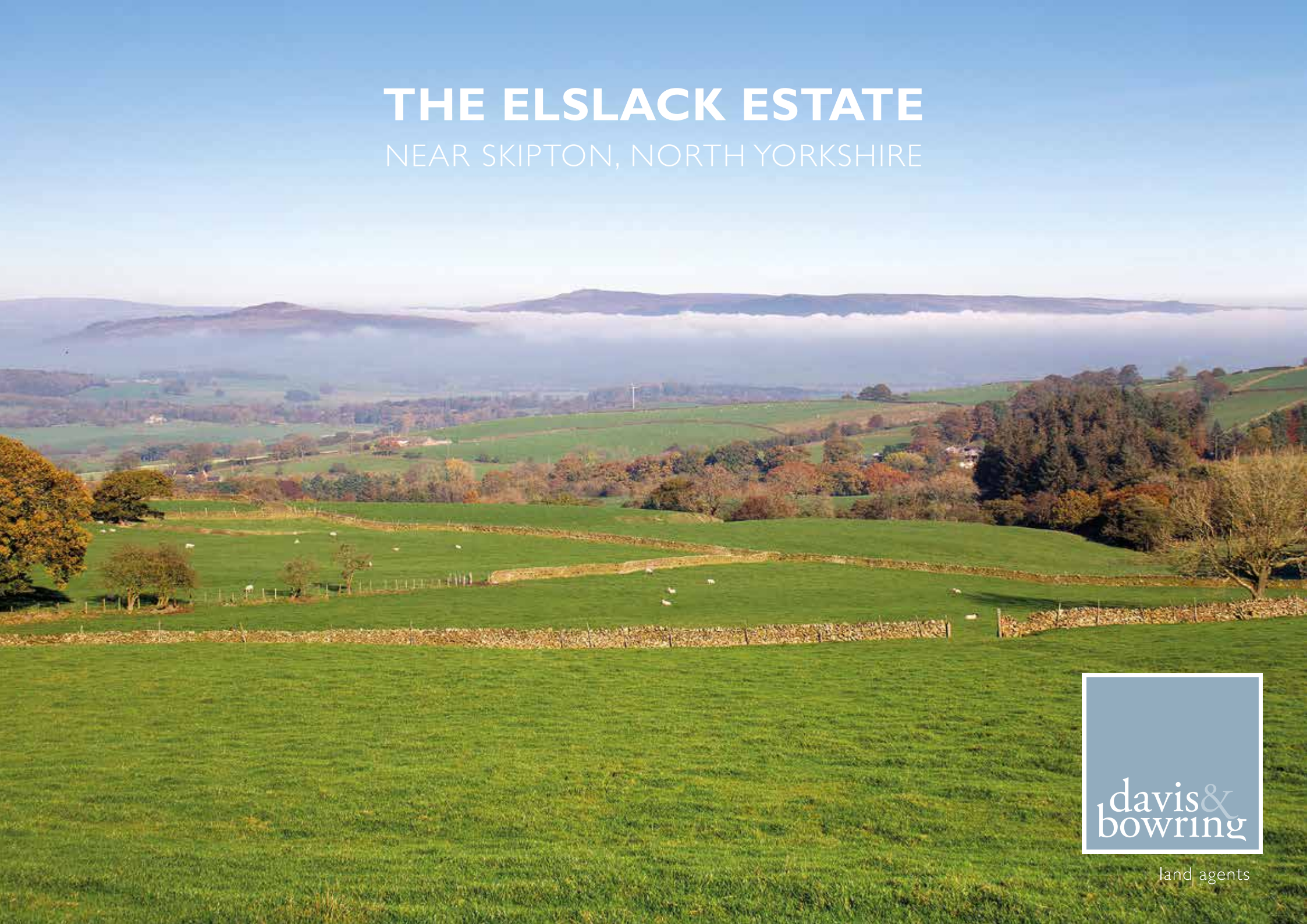


# THE ELSLACK ESTATE

NEAR SKIPTON, NORTH YORKSHIRE



land agents



**Acres Cottage**



**Johnson's Gate Farm**



**White House Farm**



**Bridge and Brow Cottages**

# THE ELSLACK ESTATE

SKIPTON, NORTH YORKSHIRE, BD23 3AS

**Skipton** - 5 miles • **Harrogate** - 26 miles • **Clitheroe** - 16 miles • **Leeds** - 32 miles

## A MIXED AGRICULTURAL AND RESIDENTIAL ESTATE WITH DEVELOPMENT OPPORTUNITIES AND VALUABLE REVERSIONS

- 8 farms let on Agricultural Holdings Act Tenancies covering 1,090 acres with an annual rent of £67,650
- 2 land only holdings let on Agricultural Holdings Act Tenancies covering 145 acres with an annual rent of £1,575
  - 6 land only holdings let on Farm Business Tenancies covering 279 acres with an annual rent of £35,760
- 16 residential lettings on a mixture of Assured Shorthold, Assured and Rent Act Tenancies with an annual rent of £107,700
  - 4 commercial lettings with an annual rent of £33,135
  - Low ground shoot and reservoir/beck fishing let for an annual rent of £4,300
    - 3 miscellaneous lettings £151
    - In hand woodland of 73 acres
  - Park House Wind Turbine, anticipated annual income approx. £9,000
    - Wayleaves £811
- Sporting Rights owned over the Estate plus a further 178 acres over adjacent woodland

**TOTAL AREA APPROX. 1,765 ACRES  
PRODUCING £260,082 PER ANNUM**

**FOR SALE by Private Treaty**

Selling Agent:

**DAVIS & BOWRING**

Lane House, Kendal Road

Kirkby Lonsdale, Via Carnforth

Lancashire LA6 2HH

Ref: SEBC/KB

T: **015242 74440**

E: [simon.clowes@davis-bowring.co.uk](mailto:simon.clowes@davis-bowring.co.uk)



land agents

## SITUATION

The Elslack Estate is located to the west of the market town of Skipton, which is an attractive and historic town on the edge of the Yorkshire Dales National Park in the Aire Valley.

Skipton station has regular trains to Leeds (45 mins) and from there to London (2hr 15 mins).

## HISTORICAL NOTES

The Elslack Estate was originally owned by the Lane-Fox family of Bramham Park, West Yorkshire. The Estate was purchased by the present owner's family in 1928 and it is believed that this is only the second time that the Estate has been offered on the market publicly since 1600.

## OWNERSHIP

The Elslack Estate is owned by J J Duckworth (Estates) Ltd.

## FARMS

The Estate has 8 farms, all let under the Agricultural Holdings Act 1986. The farms generally have good quality stone built farmhouses and predominantly have sheep and beef suckler herds with one dairy farm. There are 145 acres of land only, let under the Agricultural Holdings Act 1986 and a further 279 acres of grassland, which is let under Farm Business Tenancies.

## RESIDENTIAL PROPERTIES

The Estate has a variety of residential properties which are let under Assured Shorthold Tenancies, Assured Tenancies and Rent Act Tenancies and include barn conversions, period stone cottages and more modern houses constructed by the vendors' family.

The vendors have carried out a number of cottage refurbishments in recent years and there are further unoccupied properties which may be suitable for improvement schemes.

## DEVELOPMENT

Consent has been gained to convert barns at Farther Fence End Farm and at White House Farm into dwellings. Both of these properties are now in hand.

There are a number of other potential conversions on the Estate, particularly at Smearber Farm, Fern Cottage and Park House Farm and in addition ten further barns which are within the farm tenancies.

## WIND TURBINE

An 11kw wind turbine was erected on Park House Farm in 2014. An agreement is currently in place with the tenant, who pays for the electricity he uses and the feed in tariff is claimed by the landlord. Estimated gross income per annum, approx. £9,000.

## PHEASANT SHOOT

The shoot is let under licence, expiring in 2020, to John Mawson. His practice has been to release 1,500 birds and recent bags show a return of 58% over 8 days.

## FISHING RIGHTS

These are let under a licence to Mitre Angling Club and include Elslack Reservoir which the club stocks with rainbow trout and there are further fishing rights on Elslack Beck.

## WOODLAND

The woodland extends to approximately 73 acres. Roughly two thirds were felled in 2010 and are now regenerating. The remaining area of woodland is stocked with mature Sitka, Larch and Scots Pine and ready to be clear felled.

## PROPERTY SCHEDULE

A:	Farms	Tenant	Tenancy	Acreage	Annual Rent
A1	Elslack Hall Farm	M Spensley	AHA	197.42	12,650
A2	Gubbshill Farm & Halls Field	J Rushton	AHA	190.52	12,800
A3	Johnson's Gate Farm	D Leeming	AHA	99.71	8,000
A4	Mitton House Farm	K Guy	AHA	153.68	7,600
A5	Park House Farm and Woodhouse Farmhouse (vacant)	J Scrivin To be sublet by the tenant/landlord and share of rent	AHA	218.30 -	9,000 Est. 2,100
A6	Stories House Farm	M Harrison	AHA	77.16	4,000
A7	Thompson's House Farm	J Airey	AHA	105.80	8,000
A8	White House Farm	J Mawson	AHA	47.22	3,500
				<b>1,089.81</b>	<b>£67,650</b>
<b>B:</b>	<b>Accommodation land</b>				
B1	Raygate Moor	J Smith	AHA	32.00	425
B2	Rectory Allotment	T&G Parker	AHA	113.00	1,150
				<b>145.00</b>	<b>£1,575</b>
B3	Glebe and Smearber	K Guy	FBT	35.81	3,400
B4	Land at White House Farm	J Airey	FBT	100.17	10,000
B5	Land at Thornton	D Berry	FBT	33.92	3,200
B6	Pt. Farther Fence End	D Wilson	FBT	22.16	2,660
B7	Pt. Farther Fence End	T Parker	FBT	39.04	4,700
B8	Pt. Farther Fence End	S Moon	FBT	47.81	11,800
				<b>278.91</b>	<b>£35,760</b>

<b>C:</b>	<b>Houses &amp; Cottages</b>	<b>Tenant</b>	<b>Tenancy</b>	<b>Acreage</b>	<b>Annual Rent</b>
C1	Acres Cottage	Mr & Mrs Summersgill	AST	-	8,400
C2	Bridge Cottage	Mr & Mrs Allan	Assured Tenancy	-	4,800
C3	Brookside Cottage	Mr A Haworth	Assured Tenancy	-	5,520
C4	Brow Cottage	Mr J Taylor	Assured Tenancy	-	4,800
C5	Burwain Castle No.1	Mrs Summersgill	Rent Act	-	4,800
C6	Burwain Castle No.2	Mrs S Harrison	AST	-	7,500
C7	Burwain Castle No.3	Mr & Mrs Hides	Rent Act	-	4,800
C8	Burwain Castle No.4	Mr & Mrs Clarkson	AST	-	7,500
C9	Burwain Castle No.5	Miss R Stanton	AST	-	7,200
C10	Burwain Castle No.6	Mrs A Howker	Assured Tenancy	-	4,800
C11	Elslack Hall Cottage	-	Vacant – to be let	-	Est. 6,600
C12	Farther Fence End Farmhouse	Mr & Mrs V Peace	AST	-	14,400
C13	Fern Cottage	Mr B Butteree	AST	-	6,600
C14	Glebe Barn	Mr M Butteree	AST	-	7,800
C15	Glebe Cottage	Mr & Mrs Buxton	AST	-	6,300
C16	Rose Cottage	Mr & Mrs Law	AST	-	5,880
					<b>£107,700</b>

<b>D:</b>	<b>Commercial</b>	<b>Tenant</b>	<b>Tenancy</b>	<b>Acreage</b>	<b>Annual Rent</b>
D1	Roundabout Communication Site	Boundless Networks Ltd	Licence	-	262
D2	Scales Hill	Northern Marking Ltd	54 Act	-	16,200
D3	Smearber Farmhouse	Mr & Mrs Cole	54 Act	-	11,400
D4	Tempest Arms Car Park Area	Individual Inns Ltd	54 Act	-	5,273
					<b>£33,135</b>
<b>E</b>	<b>Miscellaneous</b>	<b>Tenant</b>	<b>Tenancy</b>	<b>Acreage</b>	<b>Annual Rent</b>
E1	Garth Shed Site 1	B Stephenson	Licence	-	75
E2	Garth Shed Site 2	J Shearwood	Licence	-	75
E3	Fern Barn	B Butteree	Licence	-	1
E4	Low Ground Shoot, Elslack Estate	J Mawson	Sporting Licence	-	2,800
E5	Woodland	-	In Hand	73.00	-
E6	Elslack Reservoir	Mitre Angling Club	Fishing Licence	-	1,500
E7	Wind Turbine	Sustainable Energy Systems	In Hand	-	9,000
E8	Freehold Sporting Rights	-	Sporting Licence	178.60	-
E9	Wayleaves	Northern Power (2015)	-	-	811
				<b>251.60</b>	<b>£14,262</b>
		<b>TOTAL:</b>		<b>1,765.32</b>	<b>£260,082</b>

## SPORTING RIGHTS

The sporting rights are owned and included in the sale.

## MINERAL RIGHTS

The mineral rights are understood to be owned and included in the sale.

## WATER SUPPLY

The Elslack Estate has the benefit of a private water supply providing water to the majority of the Estate properties and a number of properties owned by third parties.

Mains water is connected to Park House, Wood House, Johnson's Gate, Scales Hill, Farther Fence End Farmhouse, Gubbshill Farmhouse and Gubbshill Cottage. The other properties are serviced from the private water supply.

Mains water is available to the area and a provisional agreement has been reached with Yorkshire Water to take over the Elslack water supply should the purchaser prefer not to continue with the current arrangement.

Details of the private water supply and the proposals put forward by Yorkshire Water are available in the supplementary information pack.

## SERVICES

All of the properties are serviced with mains electricity and private drainage.

## STATUTORY DESIGNATIONS

The Elslack Estate includes Burwain Castle, the remains of a Roman Fort which is designated as a scheduled ancient monument.

## LISTED BUILDINGS

Elslack Hall and Cottage are Listed Grade II\*. Brow and Bridge Cottages, Gubbshill Cottage and Farmhouse, Johnson's Gate Farmhouse and Barn and Great Barn at Elslack are all Listed Grade II.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Elslack Estate is subject to and with the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed wayleaves, whether referred to in the particulars or not. There are a number of private ways crossing the Estate and part of Elslack Moor is designated as Open Country under the Countryside Rights of Way Act. A plan showing all rights of way is available in the supplementary information pack.

## FIXTURES AND FITTINGS

All items normally designated as tenants' fixtures and fittings are excluded from the sale.

## LOCAL AUTHORITY

The Local Authority is Craven District Council, 1 Belle Vue Square, Broughton Road, Skipton, North Yorkshire, BD23 1FJ. 01756 700600.

## SOLICITORS

Wrigleys Solicitors LLP, 19 Cookridge Street, Leeds, LS2 3AR.  
Contact Jonathan Attey - 0113 204 5738.

## VALUED ADDED TAX

A small element of the Estate, including Scales House and the wind turbine, is held in a subsidiary company which is registered for VAT. These properties are subject to VAT elections. Details are set out in the supplementary information pack.

## EMPLOYEES

There are no employees.

## VIEWINGS

Viewings are strictly by appointment with Davis & Bowring. Please contact Simon Clowes direct on 015242 74430 or Kim Bradshaw on 015242 74431.

We politely request that any particular points affecting your interest in the Estate are discussed with the agents before making any appointment to view.

## HEALTH AND SAFETY

Given the potential hazards of working Estates and farms, all parties must be as vigilant as possible, particularly around farm buildings and cottages.

## BOUNDARIES

Any purchaser shall be deemed to have full knowledge of boundaries and neither the vendors nor the purchaser shall be responsible for defining the boundaries or ownership thereof. Should any dispute arise with the boundaries, the question shall be referred to the vendors' agents whose decision acting as expert shall be final.

## AREAS, MEASUREMENTS AND OTHER INFORMATION

All areas, measurements and other information have been taken from various historic Estate records and are believed to be correct but any intending purchaser should not rely upon them as statements of facts and should satisfy themselves as to their accuracy.

## SUPPLEMENTARY INFORMATION PACK

Detailed supplementary information is available via the selling agent's website.

The pack will also include the following:-

- Particulars of each property including boundary plan, EPC, tenancy agreement and floor plan
- Title information
- Woodland details
- Water supply system and offer from Yorkshire Water
- Copy of Listed Building entries
- Planning consents and plans
- Public rights of way
- Outstanding issues

To access these details please contact:

- **Simon Clowes**  
E: [simon.clowes@davis-bowring.co.uk](mailto:simon.clowes@davis-bowring.co.uk)  
T: 015242 74430
- **Kim Bradshaw**  
E: [kim.bradshaw@davis-bowring.co.uk](mailto:kim.bradshaw@davis-bowring.co.uk)  
T: 015242 74431

## METHOD OF SALE

The Estate is offered for sale by private treaty either as a whole or in lots. Further information on the form of the sale is in the supplementary information pack.

## DIRECTIONS

See location plan.

### FROM THE EAST - HARROGATE

Take the A65 to Skipton until the roundabout indicating Clitheroe A59, Burnley A56. Take the 3rd exit onto the A59. At the roundabout, take the 1st exit onto Colne and Broughton Road/A56. Turn first left onto Elslack Lane.

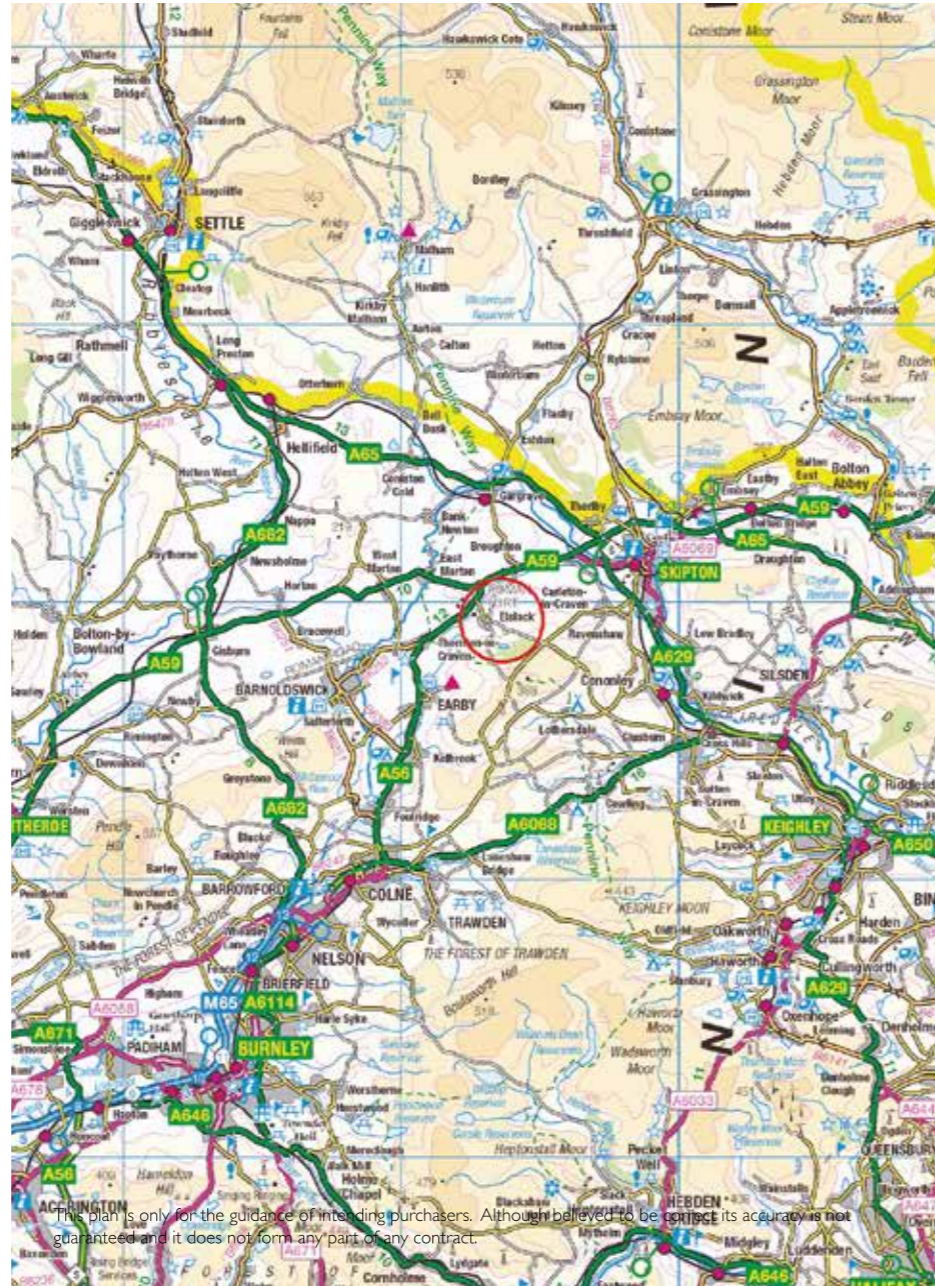
### FROM THE SOUTH - JUNCTION 31 ON THE M6

At junction 31 take the A59 exit to Preston (C)/Blackburn (N)/Clitheroe. Follow the signs for the A59. Stay on the A59 Skipton until you get to the roundabout onto Colne and Broughton Road/A56. At this roundabout take the 2nd exit onto Colne and Broughton Road/A56. Turn first left onto Elslack Lane.

### FROM THE WEST - JUNCTION 36 ON THE M6

At junction 36, take the A590 exit to Skipton/Kirkby Lonsdale/A65. At the roundabout, take the 1st exit onto the A590. At the roundabout, take the 2nd exit onto the A65. Pass Settle and at the roundabout, take the 2nd exit and stay on the A65 towards Skipton, in Gargrave turn right to Broughton, at the T junction turn right onto the A59, at the roundabout turn left onto the A56 and turn first left onto Elslack Lane.

IMPORTANT - Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are given notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property.



This plan is only for the guidance of intending purchasers. Although believed to be correct its accuracy is not guaranteed and it does not form any part of any contract.



Woodhouse Farmhouse



Elslack Hall Farm



Elslack Hall Barn



Elslack Hall Cottage



Elslack Hall Farm