

BY ORDER OF J. H. NUSSEY ESQ.

Particulars, Plan, and Conditions of Sale  
OF THE MAJOR PORTION OF  
**THE ARKENDALE ESTATE**

Which will be offered for Sale by Auction  
At the North Eastern Station Hotel, Harrogate  
On Wednesday, the 26th day of November 1919  
At Three o'clock precisely

*Subject to the General Conditions of Sale of the Yorkshire Union  
of Law Societies and to the Special Conditions hereto annexed*

Twenty Lots comprising upwards of **930** Acres  
producing a Rental of approximately **£1,400** per annum

AND CONSISTING OF  
EIGHT VALUABLE MIXED FARMS  
A FULLY-LICENSED PUBLIC HOUSE WITH  
FARM BUILDINGS AND LAND  
THE VILLAGE POST OFFICE AND STORE, SMITHY  
TOGETHER WITH  
TWELVE SMALL HOLDINGS AND DWELLINGS  
WITH BUILDINGS, GARDENS AND LAND BELONGING THERETO

**W**ITH slight exception all the Lots are situate in the Parish of Arkendale, which is a delightful village possessing a Church, Chapel, School, Post Office &c. It is only some 4 miles from the Market Town of Knaresborough, 8 miles from Harrogate, and 11 miles from Copgrove Station on the North Eastern Railway. Excellent Hunting can be had with the famous York and Ainsty Foxhounds, which hunt this district. There is capital Shooting in addition but, the latter being leased until the First day of August, 1923, each Lot will be sold subject to that Lease. The ornamental and timber Trees now growing upon any Lot will be included in the purchase price thereof.

*For Permits to Inspect, application should be made to  
Renton & Renton F.S.L., 3 Princes Square, Harrogate  
Wallace Gill & Son, Solicitors, Knaresborough  
J. W. Render, Solicitor, 5 Station Bridge, Harrogate*

N.B.—Whilst every endeavour has been made to ensure accuracy in the Particulars and Plan, the Vendor will not hold himself responsible for any errors or misdescriptions there may be therein.

4424-4  
 of 2525  
 B. Slater

## PARTICULARS

### LOT 1

(Coloured Pink on Plan)

The Capital Farm, called

### “Broom House”

in the occupation of Mr. Bernard Slater, and consisting of a Homestead containing Sitting Room, Kitchen, Dairy, Pantry, 4 Bedrooms, &c.; capital Buildings, including Cart Shed, Turnip House, 3 Loose Boxes, 5-stall Stable, Mistal for 6, Covered Fold Yard, 2 Barns, Implement Shed, Pigstye, &c.

#### SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
2	House, Buildings, Orchard, &c. ... ..	.512
254	Stackyard ... ..	.447
1	Grass ... ..	6.826
6	” ... ..	7.623
15	” ... ..	.930
145	” ... ..	6.136
260	” ... ..	7.980
261	” ... ..	5.904
5	Arable ... ..	4.211
7	” ... ..	7.053
8	” ... ..	3.996
9	” ... } now in one {	5.888
10	” ... }	6.643
11	” ... ..	6.370
16	” ... ..	1.929
137	” ... ..	12.735
138	” ... ..	9.790
140	” ... ..	5.820
147	” ... ..	6.462
151	” ... ..	5.378
		112.633 =
		112a. 2r. 21p.

Annual Rent, £107.

£5000  
 Duggess  
 Sanderson

LOT 2

(Coloured Green on Plan)

The very compact **Farm** in the occupation of Mr. Thomas Sanderson, and known as

**“Forms House”**

with the capital **House**, containing 2 Sitting Rooms, Kitchen, Scullery, Pantry, Wash-house, Store-place, 4 Bedrooms, and 2 Attics.

The Buildings are close at hand, and include Smith's Shop, Cart Shed, Trap House, Turnip House, Mistal for 8 Milk Beasts, Mistal for 12, Covered Fold Yard, 6-stall Stable, 2-stall Stable and Box, Barn, Open Fold Yard, Loose Box, Piggery, Implement Shed, and other useful places.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
26	House, Buildings, Garth, &c. ... ..	1-119
27	Pond ... ..	.151
20	Grass ... ..	7-450
25	” ... ..	3-917
33	” ... ..	21-088
53	” ... ..	6-084
135	” ... ..	11-027
214	” ... ..	4-278
14	Arable ... ..	10-024
19	” ... ..	11-778
21	” ... ..	10-128
22	” ... ..	4-844
23	” ... ..	7-707
24	” ... ..	8-712
20	” ... ..	10-460
32	” ... ..	10-924
34	” ... ..	4-971
35	” ... ..	8-216
41	” ... ..	5-320
42	” ... ..	13-004
30	Forms House Lane ... ..	.788
213	” ... ..	.344
		102-394 a. = 162a. Ir. 23p.

Annual Rent, £259 19s. 6d.; Outgoings—Tithe, 8s. 4d., Land Tax, 5s. 4d.

3800  
Boyle

LOT 3  
(Coloured Pink on Plan)

The very valuable

**Farm**

in the occupation of Messrs. Hunton, including a **Homestead**, containing 2 Sitting Rooms, Kitchen, Dairy, 5 Bedrooms, 2 Attics, &c., and the capital **Buildings**, namely, Trap House, 4 Loose Boxes, 5-stall Stable, Covered Fold Yard, Barn, Implement, Machinery, and Cart Sheds, Mistal for 10 Milk Beasts, Calf House, Turnip House, Granaries; also Stack Yard, Garden, and Orchard.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
116	House, Buildings, Stack Yard, &c. ...	2.804
31	Grass ... ..	7.440
95	" ... ..	5.834
125	" ... ..	11.386
157	" ... ..	8.871
158	" ... ..	3.886
36	Arable ... ..	9.618
37	" ... ..	9.554
38	" ... ..	12.149
131	" ... ..	7.495
132	" ... ..	5.897
133	" ... ..	8.019
150	" ... ..	9.655
134	Plantation ... ..	2.883
		105.491 =
		105a. 1r. 38p.

Annual Rent (excluding Plantation now in hand), £130.

Outgoings—Land Tax, 3s. 2½d.

£3500  
Boydell

LOT 4

(Coloured Blue on Plan)

All that Important **Fully-licensed Premises and Farm** known as the

**“ Blue Bell ”**

also the

**Two Brick Built Cottages**

adjoining, together with the

**Butcher's Shop**

and premises, the whole being in the occupation of Mrs. Hannah Kitchingman or her sub-tenants.

The House contains Bar, Snug, Private Sitting Room, Kitchen, Dairy, Pantry, Ale Cellar, 5 Bedrooms, and an Attic.

At the rear are the **Buildings**, consisting of Wash House, Coal Place, Meal House, 4 Loose Boxes, 2-stall Stable, Mistal for 8, Barn, Trap House, 2 Granaries, Covered Fold Yard; also 2 capital **Cottages**, Butcher's Shop, Orchard, Garden, Stack Yards, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
93	Blue Bell Inn, Buildings, &c. ... ..	·585
---	Butcher's Shop and Orchard ... ..	·418
43	Grass ... ..	4·510
81	" ... ..	3·580
86	" ... ..	·677 ✓
94	" ... ..	3·090
127	" ... ..	3·782
39	Arable ... .. now in one	7·423
40	" ... ..	8·172
54	" ... ..	8·803
55	" ... ..	4·111
		45·160 =
		45a. or. 26p.

Annual Rental, £110.

13100  
*[Handwritten note]*

LOT 5  
 (Coloured Green on Plan)

**The Manor House Farm**

now let to Mr. Robert Knowles, and consisting of a **Homestead** containing 2 Sitting Rooms, Passage, Kitchen, Scullery, Wash House, 5 Bedrooms, Box Room, &c.; also ranges of **Buildings**, including 5 Loose Boxes, 7-stall Stable, Mistal for 20, Calf House, Fotherham, 2 Barns, Cart and Implement Sheds, Turnip House, 2 Fold Yards, Granary, Pigstyes; also 2 Orchards, Garden, Stack Yard, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
249	Buildings, Stack Yard, Orchard, &c. ...	·589
119	Orchard and Garth ... ..	·390
250	Garth ... ..	1·917
118	Grass ... ..	3·934
120	" ... ..	4·492
240	" ... ..	8·621
264	" ... ..	13·558
284	" ... ..	11·538
285	" ... ..	5·005
280	" ... ..	5·371
44	Arable ... ..	3·630
130	" ... ..	6·192
192	" ... ..	8·735
104	" ... ..	12·113
195	" ... ..	17·442
190	" ... ..	8·182
197	" ... ..	14·542
216	" ... ..	13·260
217	" ... ..	10·799
		150·310 = 150a. 1r. 10p.

Annual Rent, £200.

13110  
*[Handwritten note]*

LOT 6  
 (Coloured Green on Plan)

The Small

**Dwelling-house**

in the occupation of Mr. William Brooker, and the **Two Closes of Grass Land** (numbered 47 and 51), the whole covering an area of approximately 4a. 2r. 23p.

The accommodation consists of Living Room, Scullery, Larder, Pantry, 2 Bedrooms, and an Attic, whilst adjoining there is a Mistal for 3, Loose Box, Cart Shed, Pigstye, Hen House, and Yard.

The Rent is £15 per annum.

£3000  
 W. Stephenson

LOT 7  
 (Coloured Yellow on Plan)

The capital

**“ Holgate Bridge Farm ”**

with a suitable **Homestead**, ample **Buildings**, and the Closes of **Arable and Grass Land**, in the occupation of Mr. Walter Stephenson.

The Homestead contains 2 Sitting Rooms, Kitchen, Scullery, Dairy, Cellar, 3 Bedrooms, 3 Attics, and 2 Staircases, &c.

The Buildings comprise Mistal for 6 Milk Beasts, Mistal for 6 Calves, Barn, 3-stall Stable with Loose Box, Covered Fold Yard with Feeding Sheds and Boxes, Implement and Cart Sheds, Workshop, Granaries; also Stack Yard, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
120	House, Buildings, Stack Yard, &c. ...	·563
121	Orchard ... ..	·903
169	Grass ... ..	9·521
186	” ... ..	2·618
187	” ... ..	3·865
200	” ... ..	7·578
204	” ... ..	1·168
293	” ... ..	4·615
168	Arable ... ..	7·127
176	” ... ..	7·401
185	” ... ..	7·919
188	” ... ..	9·436
191	” ... ..	10·982
193	” ... ..	8·640
294	” ... ..	5·171
238	” ... ..	9·910
		97·417 =
		97a. Ir. 27p.

Annual Rent, £130.

300  
Mr. Elliott

LOT 8

(Coloured Blue on Plan)

All that Brick-built Premises, used as a

**Post Office and Stores**

with the Buildings, Garden, and 3 Closes of **Grass and Arable Land**, in the occupation of Mr. Tom Elliott.

The accommodation comprises Sitting Room, Sale Shop, Kitchen, Pantry, 3 Bedrooms, &c., and at the rear a Mista for 3, Pigstye, Orchard, Garden, and Yard.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA.
246	Shop, House, Orchard, &c. ... ..	·917
48	Grass ... ..	·750
205	" ... ..	·690
96	Arable ... ..	1·272
		3·629 =
		3a. 2r. 21p.

Annual Rent, £13 10s.

LOT 9

(Coloured Blue on Plan)

1450  
Powell

The Brick-built

**Dwelling-house**

let to Mr. Swift Powell (being part of number 120 on the Plan), and the 2 Closes of **Grass Land** (numbered 50 and 248 on Plan), the whole containing approximately 2 acres.

The House contains Sitting Room, Kitchen, Scullery, Pantry, and 3 Bedrooms. In addition there is a Coal Place, Mista for 3, 2 Pigstyes, Garden, and Gafth.

The Rent is £10 15s. per annum.



£300  
House

LOT 10

(Coloured Pink on Plan)

All that

**Dwelling-house**

occupied by Mr. George Ibbotson, with the Orchard, Garden, and Garth, and 2 Closes of **Grass Land** (numbered 247, 85, and 97 on the Plan), the whole comprising approximately 2½ acres.

The accommodation of the House is Sitting Room, Kitchen, Wash-house, Larder, 2 Bedrooms, and Store Room, and adjoining it are 2 Pigstyes and a Cow-byre for 6.

The Rent is £11 per annum.

LOT 11

(Coloured Green on Plan)

JOB

The Stone and Brick-built

**Dwelling-house**

with the Outbuildings, Orchard, Gardens, and 2 Closes of **Grass Land**, occupied by Mr. Levi Atkinson.

The accommodation of the House is a Sitting Room, Kitchen, Scullery, Pantry, and 4 Bedrooms, whilst the Buildings consist of Workshop, Coal Place, Loose Box, Calf House to tie up 5, a Box, Hen House, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
114	House, Buildings, Garden, and Garth ...	2.525
271	Grass ... ..	3.564
		6.089 = 6a. or. 14p.

Annual Rent, £19 12s. 6d.

£230  
Bought by J. J. J.

LOT 12

(Coloured Blue on Plan)

All that Stone and Brick-built

**Dwelling-house**

with the Gardens thereto belonging, and now let to Miss Ana Jane Bretherick.

The House contains Sitting Room, Kitchen, Scullery, Pantry, 3 Bedrooms, and Box Room, whilst adjoining are Store Place, Privy, and Garden, together with the Plot of Ground opposite, used as a Kitchen Garden, the whole containing about 2.4p.

Annual Rent, £8 10s.

Outgoings—Land Tax, 11d.

LOT 13

£41  
Hawthorn

The Detached Stone-built Premises, used as a

**Smith's Shop**

and containing Forge and Shoeing Shop, at present let to Mr. Thomas Marshall.

Annual Rental, £1 rs.

Outgoings—Land Tax, 1s. 2d.

LOT 14

(Coloured Green on Plan)

£6 8s 6d

All that Stone-built

**Dwelling-house**

together with the old **Cottage** adjoining, with the Garden and Buildings, as let to Mrs. Sarah Thompson at a Rental of £6 per annum.

The House contains Sitting Room, Kitchen, Scullery, Pantry, 3 Bedrooms, Wash-house, &c.

*460  
atkinson*

LOT 15  
(Coloured Pink on Plan)

The Picturesque Detached

**Dwelling-house**

now let to Mr. Albert Steel, with the **Buildings** and **Grass Land** belonging thereto.

The House contains Sitting Room, Kitchen, Scullery, Pantry, and 2 Bedrooms, whilst the Outbuildings consist of a Loose Box and a Cow-byre for 4.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
251	House, Orchard, Garth, &c. ... ..	1.220
260	Grass ... ..	1.394
261	" ... ..	.706
263	" ... ..	.789
265	" ... ..	1.034
		5.143 = 5a. or. 23p.

Annual Rent, £13.

*440  
Richardson*

LOT 16  
(Coloured Blue on Plan)

All that Brick and Stone-built

**Dwelling-house**

in the main street of Arkendale, with the Orchard and Land, now in the occupation of Mr. Edward Richardson.

The House contains Sitting Room, Kitchen, Scullery, Larder, and 3 Bedrooms, whilst at the rear are a Mista for 4, Fotherham, Pigstye Coal Place, Privy, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
258	Buildings, Yard, and Orchard ... ..	.695
202	Grass ... ..	3.432
259	" ... ..	1.297
		5.424 = 5a. 1r. 28p.

Annual Rent, £21. Outgoings—Land Tax, 2s. 9d.

2800  
Middlemore

LOT 17  
(Coloured Pink on Plan)

The very Desirable Farm known as

**“Dale House”**

let to Mr. Fred Moss, with the House, extensive range of capital **Buildings**, Orchard, Garth, and the several Closes of Grass and Arable Land.

The accommodation of the Homestead comprises Sitting Room, Kitchen, Scullery, Dairy, Larder, and 5 Bedrooms, whilst the Buildings include Trap House, 2 two-stall Stables, 2 Loose Boxes, Mistals for 12 and 6 respectively, Cart and Implement Sheds, Barn, Covered Fold Yard and Shed, Granaries; also Stack Yard, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
252 (part of)	Buildings, &c.	1.010
245	Garth	1.224
223	Grass	9.388
257	”	1.521
287	”	11.227
300	”	22.210
198	Arable	4.679
201	”	4.131
206	”	9.199
215	”	4.656
221	”	9.664
222	”	4.942
227	”	10.119
288	”	5.472
289	”	1.773
		101.215 =
		101a. or. 34f.

Annual Rent, £138.

This Lot is sold subject to a Right-of-Way for all purposes reserved to the Vendor and the Owner for the time being of Carr Plantation over the Field numbered 223 on the Plan.

235  
Mr. Knowles

LOT 18

(Coloured Blue on Plan)

The Detached Brick-built

**Dwelling-house**

with the Buildings, Garden, and Garth (numbered 244 and part of 252 on the Plan), in the occupation of Mr. Thomas Knowles.

The House contains Sitting Room, Kitchen, Coal Place, 2 Bed-rooms, &c., and adjoining there is a Loose Box, Pigstye, and Hen House. The total area is about 1a. 1r. 12p.

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Annual Rent, £7 3s.

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3 1/2  
1/2 1/2

LOT 19

(Coloured Green on Plan)

All those

**Three Dwelling-houses**

in the main street of Arkendale, as let to Messrs. John Darbyshire, Fred Watson, and William Atkinson, with the Mistal, Outbuildings, 2 Gardens, and Garth; together with the

**Estate Workshop**

adjoining, and now in hand.

The area is approximately 1 $\frac{3}{4}$  acres, and the Gross Rental £24 per annum, which includes the Workshop, estimated at 22s.

LOT 20  
(Coloured Blue on Plan)

All that capital **Farm**, called

**“ Dale Farm ”**

let to Mr. Fred Watson, with the suitable **Farm House, Buildings**, and the **Grass and Arable Land** belonging thereto.

The House contains 2 Sitting Rooms, Kitchen, Scullery, Pantry, Cellar, 5 Bedrooms, 2 Staircases, &c.

The Buildings consist of Wash-house, Trap-house, 2 Implement Sheds, Cart Shed, Turnip House, 2 Loose Boxes, 5-stall Stable, 2 Cow-byres for 4 each, 2 Fold Yards with Cattle Sheds, Barn, Granaries, &c.

SCHEDULE

NO. ON PLAN	DESCRIPTION	AREA
242	Buildings, Grass Land, &c. ... ..	10.681
233	Grass ... ..	4.801
235	” ... ..	0.934
239	” ... ..	4.600
241	” ... ..	9.586
200	” ... ..	6.036
201	” ... ..	2.565
207	Arable ... ..	5.174
208	” ... ..	4.015
219	” ... ..	17.422
220	” ... ..	5.519
228	” ... ..	5.181
230	” ... ..	5.085
232	” ... ..	11.027
234	” ... ..	7.332
297	” ... } now in one }	5.810
299	” ... }	4.216
298	” ... ..	10.016
		126.000 = 126a. or. op.

Annual Rent, £145 18s.

## SPECIAL CONDITIONS

1. The General Conditions of the Yorkshire Union of Law Societies shall be deemed to be incorporated with these Conditions and these Conditions and the said General Conditions shall be construed together as one document as if these Conditions were the Special Conditions referred to in the said General Conditions but if there be any inconsistency between them these Conditions shall prevail.
2. In the General Conditions the Vendor's Solicitor means Mr. John William Render whose offices are situate at 5 Station Bridge, Harrogate.
3. In the General Conditions the Auctioneer means Messrs. Renton & Renton of 3 Princes Square, Harrogate.
4. The deposit shall be at the rate of £10 per cent. on the Purchase Money and the purchase shall be completed on the 6th day of April, 1920, at the offices of the Vendor's Solicitor.
5. The Title shall commence with an Indenture dated the 29th day of January, 1904, and made between Joseph Henry Nussey of the one part and Thomas Nussey of the other part.
6. Within 14 days after the delivery of the Abstract the Purchaser shall furnish to the Vendor's Solicitor a statement in writing of his objections and requisitions (if any) arising on the Abstract, Particulars or Conditions, and within seven days after the delivery of the Vendor's replies thereto the Purchaser shall furnish to the Vendor's Solicitor a statement in writing of his further objections and requisitions (if any) arising on such replies and every objection or requisition not so stated shall be considered as waived. For the purpose of this condition an Abstract shall be deemed perfect if it supply the information suggesting the objection or requisition, although otherwise defective, and if no objection or requisition is so stated the Title shall be considered as accepted and in these respects time shall be deemed of the essence of the Contract.
7. The original Agreements with the Tenants when in writing will be produced at the Sale and may be inspected at any time previously at the Offices aforesaid of the Vendor's Solicitor and each Purchaser (whether taking advantage of such opportunity of inspection or not) shall be deemed to have full notice of the contents thereof (notwithstanding any partial or inaccurate statement thereof in the Particulars) and of the rights of the Tenants and also of the state of the property as to repairs, insurance, party fences, and all other matters and things which could be ascertained from an inspection of the property. In any case where there is not a written Agreement the Purchaser shall be satisfied with a statement by the Vendor or his Agent of the terms of tenancy.
8. The Tenure of the Property is Freehold.
9. The Draft Assurance shall be sent to the Vendor's Solicitor 21 days and the Approved Draft and Engrossment 10 days before the date fixed for completion.

**Memorandum of Agreement** made the \_\_\_\_\_ day of \_\_\_\_\_  
 1919 BETWEEN JOSEPH HENRY NUSSEY of  
 Arkendale near Knaresborough in the County of York Gentleman (herein-  
 after called "the Vendor") of the one part and

(hereinafter called "the Purchaser") of the other part. WHEREBY the Vendor and Purchaser agree that the Purchaser purchased the property described as Lot \_\_\_\_\_ in the within Particulars of Sale at the price of £ \_\_\_\_\_ subject to the foregoing Conditions of Sale and has paid the sum of £ \_\_\_\_\_ as a deposit and in part payment of the Purchase Money and the Vendor and Purchaser mutually agree to complete the Sale and Purchase in accordance with the said Particulars and Conditions.

Agreement  
Stamp

Purchase Money	-	£	:	:	:
Deposit	-	£	:	:	:
Balance	-	£	:	:	:

Abstract to be delivered to Mr.

the Purchaser's Solicitor.