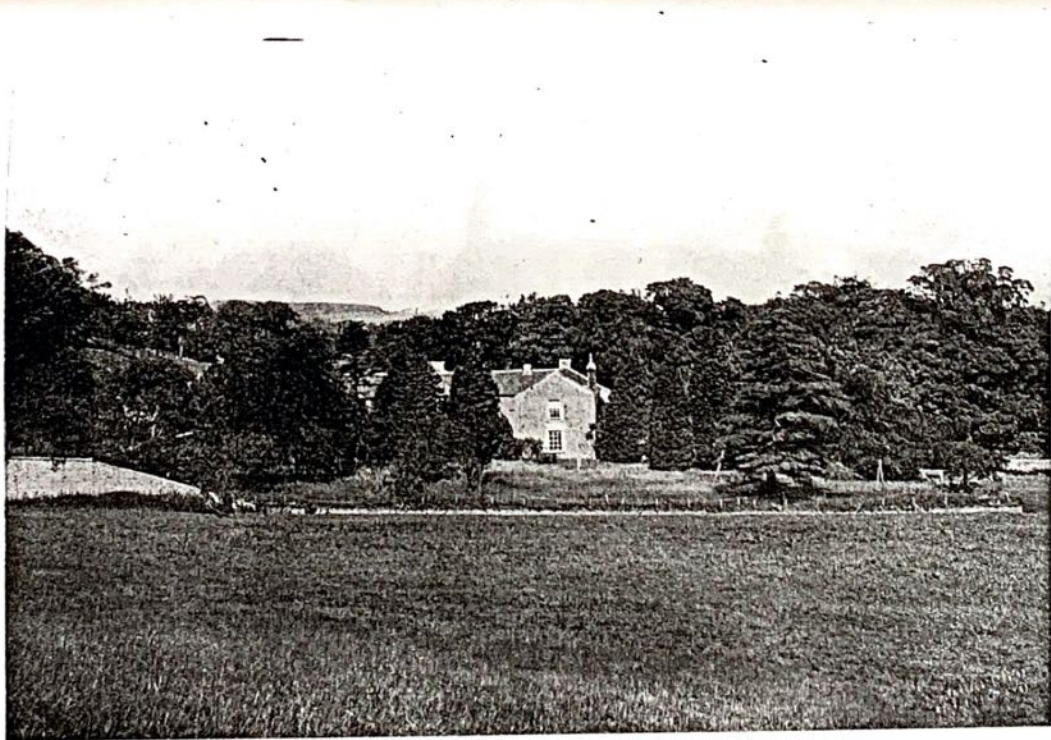
The property is compact and let to old-established and substantial tenants. The farms are mostly adjacent to good roads and eminently suited for Cattle and Sheep rearing, while there is a fair proportion of Arable Land of very superior quality. A striking feature is the ample and natural supply of good water over the whole Estate.

The Allotments and Moor are sound Sheep Runs with a considerable area of Ling, and the amount of Summer Grazing attached to the Lowlying Farms adds considerably to their Stock-raising capacities.





GAYLES HALL.



GAYLES HALL.





GAYLES VALLEY.



GAYLES FIELDS FARM.



# Gayles Hall Farm

Plans to the Purchase of Gayles and Hallon and extending to

460.676 Acres

Dalkat 376 100

in the occupation of Mr. John Powell

## General Stipulations.

To be deemed part of the Conditions under which the Property is offered.

- 1.—The Estate will be offered as a whole.
- 2.—The Mines and Minerals belonging to the Vendor are included in the Sale, but attention is called to the various Enclosure Agreements, Acts and Awards referred to in the Conditions dealing with this subject.
- 3.—The Timber will be included in the purchase price.
- 4.—The Plans are based upon the Ordnance Survey. They are believed to be correct and shall be so accepted both by Vendor and Purchaser, and no error or mis-statement relating to the plans, or to the quantities or descriptions in the Particulars shall annul the sale or entitle either party to compensation.
- 5.—The Rents and Outgoings are stated in the particulars of each Holding, and are believed to be correct.
- 6.—The Sale is subject to the existing leases and tenancies, and to all Tenants' Rights and interests therein, including such rights as they may possess in any buildings, fixtures, or improvements (if any) whether referred to in the particulars or not, and all Tenants' Claims thereunder, and under statute, common law, custom or otherwise. Where they exist the leases or agreements or copies of them may be inspected at the Stanwick Estate Office during the ten days preceding the sale and at the place of sale on the day of sale.
- 7.—The Tithe (commuted values) Land Tax and other outgoings (as informally apportioned by the Vendors Agent) are stated for the information of the purchaser, but no guarantee of their accuracy or of the identity of the property subject to the charge can be given, and should any legal apportionments be required they must be carried out by the purchaser at his own expense.
- 8.—The sale is also subject to all Rights of Way, Water, Roadside Waste and other rights and easements of every description.
- 9.—The Cultivation or Description given in the Schedules is believed to be correct, but the Purchaser must satisfy himself as to this, and deal with any claim the Tenants may have for laying down to pasture (if any).

### Cottages

comprise a number: Five-roomed Cottage at the Low Buildings, a good Cottage in Gayles Village and an Habitation Lodge.

which includes  
three new cottages

Outgoings.—Tithe (commuted value) 599 lb. 10s. Gayles.

Land Tax

46 15s. 11d



# Gayles Hall Farm

situate in the Parishes of Gayles and Dalton and extending to

460.676 Acres

*What size now?*

in the occupation of Mr. John Powell.

This is a very Desirable Mixed Holding with some 68 acres of excellent arable land in Gayles Valley and 100 acres of good meadow and Pasture Land, and about 292 acres of Rough pasture and Moorland. The Low lying land is of a very fertile character, and with the upper lands makes the farm one of the most desirable Stock-Raising and Feeding Farms in the District.

There is a delightful old house standing in an elevated position which could be converted into an excellent country house or shooting box. It stands in finely wooded surroundings with a fine view across the valley. The accommodation comprises:—

Entrance Hall with panelled oak door and sides, and with fine old oak panelled doors to the main rooms; Dining Room with oak floor, Good-sized Drawing Room, Breakfast Room, Large Kitchen and usual offices, 6 bedrooms, Servants Rooms and Storerooms.

A feature of the House is the fine Oak Panelled Staircase, which is in an excellent state of preservation.

The Garden and Grounds are attractive and include a high-walled Kitchen Garden, Orchard and Lawn.

## The Buildings

comprise 3-stalled Stable, Coach House, 5-stalled Stable, 16 and 8-stalled Byres with Gangways, Turnip House, Machine Shed, Barn and Loft, Loose Box, Granary, Loose House, Covered Feeding Shed, Cart Shed, Implement Houses, 2 Open Sheds under Granary. There is also a set of buildings at the Low side of the Farm:—12 and 4-stalled Byres, 2-stalled Stable, Loose Box, Barn and Turnip House.

## Cottages

comprise a modern Five-roomed Cottage at the Low Buildings, a good Cottage in Gayles Village and an Entrance Lodge.

Rent.—£468.

Outgoings.—Tithe (commuted value) £90 13s. 0d. Gayles.

Land Tax ... .. £6 15s. 1d.

*which building is  
the entrance lodge*



# Schedule.

## GAYLES HALL FARM.

Ord. No. Parish.	Description.	Area.
Gayles. 58	Pasture	88.548
59	Do.	25.474
61	Do.	9.788
62	Do.	6.420
63	Do.	2.861
67	Do.	.600
76	Do.	5.804
77	Do.	28.835
82	Do.	3.568
84	Do.	7.572
86	Do.	3.241
87	Do.	6.425
89	Do.	3.175
90	Do.	4.057
91	Do.	10.476
92	Do.	13.868
94	Do.	12.927
96	Do.	19.517
97	Do.	2.938
99	Buildings	.226
100	Pasture	.702
101	Do.	4.207
102	Do.	7.097
103	Do.	.467
105	Do.	1.102
106	House, Buildings, etc.	2.601
107	Meadow	2.719
109	Pasture	21.659
113	Do.	1.875
114	Cottage	.308
124 part	Do.	.136
157	Pasture	8.272
176	Pond	.172
177	Pasture	9.317
184	Do.	8.245
185	Arable	17.193
186	Meadow	5.216
203	Arable	9.429
204	Pasture	8.535
205	Do.	1.522
206	Meadow	2.262
207	Pasture	2.089
208	Meadow	3.779
209	Arable	11.942
211	Do.	8.092
227a	Pasture	5.697
228	Do.	8.542
229	Arable	17.324
230	Gayles Hall, Low Buildings	.278
231	Arable	13.424
232	Pasture	5.475
233	Arable	2.544
234	Do.	5.091
239	Meadow	7.043
	Acres	460.676



# Gayles Fields Farm

situate in the Parishes of Dalton and Gayles and extending to

**494·006 Acres**

in the occupation of Mr. T. W. Bainbridge.

This is a compact and well-proportioned Holding containing about 95 acres of arable land—excellent Turnip and Barley Soil—in the fertile Gayles Valley, and about 397 acres of Meadow, Pasture and Moorland. The moorland grazing carries a good class of sheep and works well in conjunction with the good land in the Valley. The Holding stands close to Dalton Village.

There is a

## Commodious and Well-Built House

containing Entrance Hall, Dining Room, Drawing Room, Living Room, Back Kitchen, Dairy &c.; 7 Good Bedrooms. The Grounds include Front Lawn with Sunk Fence, and a Kitchen Garden.

An

## Excellent Range of Farm Buildings

comprising Gig House, Large Cart Shed, 5-stalled Stable with Loose Box, 3-stalled Stable, Hay House, Turnip Houses, Large Barn, Water Wheel driving Machinery, Large Loft over Barn, 2 Granaries, 2 Covered Feeding Yards, Byres for 31, Calf House Implement House, Loose Box, Blacksmith's Shop, Piggeries. Also Buildings in Dalton Village:—2 Stables, 2-four stalled Byres, 2 Loose Houses, Loose Shed.

Two Hinds' Cottages in Dalton Village and Plots of Garden Ground.

*Rent.*—£500.

*Outgoings.*—Tithe (commuted value) £45 14s. 6d. Gayles.  
34 17s. 6d. Dalton.

Land Tax ... .. 7 5s. 11.



# Schedule.

## GAYLES FIELDS FARM.

Ord. / No. Parish.	Description.	Area.
<b>Dalton Township.</b>		
1	Pasture	61-683
2	Do.	9-104
3	Do.	52-448
6	Do.	8-164
8	Do.	3-275
9	Do.	2-630
10	Do.	3-066
66 part	Meadow	11-528
67	Pasture	21-358
68	Do.	5-950
69	Do.	7-229
70	Do.	6-273
74	Do.	11-565
75	Do.	6-516
76	Do.	5-712
77	Do.	11-291
81	Do.	10-951
104	Do.	9-023
105	Do.	7-373
122	Do.	276
127	Meadow	270
128	Do.	795
130 part	Pasture	5-118
131 part	Do.	380
132 part	Meadow	060
194	Arable	5-641
211	Do.	7-757
212	Pasture	8-315
213	Do.	438
214	Do.	187
216	Arable	6-422
220	Do.	10-217
246	Meadow	5-139
247	Arable	12-479
254	Meadow	6-483
261	Do.	6-150
<b>Gayles Township.</b>		
212	Arable	12-636
218	Do.	6-869
219	Meadow	3-410
220	Arable	8-280
222	Pasture	3-312
223	Meadow	1-630
225	Tillage	17-343
226	Pasture	32-829
227	Do.	6-385
242	Do.	8-981
243	Do.	7-813
246	Do.	3-307
247	Do.	1-467
249	House and Premises	3-880
251	Pasture	730
253	Arable	9-236
256	Pasture	5-871
256 part	Do.	6-418
292	Arable	005
299	Pasture	6-189
300	Do.	2-848
301	Do.	2-746
304	Do.	10-555
Acres		494-006



IS THIS TOWN END PART

# Town Foot Farm

situate in the Parishes of Gayles and Dalton and extending to

**423.666 Acres**

in the occupation of Mr. S. Coates.

This is an excellent Farm with about 52 acres of Good Arable Land, and 68 acres of Meadow and Pasture Land lying in close proximity to Gayles Village, and there are about 303 acres of Sound Moor and Allotment Land.

## The Dwelling House

is pleasantly situated in Gayles Village and comprises Dining Room, Drawing Room, Kitchen, Scullery, Dairy &c., 5 Bedrooms. There is a good Garden adjoining the house.

## The Farm Buildings

comprise: 4 and 3-stalled Stables, 6-stalled Stirk House with Calf Boxes, Gig House Hay House, Loft, Loose Box, 2 10-stalled Byres, Turnip House, Implement House, Barn with Loft over, Granary, 6-stalled Byre, Foldyard with Covered Shed. Good Cottage in Gayles Village.

Rent.—£286.

Outgoings.—Tithe (commuted value), £41 6s. 6d. Gayles.

Land Tax ... .. 3 10s. 0d. Dalton.  
 ... .. 2 0s. 10d.

## Schedule.

### TOWN FOOT FARM.

Ord. No. and Parish.	Description.	Area.
<b>Dalton Township.</b>		
17	Pasture	409
18	Do.	154
71	Do.	137
82	Do.	6359
84	Do.	4716
85	Do.	1570
86	Do.	7364
87	Do.	2536
89	Do.	7623
90	Do.	2050
102	Do.	12576
103	Do.	14463
<b>Gayles Township.</b>		
45	Pasture	16295
46	Do.	26880
47	Do.	7199
49	Do.	62985
51	Do.	7716
119	Meadow	5639
120 part	Do.	1640
121	Pasture	1105
122	Meadow	424
129	Pasture	4248
153	Arable	6775
154	Road	683
156	Buildings	293
158	Pasture	782
* 160	House, Buildings and Garden	264
* 173 part	Cottage and Garden	100
187	Pasture	4598
188	Meadow	1036
190	Pasture	1836
191	Arable	18965
195	Pasture	5339
196	Meadow	4483
197	Arable	7177
198	Pasture	17473
199	Arable	7650
200 part	Meadow	4210
200 part	Pasture	1313
201 part	Arable	4500
201 part	Pasture	2767
202	Arable	6248
290	Pasture	10918
294	Do.	5100
296	Do.	99250
302	Meadow	7319
303	Pasture	10494
Acres		<b>423.666</b>



JANES

# Grange House Farm

situate in the Parishes of Gayles and Dalton, extending to

## 201.022 Acres

in the occupation of Mr. R. Marwood and the Reprs. of G. Ramsden.

This is a useful mixed Farm consisting of about 73 acres of Fertile Land in Gayles Valley, of which 11 acres are Arable, together with about 128 acres of good Moorland grazing.

## The Dwelling House

occupies a good position in Gayles village is substantially built and contains Entrance Hall, Drawing Room, Dining Room, Kitchen, Back Kitchen, Pantry, Larder, Cellar Dairy, 5 Bedrooms, and Conveniences.

## Farm Buildings

consist of 3-stalled Stable with Loft, Saddle Room, Calf House with 6 Boxes, Cart Shed, 10-stalled Byre, Barn, 4-stalled Byre, Piggery, 2 Byres for 9 Cattle, Barn and Turnip House, Covered Fold-yard, Implement House with Loft.

Good Hinds' Cottage.

Rent.—£188 10s. 0d.

Outgoings.—Tithe Rent Charge (commuted value) £29 2s. 0d. Gayles.

Land Tax ... .. 4 13s. 5d.

## Schedule.

### GRANGE HOUSE FARM.

Ord. No. and Parish.	Description.	Area.
<b>Dalton.</b>		
72	Pasture	323
73	Do.	067
78	Do.	118
79	Do.	200
80	Do.	191
<b>Gayles.</b>		
111	Meadow	3.008
118	Do.	1.592
* 120 part	Cottage, etc.	143
123 part	House	562
124 part	Meadow	446
125	Do.	1.875
126	Do.	4.029
127	Do.	1.215
128	Do.	923
138	Arable	6.190
139	Pasture	11.360
140	Arable	4.820
141	Meadow	3.777
142	Do.	6.756
144	Do.	1.729
146	Do.	6.000
155	Do.	3.389
163	Do.	848
189	Pasture	13.899
284	Do.	25.970
285	Do.	25.672
287	Do.	10.354
288	Do.	11.068
289	Do.	34.402
291	Do.	8.116
293	Do.	11.980
		Acres 201.022



# Quarry House Farm

situate in the Parishes of Gayles and Ravensworth, extending to

**50·665 Acres**

## The Dwelling House

(at present unoccupied) contains Kitchen, Scullery, and 2 Bedrooms.

## Buildings

comprise Stable, Hay House, Loose House, &c.

The above is situate on the high side of Gayles Village and includes some useful grazing.

*Tenant.*—Mr. J. Teasdale (eatage only to Nov. 1st, 1921).

*Rent.*—£32.

*Outgoings.*—Title Rent Charge (commuted value) £2 17s. 0d. Gayles.

do. do. 12s. 6d. Ravensworth.

Land Tax ... .. 3s. 0d.

## Schedule.

### QUARRY HOUSE FARM.

Ord. No. and Parish.	Description.	Area.
Gayles.		
64 ... ..	Pasture	1·440
65 ... ..	Do.	8·742
66 ... ..	Do.	2·656
68 ... ..	Do.	2·758
69 ... ..	Do.	4·840
70 ... ..	Do.	4·345
71 ... ..	Do.	1·744
72 part	Do.	3·740
72 part	Do.	·949
73 ... ..	Do.	·395
74 part	Do.	1·700
74 part	Do.	·701
75 ... ..	Do.	·624
78 ... ..	Do.	4·719
79 ... ..	Do.	2·526
80 ... ..	Do.	·950
81 ... ..	Do.	3·234
116 part	Do.	·485
Ravensworth.		
30 ... ..	Meadow	1·501
31 ... ..	Do.	·205
32 ... ..	Do.	2·411
		Acres 50·665



# Grazing Lands

in the Parish of Ravensworth and extending to

**178·794 Acres.**

in the occupation of Messrs. Johnson of Kirby Hill.

This is a first-rate Lingy Allotment and Grazing Land on the South side of the Estate.

Rent.—£45.

Outgoings.—Tithe (commuted value) £1 15s. 0d. Ravensworth.  
Land Tax ... .. 10s. 3d.

## Schedule.

### MOORLAND.

Ord. No. and Parish. Ravensworth.	Description.	Area.
13	Pasture	131·797
14	Do.	3·674
15	Do.	10·513
16	Do.	6·879
17	Do.	10·758
18	Do.	·966
19	Do.	3·809
20	Do.	4·146
21	Do.	6·252
	Acres	<u>178·794</u>

# The Woodlands

In Hand and extending to

**85·552 Acres**

In the Parishes of Gayles and Dalton.

Consist of Swinnery Wood (much of which has been felled), Park Wood which contains some well grown Timber, and sundry small plantations.

Land Tax, 7s. 6d.

## Schedule.

### WOODLANDS.

Ord. No. and Parish.	Description.	Area.
Gayles.		
60		4·558
83		3·874
85		15·750
88		·278
93		6·159
115		·493
178 part		41·288
257		9·852
258		·389
265 part		·770
Dalton.		
30		2·141
	Acres	<u>85·552</u>

*new part of  
Gayles Hall Farm.*



# Crumma Farm

situate in the Parishes of Dalton and Gayles, extending to

## 194·112 Acres

in the occupation of Mr. J. T. Hunt.

This is a good Moorland and Grazing Farm, with a useful Dwelling House and a first-rate complement of Farm Buildings all substantially built.

## The Dwelling House

contains Large Living Room, Back Kitchen, Dairy, 3 Bedrooms and conveniences.

## Farm Buildings

comprise 2-stalled Stable, 3 Eight-stalled Byres, 2 Loose Boxes, 2 Hay Barns and Cart Shed.

Rent.—£135.

Outgoings.—Tithe Rent Charge (commuted value. £18 9s. 6d. Dalton.  
 Land Tax ... .. 1 14s. 5d.  
 Fee Farm Rent ... .. 1s. 2d.

## Schedule.

### CRUMMA FARM.

Ord. No. and Parish.	Description.	Area.
<b>Dalton.</b>		
11	Pasture	17·800
12	Do.	4·479
13	Do.	10·074
14	Do.	5·956
15	Do.	12·558
16	Do.	7·299
19	Do.	10·765
20	Hornbriggs Homestead	·378
21	Meadow	5·837
22	Do.	10·198
23	Do.	9·859
24	Pasture	27·824
25	Meadow	3·859
26	Do.	6·292
27	Do.	10·038
28	Crumma Buildings	·342
29	Pasture	7·559
31	Do.	21·106
32	Do.	12·527
33	Do.	8·020
49	Do.	·723
66 part	Do.	·238
<b>Gayles Township.</b>		
295	Meadow	·371
297	Pasture	·010
	Acres	<u>194·112</u>



# West Allotment and Gayles Old Wood

Situate in the Parishes of Gayles and Dalton and extending to

## 577·553 Acres

in the occupation of H. Straker, Esq.

This is an extensive Moorland Pasture and a first-class liny allotment. It includes some good grazing and forms a sound heaf. ?

The only building with this Holding is a small clipping shed.

Rent.—£170.

Outgoings.—Tithe (commuted value) ... £7 6 0 Gayles.  
Land Tax ... .. 2 14 6

## Schedule.

### WEST ALLOTMENT. ?

Ord. No. and Parish.	Description	Area.	Area.
<b>Dalton Township.</b>			
83 ... ..	Pasture ... ..	·058	
88 ... ..	Do. ... ..	·594	
92 ... ..	Do. ... ..	·221	
93 ... ..	Do. ... ..	·088	
95 ... ..	Do. ... ..	·131	
96 ... ..	Do. ... ..	·270	
<b>Gayles Township.</b>			
95 ... ..	Pasture ... ..	9·403	
263 ... ..	Do. ... ..	21·220	
264 ... ..	Do. ... ..	49·266	
265 part	Do. ... ..	46·673	
266 ... ..	Do. ... ..	6·749	
279 ... ..	Do. ... ..	57·268	
280 ... ..	Do. ... ..	10·731	
281 ... ..	Do. ... ..	32·746	
282 ... ..	Do. ... ..	6·979	
283 ... ..	Do. ... ..	6·407	
		<hr/>	248·804

### GAYLES OLD WOOD. ?

<b>Gayles.</b>			
55 ... ..	Pasture ... ..	58·213	
56 ... ..	Do. ... ..	·081	
57 ... ..	Do. ... ..	270·455	
		<hr/>	328·749
			<hr/>
			577·553



# Waitgate Farm - ? where

situate in the Parish of Gayles, extending to

## 375.124 Acres

in the occupation of Mr. S. J. Thwaites.

### The Dwelling House

contains Sitting Room, Kitchen, Large Back Kitchen, and 3 Bedrooms.

### Farm Buildings

consist of 4-stalled Byre, Stirk House with Calf Boxes, 2-stalled Stable, Byre for 18 Cattle with Hay Barn and Lean-to Shed, Barn with corrugated roof.

This is a Highlying Moorland Farm with sound Grazing.

Rent.—£150.

Outgoings.—Tithe Rent Charge (commuted value) Gayles £19 3 6  
Land Tax ... .. 3 0 8

## Schedule.

### WAITGATE FARM.

Ord. No. and Parish.	Description.	Area.
Gayles.		
1	Pasture	5.837
2	Do.	3.528
3	Do.	3.019
9	Do.	.803
10	Meadow	1.556
11	Pasture	5.134
12	Meadow	5.762
13	Do.	4.584
14	Do.	4.245
15	Pasture	11.742
16	Do.	4.853
17	Meadow	5.768
18	Do.	3.788
19	Do.	8.640
20	Do.	3.208
21	Pasture	2.826
24	Do.	1.360
26	Do.	8.598
27	Do.	3.803
35	Do.	7.206
36	Do.	6.424
37	Do.	13.144
38	Do.	18.053
41	Do.	10.195
42	Do.	3.785
44	Do.	5.086
48	Do.	6.760
50	Do.	9.549
52	Do.	7.785
53	Do.	40.276
54	Do.	135.589
298	Do.	6.969
4	Do.	12.991
5	Do.	.425
6	Do.	1.615
7	Do.	.218
		Acres 375.124

Note. Small portion on back of no 5 is wrongly coloured.



## Cottages and Accommodation Land, etc.

Description.	Tenant.	Ord. No.	Area.	Rent.		
				£	s.	d.
Dalton School	School Trustees Lease for 50 Years from March 25th, 1901	pt. 130	·050			
		pt. 131	·150	0	1	0
<b>Gayles Village.</b>						
Cottage	North Riding County Council	pt. 117	·136	6	0	0
Cottage	Mrs. Walker	pt. 123	·024	6	0	0
Cottage and Garths	Messrs. G. Goodall & H. Straker	pt. 132	·576			
		pt. 133	·763			
		pt. 134	·816			
		pt. 164	·634			
			2·789	12	0	0
Cottage	Gayles Reading Room	pt. 159	·131	0	1	0
Cottage	Mr. T. F. Coates	pt. 166	·441	8	0	0
Cottage	Mr. G. Webster	pt. 164	·050	6	0	0
Cottage	Mr. R. I'Anson	pt. 164	·090	5	0	0
Cottage	Mrs. Tebb	pt. 164	·081	5	0	0
Accommodation Land	Mr. T. W. Donald	pt. 165	1·064			
		pt. 166	·250			
		210	1·902			
			3·216	9	0	0
Accommodation Land, Ravensworth	Mr. A. W. Stevenson	pt. 202	·288	0	15	0
Acknowledgment for Wall	Mr. T. W. Donald			0	0	6
Acknowledgment for Waterpipe	Rev. H. Straker			0	1	0
		acres.	7·446	57	18	6
Waterworks as described in Lease dated 16th July, 1914	Richmond Rural District Council			12	14	6
Gayles Free Rents (payable to the Lord of the Manor)	Sundry Persons			2	3	1
				£72	15	1

*Outgoings.*—Tithe Rent Charge (commuted value), £1 17s. 0d. Land Tax, 17s.

### Properties in Hand.

Manor House and Garden in Gayles Village	Ord. No. 110	·845 acres.
Manor House Buildings	pt. 159	·229 "
Old Cottage	pt. 166	·010 "
Gayles House	pt. 169	·297 "
		1·381 "

Tithe Rent Charge (commuted value), 9s.



## Schedule of Roads and Roadside Wastes.

NOTE.—These are not all coloured and numbered on the Sale Plans, but all such rights as the Vendor possesses in and over these Roads, etc., will be included in the Sale.

Ord. No.	Area.	
98	.766	} <b>GAYLES PARISH.</b>
108	.033	
Pt. 116	.573	
Pt. 135	1.000	
162	.475	
174	.807	
Pt. 183	3.400	
221	.260	
248	.100	
Pt. 250	.260	
286	10.619	
Pt. 23	1.500	
Pt. 191	.120	} <b>DALTON PARISH.</b>
Pt. 202	.250	
Pt. 215	.350	
Pt. 221	.100	
Pt. 250	.174	



## Conditions of Sale.

1.—The highest bidder shall be the Purchaser, the Vendor fixing a reserve price and reserving the right to bid up to such price by himself or his agent.

2.—No person shall advance less than the sum to be fixed by the auctioneer at each bidding or retract a bidding. And if any dispute arise the property shall be put up again at the last undisputed bidding or the auctioneer may determine the dispute.

3.—The Purchaser shall at the close of the sale pay to the Solicitors hereinafter named (as Agents for the Vendor and his Settled Land Act Trustees) a deposit of 10 per cent. on the amount of the purchase money, and shall sign an agreement in the form subjoined to these Conditions.

4.—The Purchaser shall pay the remainder of the purchase money on the 25th day of December, 1921, at the office, 49, Lincolns Inn Fields, London, of Messrs. May, How, Chilver & May (the Solicitors of the Vendor) at which time and place the purchase shall be completed. And the Purchaser paying his purchase money shall, as from that day, be let into possession or receipt of the rents and profits and pay all outgoings, and up to that day all rent, rates, taxes and other outgoings shall (if necessary) be apportioned and the balance shall be paid by or allowed to the Purchaser on completion. AND if from any cause whatever (other than wilful default on the part of the Vendor) the completion of the purchase shall be delayed beyond the hereinbefore mentioned day, the remainder of the purchase money shall bear interest at the rate of 6 per cent. per annum from that day to the day of actual payment thereof.

5.—The Purchaser shall within 14 days after the delivery of his abstract deliver to the Solicitors of the Vendor at their office aforesaid a statement in writing of all the objections and requisitions (if any) to or on the title or evidence of title or the abstract, or the particulars, or these conditions. And subject thereto the title shall be deemed accepted. And all objections and requisitions not included in any statement delivered within the time aforesaid shall be deemed waived. And an abstract, though, in fact, imperfect, shall be deemed perfect except for the purpose of any further objections or requisitions which could not be taken or made on the information therein contained. And an answer to any objection or requisition shall be replied to in writing within 10 days after the delivery thereof, and if not so replied to shall be considered satisfactory. And time shall be deemed in all respects as of the essence of this condition.

6.—If the Purchaser shall take any objection or make any requisition which the Vendor on the ground of expense or otherwise, is unable or unwilling to remove or comply with, or if any question shall arise as to the conveyance and the Purchaser shall not withdraw such objection or requisition or waive the question within 7 days after being required so to do the Vendor may by notice in writing delivered to the Purchaser or his Solicitors and, notwithstanding any intermediate negotiation or litigation, rescind the contract for sale. And the Vendor shall, within one week after such notice, repay to the Purchaser his deposit money which shall be accepted by him in satisfaction of all claims on any account whatever. And the Purchaser shall return forthwith all abstracts and papers in his possession which have been furnished by or on behalf of the Vendor.

7.—Except where otherwise expressly mentioned or provided the Title shall commence with a Disentailing Assurance dated the 1st of July, 1892, whereby (subject to certain prior life or other interests therein which have since determined) the freehold premises comprised therein were assured to the use of the 7th Duke of Northumberland (then Earl Percy) in fee simple.

8.—The title to some of the said excepted premises shall commence as follows:—

- (a) As to a small part with a Conveyance in fee simple dated the 23rd May, 1887, to the 6th Duke of Northumberland.
- (b) As to a further part with a Conveyance in fee simple dated the 23rd June, 1903, to the 7th Duke of Northumberland.
- (c) As to further parts with two several similar conveyances each dated the 14th November, 1908.
- (d) As to a further small part with a similar conveyance dated the 9th August, 1909.
- (e) As to a further small part with a similar conveyance dated 13th June, 1910.
- (f) As to further parts with a similar conveyance dated 26th August, 1910.
- (g) As to further parts with a similar conveyance dated the 10th September, 1913.
- (h) As to further parts with a similar conveyance dated 26th September, 1914.
- (i) As to a further small part (about 6/10ths of an acre) with a conveyance in fee dated 5th February, 1920, to the uses of the Codicil to the Will of the said 7th Duke.

9.—Parts of the property were formerly leaseholds held for long terms of years. The several leasehold estates or interests therein respectively were acquired by the said 7th Duke of Northumberland or by the present Vendor. The Purchaser shall assume without enquiry, objection, or requisition, that (as is believed to be the case) all the said several leasehold estates and interests became merged in the freehold and inheritance of parts of the hereditaments conveyed to the 7th Duke of Northumberland (as hereinbefore mentioned) by the said Indenture of the 1st of July, 1892. The title to the several leasehold estates and interests aforesaid shall commence with the following Indentures of Assignment respectively that is to say:—

- (j) An Indenture dated the 16th of June, 1893.
- (k) An Indenture dated the 23rd November, 1909.
- (l) The said Indenture of the 13th of June, 1910.
- (m) The said Indenture of the 26th August, 1910, and
- (n) An Indenture dated the 21st September, 1919.



10.—The Vendor shall not be required to show the boundaries, extent, nature or constituents of the Manor or reputed Manor of Dalton Travers, otherwise Gayles, or of any of the Manors or reputed Manors hereinafter referred to or to furnish any evidence or information in relation thereto respectively. And no information shall be required by the Purchaser nor shall any enquiry be made as to the origin or creation of any quit fee, farm, or other rent whether mentioned in the particulars or not, and in particular the rents amounting in the aggregate to ~~22-6s-6d.~~ which are mentioned in the particulars.

2-3-1

11.—No further or other evidence shall be required of the identity of the property described in the particulars with that to which title is shown by the abstract besides such evidence (if any) as may be gathered from the descriptions in the documents abstracted. AND the Vendor shall not be required to distinguish the parts of the property held under different titles or situate within different Manors.

12.—The property is believed and shall be taken as correctly described and any incorrect statement, error or omission found in the particulars, stipulations or these conditions, shall not annul the sale nor entitle the Purchaser to be discharged from his purchase nor shall the Vendor or Purchaser claim or be allowed any compensation in respect thereof.

13.—The property is sold subject to all quit chief and other rents, rights of water drainage and other easements affecting the same and to any subsisting liability to repair fences, party walls, gates, stiles, ditches or roads, whether arising under any Enclosure Act, Enclosure Agreement or Award, hereinafter referred to or otherwise.

14.—Part of the property now offered for sale was formerly part of Dalton Moor in the Manor of West Dalton (otherwise Dalton Ryall) and was with other hereditaments the subject of 2 Enclosure Awards, the Western portion being allotted by an Award dated the 23rd June, 1739 (made in pursuance of an Agreement dated 18th July, 1738), and the Eastern portion being allotted by an Award dated 28th April, 1760 (made in pursuance of an agreement dated 12th September, 1759). Each of the said agreements provided that the Mines and Minerals with certain powers of searching for and working the same should be reserved to the Lord of the Manor of West Dalton (otherwise Dalton Ryall), he making compensation for damage done as therein provided. The said two Awards and the said two agreements, or copies thereof, can be inspected as hereinafter mentioned, and that part of the property now offered for sale which is affected thereby is sold, and will be conveyed, subject to the provisions thereof respectively, and to the reservations therein respectively contained or implied.

15.—A further part of the property now offered for sale was formerly part of some or one of the Moors known as "Low Gatherley Moor," "Moor Holme," and "The High Moor" in the Manors of Kirkby Ravensworth, Ravensworth, and Whashton, and was with other hereditaments the subject of an Enclosure Award dated 5th September, 1778, made in pursuance of the Act of Parliament, 17 George, 3rd Chapter, 81, by which the mines and minerals with certain rights of searching for and working the same were reserved to the Ladies of the Manors, they making compensation for damage done as therein mentioned. A copy of the sections of the said Act providing for the reservations aforesaid, and the making of compensation can be inspected as hereinafter mentioned, and the part of the property now offered for sale which is affected thereby is sold, and will be conveyed, subject to the provisions of the last mentioned Act and Award. The Vendor has not in his possession the original, nor any copy of this Award (which was enrolled in the Northallerton Registry of Deeds), but the original whereof can be inspected at Kirkby Ravensworth Church. But whether the Purchaser inspect the same or not, he shall be deemed to purchase with full notice of the contents thereof. And such notice shall not be affected by any partial or incomplete statement in the particulars of these Conditions. And the Vendor shall not be required to furnish an abstract or copy of the said Award, or to answer any requisition in relation thereto.

16.—The property is sold, and will be conveyed, subject to and with the benefit of the grants, reservations and rights (respecting Water supplies and other matters) contained or referred to in an Indenture dated the 4th June, 1913, being a Conveyance in fee by the 7th Duke of Northumberland to Mrs. Hannah Johnson, of parts of Kirkby Hill West Farm, situate to the East of and in part adjoining the property now offered for sale. An abstract or copy of which Indenture can be inspected as hereinafter mentioned. And the property is sold, and will be conveyed, subject also to and with the benefit of (amongst other Leases) the Leases following, that is to say (a) a Lease (dated the 11th May, 1901) for 50 years from the 25th March, 1901, at the annual rent of 1s., of the Dalton School House and the adjoining premises, and (b) a Lease of the Waterworks and other premises made by an Indenture dated the 16th February, 1914, between the 7th Duke of Northumberland of the one part, and the Richmond (Yorks.) Rural District Council of the other part, abstracts or copies of which two Leases can be inspected as hereinafter mentioned. If required by the Vendor the Purchaser shall immediately after the conveyance to him execute a deed (to be prepared at the cost of the Vendor, but to be perused and executed by the Purchaser at his own cost) confirming to the Vicar of Kirkby Ravensworth and his successors in perpetuity the Water and other rights enjoyed by him as mentioned or referred to in the said Conveyance to Mrs. Johnson.

17.—No objection shall be made on account of any document executed before the passing of the Customs and Inland Revenue Act, 1888, being unstamped or insufficiently stamped, or on account of any document not being registered in the Yorkshire Deeds Registry (North Riding). And any such document which the Purchaser requires to be stamped, or further stamped or registered, shall be procured to be so stamped or registered by him and at his own expense.

18.—If there is any outstanding legal estate (which however is not known to be the case) and the Purchaser shall require the same to be got in, the same shall be got in, and the title thereto traced by him, and at his own expense, and the completion of the purchase shall not be postponed on account of any delay in getting in or tracing any such legal estate.



19.—The Vendor shall not be required to obtain any apportionment of Land Tax or Tithe Rent Charge.

20.—The originals or abstracts or copies of the leases (including the said leases of the 11th May, 1901, and 16th February, 1914) or of the agreements (if in writing) under which the tenants hold and of the said Indenture of the 4th January, 1913, and of the said agreements and awards relating to the enclosure of Dalton Moor and the Gayles Enclosure Award (dated the 22nd April, 1774) and the said copy sections, referred to in Condition 15, can be inspected at the Stanwick Estate Office in ordinary office hours during a period of ten days next preceding the day of sale or in the sale room at the time of sale. AND the Purchaser shall be deemed to have notice of and to take subject to the terms of all the existing leases and tenancies affecting the property whether arising during the continuance or after the expiration thereof, and of the contents of the other documents hereinbefore mentioned. And such notice shall not be affected by any partial or incomplete statement in the particulars, stipulations or conditions, with reference to the leases and tenancies or the said other documents, and no objection shall be made on account of there not being an agreement in writing with any tenant. With the exception of the leases of the 11th May, 1901, and 16th February, 1914, the Leases and Tenancy Agreements will not be included in the abstract but will be handed to the Purchaser on completion.

19.—The conveyance shall be prepared by and at the expense of the Purchaser. The Vendor sells and will convey as tenant for life under the Settled Land Acts, 1882 to 1890, and the Purchaser shall not require any covenant for title except the statutory covenant implied by the Vendor conveying as beneficial owner with the usual proviso limiting the same so far as regards the reversion or remainder expectant on his life estate, and the title to and further assurance of the premises after his death to the Acts and defaults of himself and persons deriving title under him.

20.—Upon the death (on the 14th day of May, 1918) of the 7th Duke of Northumberland (the late owner of the property now offered for sale) Death Duties became payable or prospectively payable in respect of the property and in respect of the timber, trees and wood then growing thereon. Although considerable sums have been paid to the Revenue Authorities on account of such duties, it is possible that they have not yet been paid in full. The Purchaser shall not be entitled to require such parts (if any) thereof as remain unpaid to be discharged prior to the completion of the purchase nor shall he make any enquiry or requisition in respect of the said duties or any of them. But the Purchaser (if he so require) shall be entitled to an undertaking by the Vendor (or some other responsible person) to the effect that the parts (if any) remaining unpaid of the said duties so far as they affect the property will be paid in due course.

21.—If at any time after the sale and before the date of completion any order shall be made for the execution by the Vendors of works upon the property in accordance with the order or requirements of the Local Authority in that behalf the Purchaser shall on completion repay to the Vendor the amount expended by him in complying with any such order. And if any such order shall not have been complied with before completion the Purchaser shall enter into a covenant to indemnify the Vendors in respect thereof (and shall charge the property with such indemnity), but the Vendor shall upon receiving notice of any such order inform the Purchaser thereof, and give him the option of complying therewith in lieu of the Vendor, and shall not expend any money for that purpose unless the Purchaser shall refuse or neglect to comply therewith.

22.—If there is any variance between the General Remarks or stipulations or any other matter contained in the Particulars on the one hand and these Conditions on the other hand the provisions of these Conditions shall prevail.

23.—If the Purchaser shall neglect or fail to comply with any of the above Conditions his deposit money shall be forfeited to the Vendor, who may with or without notice, and without tendering a conveyance resell the property, and any resale may be made by auction or private contract at such time and price, and subject to such conditions, and in such manner generally as the Vendor shall think proper. And any deficiency in price arising on any such resale, and all expenses attending the same, or any attempted resale (after taking into account the deposit) shall forthwith be paid by the Purchaser to the Vendor, and in case of non-payment shall be recoverable by the Vendor as liquidated damages, and any increase in price arising on any such resale shall belong to the Vendor.