

NORTH LANCASHIRE

About 3 miles North of Carnforth (L.M. & S. Ry. Main Line) amidst wonderful unspoilt country

THE FREEHOLD, AGRICULTURAL AND
SPORTING PROPERTY KNOWN AS

Capernwray Hall Estate

EXTENDING TO ABOUT

2,352 Acres,

COMPRISING

CAPERNRWAY HALL

and BORWICK HALL with

TWELVE VALUABLE FARMS

Small Holdings, Cottages and Small Saw Mill

:: :: Well-Timbered Woodlands :: ::

Small Sporting Properties and Fishing Rights

producing an

Estimated and Actual Rental of £2,846 per annum.

*To be offered for Sale by Auction, as a Whole, in Blocks, or
in separate Lots (unless previously disposed of privately), by*

————— Messrs. —————

Procter & Birkbeck

*At the TOWN HALL, Lancaster, on
WEDNESDAY, the 11th day of SEPTEMBER, 1946,
at 1 p.m. promptly.*

Solicitors . . . MESSRS. STURTON & SON, 16, CASTLE PARK, LANCASTER (Telephone 175).
Auctioneers and Surveyors: MESSRS. PROCTER & BIRKBECK, 32, MARKET SQUARE, LANCASTER
and at Windermere and London. (Telephone 107).

From whom copies of these Particulars, Price 5s. each, can be obtained.

GENERAL REMARKS

1. HOW TO VIEW :—

These particulars will admit to view, by permission of the respective Tenants, but intending Purchasers are asked to kindly notify the Auctioneers, if possible, who will make all arrangements for them.

2. SITUATION :—

Capernwray Hall Estate, is about three miles from Carnforth (Junction L.M. & S. Rly.), eight miles from Lancaster, thirteen miles from Kendal, twenty-two miles from Windermere Lake, and eight miles from Morecambe. It is amidst undulating well-wooded country with some of the most delightful and picturesque scenery in England.

3. TIMBER :—

There is very valuable Timber on the Estate which is included in the respective Lots.

4. SHOOTING :—

The Estate affords excellent Shooting and the Woodlands are so placed as to provide really good Sport. Although little rearing has been done during the years of war, capital sport is to be obtained and a fair head of wild pheasants should be got in addition to wild ducks, snipe, woodcock and partridge.

5. SALMON AND TROUT FISHING :—

The famous River Lune is within a short distance, for first-rate Salmon, Sea Trout and Trout Fishing. The River Keer runs through the Estate and provides Sea Trout and Trout Fishing. Sea Fishing in Morecambe Bay only eight miles distant.

6. GOLF LINKS :—

There are four Golf Courses within easy reach, namely, Lancaster, Morecambe, Heysham and Silverdale.

7. HUNTING :—

The Oxenholme Staghounds, the Vale of Lune Harriers, the Kendal Otter Hounds meet regularly during the season.

8. CATTLE MARKETS :—

At Carnforth, Lancaster, Kendal and Kirkby Lonsdale. Carnforth being a junction there are facilities for trucking cattle direct to any part of the country.

9. CAPERNWRAY HALL :—

The attention of Prospective Purchasers is drawn to the possibility of converting the Hall into a Block of Attractive Flats.

STIPULATIONS

Forming part of Conditions of Sale.

1. TENANT'S FIXTURES.

ALL the ERECTIONS, FIXTURES and FITTINGS belonging to the Tenants, whether mentioned in the Particulars or shown on the Plan or not are excluded from the Sale.

2. RIGHTS OF WAY, EASEMENTS, OUTGOINGS.

The Sale is subject to and with the benefit of all existing Rights of Way, Rights of Water, Light and Drainage, Rights of any Public Authorities Easements and Outgoings affecting the Property whether mentioned in these Particulars or not and particularly to the following:—

- (i) **Grant of Rights and Easements to Public Water Undertakings.**
 - (a) **MANCHESTER WATERWORKS.** The Thirlmere Aqueduct passes through Lots 10, 11, 15 and 17 as shown on the plan and these Lots are sold subject to the rights and powers of the Manchester Corporation in relation thereto.
 - (b) **CARNFORTH WATERWORKS COMPANY.** This Company have the right to maintain repair and renew a line of 4 inch pipes from the Thirlmere Aqueduct through Lots 15, 16, 13 and 18 to the Reservoir adjoining Lot 18 and Lots 15, 16, 13 and 18 are sold subject to this Grant, AND also an Overflow and washout pipes over part of Lots 18 and 13.
 - (c) **LANDEDALE RURAL DISTRICT COUNCIL.** This Council have the right to maintain, repair and renew about 40 yards of water pipe in Field No. 219.
- (ii) **Grant of Easement for Underground Cables and Leases of Sites for Transformer Stations to the Lancaster Corporation.**
 - (a) **UNDERGROUND CABLE** on Lots 1, 2, 5, 7, 10, 12, 13, 28, 29, and 34.
 - (b) **TRANSFORMER SITES** leased on Lots 1, 11 and 13.
- (iii) **The following Acknowledgments for Various Licences are paid Annually to the L. M. and S. Railway Company:—**
 - (a) **Lots 4 and 5.** Pipe under Railway: Five Shillings.
 - (b) **Lot 6.** Pipe over Borwick Bridge: Five shillings.
 - (c) **Lot 9.** Pipe across Railway Bridge: Five shillings.
 - (d) **Lot 26.** Motor Chamber on Canal Slope: Five shillings.
 - (e) **Lot 31.** Water Pipe: Five Shillings.
- (iv) **Private Water Supplies:—**
 - (a) **THE GARDENER'S COTTAGE** part of Lot 1, the **FARMHOUSE** and **FARM BUILDINGS** part of Lot 3 are supplied from the private main supplying Capernwray Hall. Lots 1 and 3 are sold respectively with the benefit and liabilities of such supplies being continued as at present used and enjoyed. The costs of upkeep to be borne in equal shares between the owners of Lots 1 and 3.
 - (b) **THE GATHERING GROUND** for the supply to the Hall, the Farmhouse, Farm Buildings and Gardener's Cottage is on and forms part of Lot 3 which Lot will accordingly be sold subject to the obligation not to do or permit to be done thereon anything which would or might in any way stop divert pollute or in any way damage or interfere with the said private water supply or the tanks wells or pipes or other apparatus connected therewith.
 - (c) **HIGH LODGE—Lot 22.** This House has a water supply from a Spring on Lot 19, and Lot 19 is sold subject to such supply being continued.
 - (d) **RAILWAY HOUSES—Lot 25.** These Cottages have a supply from Overhead Quarry (Lot 13), and are sold with the benefit of such right as at present used and also with the right to lay a one inch pipe from the said Quarry to the said Houses for and to take water from the said Quarry for the domestic purposes of the said Houses, making good all surface damage thereby occasioned. Lot 13 is accordingly sold subject to such right.
 - (e) **THE SUPPLY PIPE LINE** to Borwick Hall and Manor Farm (Lots 4 and 5) crosses Lots 7, 8 and 13 and such Lots are sold subject to the liability of such Pipe Line being maintained repaired and renewed.
- (v) **Septic Tanks Cesspools Drains etc.**

The Drainage Tank for the Hall is situate on Lot 2. The Drainage Tank for the Gardener's Cottage is situate on Lot 3.
The Drainage Tank for Capernwray Row Cottages (forming part of Lot 13) is situate on Lot 28. The overflow from the Drainage Tank forming part of Lot 4 is discharged on to Lot 5.

Lots 2, 3, 28 and 5 are accordingly sold subject to the rights of the respective owners of Lots 1, 13 and 4 to maintain and continue the present systems of drainage of their respective Lots with all necessary and appropriate rights of entry for inspection repair and maintenance.

(vi) **Rights of Way.**

Lot 2 is sold subject to the right of the owner or owners for the time being of Lot 1 to the unobstructed use for all purposes of the Carriage Drive leading from Borwick Lodge to Capernway Hall; ALSO to the free and unobstructed use of the footpath leading from the Church to Capernway Hall.

Lot 3 is sold subject to a right of way for all purposes for the owner or owners for the time being of Lot 1 over the roadway to Capernway Park Cottage as shown and coloured pink on the said plan.

Lot 36 is sold subject to a right of way for all purposes over the existing Drive for the owner or owners for the time being of Lots 2 and 3.

Lot 1 is sold subject to a right of way for all purposes over the top Carriage Drive leading from High Lodge to the north-east boundary of Lot 1 for:—(a) the owner or owners for the time being of Lot 3; and (b) the owner or owners for the time being of Lot 10.

Lot 3 is sold subject to a right of way for all purposes over the existing roadway for the owner or owners for the time being of Lot 10.

Lot 9 is sold subject to a right of way down the easterly side of Field No. 35 (Ordinance No.) to Field No. 39 (Ordinance No.).

Lots 8, 13 and 27 are sold with the benefit of and subject to the rights of way and other privileges mentioned or referred to in a Deed of Conveyance dated the 12th day of November, 1909 and made between the Rt. Hon. the Earl of Crawford of the one part and George Posys Henry Marlon of the other part. (Copies of this Deed and of the explanatory plan endorsed thereon are available for inspection).

Lots 19 and 20 are sold subject to a right of way for all purposes for the owner or owners for the time being of Lot 9 to Fields Numbers 191 and 192 on the Ordinance Survey.

Lot 22 is sold subject to the right of the owner or owners for the time being of Lot 19 to enter upon Lot 22 for the purpose of repairing maintaining and renewing the buildings now standing on Lot 19 and adjoining Lot 22.

Lot 13 is sold subject to the right of the owner or owners for the time being of Lots 4, 5 and 12 or any of them to maintain repair and renew the existing wells tanks and apparatus at the head of the Private Pipe Line supplying Lots 4, 5 and 12.

Lot 31 is sold subject to a right of way for the London Midland and Scottish Railway Company over a roadway on the north-west side of the house and buildings forming part of this Lot.

Lot 18 is sold subject to a right of way for the Caenforth Waterworks Company across Field No. 297 from Lords Lot Road to the Reservoir.

3. OCCUPATION ROADS.

The Purchaser of any Lot shall take over all the Vendors' rights and liabilities regarding the Occupation Roads within or without their respective Lots, except where they may be specially included with and form part of other Lots.

LORETS LOT ROAD, so far as included in Lot 18 shall be repaired and maintained at the joint and equal expense of the owner or owners for the time being of Lots 13, 15, 16 and 18 the said Road from the Northern boundary of Lot 18 up to the Entrance to High Park Cottage shall be repaired and maintained by the owner or owners for the time being of Lots 15 and 16 in equal shares.

4. THE PROPERTY

is sold subject to the existing Tenancies and tenant's rights under Law Custom or Agreement.

The Tenancy Agreements or Leases or Copies thereof where in writing with all other Deeds and Agreements mentioned or referred to in these Particulars can be inspected by appointment at the Office of the Vendors' Solicitors MESSRS. STURTON and SON, at 16, CASTLE PARK, LANCASTER, and each Purchaser shall be deemed to have full notice of the contents thereof whether availing himself of such opportunity of inspection or not.

5. PLANS AND PARTICULARS.

The Plans and Particulars have been prepared for the convenience of intending purchasers and although believed to be correct their accuracy is not guaranteed and no claim will be admitted for errors or discrepancies.

Contracts will be made on these Particulars and on the Revision Notes (if any) thereon which may be issued prior to the date of Sale and on the Conditions of Sale and any alteration made therein before or announced at the Sale.

6. WHERE LANDS IN ONE TENANCY,

Are sold in more than one Lot the Purchasers must make their own arrangements for giving Notice to Quit or otherwise in respect of such tenancy.

7. OUTGOINGS—TITHE.

The amounts given are fixed values. Where the amounts are separately apportioned in Lots this has been done approximately for the benefit of the Purchasers, but the Vendors shall not be called upon to give any legal effect to such apportionment nor is the accuracy of such figures guaranteed.

8. RIGHTS OF LIGHT.

Certain Windows in the Parsonage and Buildings comprised in Lot 3 overlook Lot 1. Such Windows shall not be in any way obstructed by the owner of Lot 1 but shall be considered ancient lights.

9. LANCASHIRE WAR AGRICULTURAL EXECUTIVE COMMITTEE.

In addition to Land taken from the Owner direct the Lancashire War Agricultural Executive Committee requisitioned from the respective Tenants thereof the following fields:—

	Ordinance No.	Acreage.	Total Acreage.
(a) LOT 13—CAPRENGWAY OLD HALL FARM:—	145, 144, 121, 143, 142, 141 ...	89.679	
(b) LOT 12—CAPRENGWAY FARM:—	56	1.889	
(c) LOT 9—STARBRICKS FARM:—	191 and 192	20.844	
(d) LOT 16—WYTHENS FARM:—	215, 216 and 218	26.586	
(e) LOT 15—LORDS LOT WOOD:—	231 and 232	2.542	
(f) LOT 11—SUNNY BANK FARM:—	166, 211, 212, 213, 219, and 220... ..	74.565	
(g) LOT 10—CINDER HILL FARM:—	163	28.331	
			244.456

It is understood that the Committee will retain possession until December, 1950.

As and when possession of such requisitioned land is given up the Owner may be liable to pay compensation for improved value as provided in the Agriculture (Miscellaneous War Provisions) Act, 1940, Section 23.

10. ORDER OF SALE.

The Vendors reserve the right to sell the whole Estate or any Lot or part of any Lot before the Auction. To alter the order of Sale; to amalgamate Lots or to withdraw the whole of any Lot or Lots or parts thereof without declaring the Reserve Price.

SUMMARY

LOT.	DESCRIPTION.	TENANT.	AREA.	RENTAL OR G.R.R.		
				£	s.	d.
1	Capernwray Hall	Ripley Hospital Trustees	54-296	258	0	0
2	Capernwray Park	Mr. J. Rawlinson	105-778	52	0	0
3	Capernwray Home Farm	Messrs. J. Rawlinson & W. Johnson	84-024	76	2	0
4	Borwick Hall	Mr. R. C. de la Condamine	7-710	120	10	0
5	Manor Farm	Mrs. M. Towers	194-264	355	10	0
6	Pheasant Field Farm	Vacant Possession	18-578	70	0	0
7	Beck House Farm	Mr. G. Foster	99-973	179	0	0
8	Manseugh Farm	Mr. T. B. Jackson	181-160	295	0	0
9	Starricks Farm	Messrs. J. Rawsthorn and Lancaster R.G.S.	114-342	130	15	4
10	Cinder Hill Farm	Mr. T. Hudson	152-938	127	10	0
11	Sunny Bank Farm	Mr. W. Thistlethwaite	176-202	124	0	0
12	Capernwray Farm	Messrs. T. & T. J. Dawson & others	167-978	249	0	10
13	Capernwray Old Hall Farm	Mr. B. Wightman	386-534	340	10	0
14	Agricultural Land	Lancashire W.A.E.C.	154-709	60	5	4
15	Lords Lot and Cottage	Carnforth District Water Works Co.	129-025	28	10	0
16	Withets Farm	Mr. A. W. Moss	55-786	35	0	0
17	Grazing Land	Messrs. T. & T. J. Dawson	50-286	20	0	0
18	Land and Fishing Rights	Carnforth District Water Works Co.	32-059	27	10	0
19	Hobson's House and Land	Messrs. W. Johnson & T. Dawson	26-476	27	10	0
20	Park Lot and Wood	Mrs. M. Towers	21-988	8	10	0
21	Sharpe's Lot	Mrs. M. Towers	19-142	14	0	0
22	High Lodge and Land	Messrs. G. Wood & W. Johnson	7-534	28	0	0
23	1, Hill Top Cottages	Mr. H. Cookson	0-340	10	8	0
24	2, Hill Top Cottages	Mr. T. Western	0-300	1	11	6
25	Railway Houses	Mr. G. Ashton and Miss Parkinson	0-518	4	12	2
26	Mill House, Field and Saw Mill	Mr. G. G. Wilson	1-930	16	0	0
27	Quarry House and Wood	Mrs. M. Hardie	20-535	3	18	6
28	Accommodation Land	Mr. G. G. Wilson	3-125	4	13	0
29	Accommodation Land	Mr. G. G. Wilson	8-800	13	4	0
30	Accommodation Land	Mr. G. G. Wilson	6-884	10	6	0
31	Kitson House Small Holding	Mr. W. Stavert	9-684	31	15	0
32	Ivy Cottage	Mr. H. Shaw	0-420	14	2	6
33	Building Site	Vacant Possession	0-861	1	0	0
34	Accommodation Land	Mr. T. B. Jackson	27-777	54	0	0
35	Accommodation Land	Mr. T. B. Jackson	21-602	35	0	0
36	East Lodge	Mr. R. Alston	1-216	7	16	0
37	Accommodation Land	Mrs. M. Towers	3-682	6	0	0
38	Accommodation Land	Mrs. M. Towers	1-817	3	0	0
39	Accommodation Land	Mr. W. Thistlethwaite	2-053	1	10	0
TOTAL			2352-326	£2846	0	0

LOT 16
(Coloured Red on Plan).

<i>Holding</i>	Withets Farm.
<i>Tenant</i>	Mr. A. W. Moss.
<i>Area of Farm</i>	51-523 acres.
<i>Area of Woods (in hand)</i>	4-263 ..
Total	55-786 ..
<i>Rental</i>	£35 0s. 0d.
<i>Outgoings</i>	Title Redemption Annuities 5s. 1d.
<i>Tenancy</i>	Yearly, Land February 14th; Buildings May 12th; House, Vacant Possession.

THE HANDY-SIZED HOLDING

known as

Withets

enjoys a particularly pleasant situation overlooking Carnforth Reservoir and having magnificent and unobstructed views over Morecambe Bay to the Lakeland Mountains.

The HOUSE is in a semi-derelict condition and is excluded from the present tenancy. The Purchaser would thus have possession of the House on completion of purchase and could put in hand immediately the work of renovation, so that it would be available for occupation with the minimum delay.

THE FARM BUILDINGS

include four-bay Barn, Shippon for 6 and Shippon for 8. Thirlmere Water passes within 75 yards of the house.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	ACREAGE.	TOTAL ACREAGE.
233a	Homestead ... ..	.443	
233	Meadow ... ..	.841	
230	do.	6-465	
215	Pasture	26-556	
217	do.	10-552	
228	Meadow	5-470	
234	Pasture	1-366	51-523
WOODLANDS (in hand)			
229	Plantation ... ..	.980	
235	do. (felled)	3-283	4-263
			55-786

LOT 19
(Coloured Grey on Plan).

<i>Holding</i> ... ..	...	...	...	Hobson's House and Land.
<i>Tenants</i> ... ..	...	...	...	Mr. W. Johnson and Mr. T. Dawson.
<i>Area</i> ... ..	...	...	...	26·476 acres.
<i>Rental (apportioned)</i> ... ..	...	...	...	£27 10s. 0d.
<i>Outgoings</i> ... ..	...	...	...	Tithe Redemption Annuities 10s. 8d.
<i>Tenancies</i> ... ..	...	...	...	Yearly—Field 193, February 14th; Remainder, April 5th and May 12th.

A VERY ATTRACTIVE
COMPACT SMALL HOLDING

known as

Hobson's House

situate at Capernwray, having excellent access from Borron Lane and commanding extensive views over the surrounding country.

The House which is Stone-built and has just been entirely re-roofed, contains Living Room, Back Kitchen, two Bedrooms and Wash-house.

The Buildings comprise Shippon for 4, small Barn, Pig Sty and Loose Box. There is also a Stone-built Loose Box in one of the fields.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	ACREAGE.	TOTAL ACREAGE.
186	Homestead	·467	
187	Pasture	2·601	
193	Pasture (Quarry)	7·231	
179	Pasture	3·499	
178	do.	4·257	
176	do.	3·444	
177	Arable	4·977	
			<u>26·476</u>

SPECIAL CONDITIONS OF SALE

1.—The Property is sold subject to the Law Society's Conditions of Sale (1934 edition) so far as not varied by or inconsistent with these conditions.

2.—The Property is also sold subject to the General Remarks and Stipulations contained or referred to in the foregoing Particulars and such Remarks and Stipulations are to be taken as forming part of and incorporated in these Conditions.

3.—The Vendors' Solicitors are Messrs. Sturton & Son, whose Office is at 16, Castle Park, Lancaster.

4.—The date fixed for completion is the 31st day of October, 1946. The balance of the purchase money (credit being given for the deposit of ten per cent. payable on the sale) is to be paid on that day and if not so paid will carry interest at 4 per cent. until payment.

5.—The Vendors are selling as Trustees.

6.—The title shall commence as to all the Lots except a small part of Lot 5 (Manor Farm) with a Vesting Deed dated the 27th day of September, 1926 and made between Barton Henry Philips and Arthur Hamilton Pryce of the one part and George Powys Henry Marton of the other part AND as to the said small part of Lot 5 not included in the last mentioned Vesting Deed with a Subsidiary Vesting Deed dated the 17th day of February, 1927 and made between Alice Caroline Marton and Georgina Mary Marton of the first part Lancelot Jackson of the second part and the said Barton Henry Philips and Arthur Hamilton Pryce of the third part. No earlier or other title shall be required or required into.

7.—The Property is sold subject to all rights and privileges in respect of coal and mines of coal as defined in the Coal Act, 1934, and which under such Act vested in the Coal Commission on the 1st day of July, 1942, and no Purchaser shall make any objection or requisition in respect thereof.

8.—The Purchaser or Purchasers of Lots 4, 5 and 12, shall enter into a Deed of Mutual Covenants regarding the Private Water Supply to these respective Lots to give effect to the following provisions namely:—

(i). That so long as the owners of Lots 4, 5 and 12 make use of the said private supply

(a) The length of pipe from Manor Farm to the Junction No. 1 in Field 143 shall be maintained repaired and renewed by the owner of Lot 5.

(b) The length of pipe from Junction No. 1 to Junction No. 2 in Field No. 60 (near Capernway Farm) shall be maintained repaired and if necessary renewed at the joint and equal expense of the owners of Lots 4 and 5.

(c) The length of pipe from Junction No. 2 to the Reservoir in Kellet Park Wood and the wells tanks and apparatus at the head of the pipe line shall be maintained repaired cleaned and if necessary renewed at the joint and equal expense of the owners of Lots 4, 5 and 12.

(ii). That the owner or owners of Lots 4 and 5 may at any time give written notice to the other of them and to the owner of Lot 12 of his or their desire to abandon and permanently release any right or interest in the said private water supply and then at the expiration of one month from the receipt of such notice the right and interest shall be considered to be definitely and finally released and all liability with regard to the said water supply and line of pipes shall cease from the expiration of such notice.

In the event of such notice being given the owner of Lot 4 or Lot 5 receiving such notice and desiring to continue the use of the said private water supply and line of pipes shall become solely responsible for the maintenance repair and renewal of the whole length of the line of pipes from his property up to Junction No. 2 and responsible for one-half of the cost of repairing maintaining and cleansing and if necessary renewing the length of pipe from Junction No. 2 to the Reservoir and the wells tanks and apparatus at the head of the said Pipe Line.

(iii). That on the liability of the owner of either Lot 4 or 5 ceasing as above the owner of Lot 12 shall then become responsible for one-half of the cost of repairing maintaining and cleansing and if necessary renewing the length of pipe from Junction No. 2 to the Reservoir and the said wells tanks and apparatus.

(iv). That should the owners of Lots 4, 5 and 12 fail to agree on the form and wording of the said Deed of Covenants to give effect to the foregoing provisions then such deed shall be settled by some Counsel to be nominated by the President of the Lancaster Law Society and the draft so settled shall be accepted by and binding on all parties.

9.—A Statement in writing of all objections to or requisitions on title or in respect of the form or parties to the Conveyance shall be delivered to the Vendors' Solicitors within Fourteen days from the delivery of the Abstract.

10.—The Purchaser of Lot 2 will enter into a Covenant with the Purchaser of Lot 1 not at any time hereafter without the written consent of the owner or owners for the time being of Lot 1 either:—

(a) To erect any fences (other than fences surrounding the woods) or any building or erection temporary or permanent on any part of Lot 2.

(b) To cut lop or main any of the trees now standing or growing on such part of Lot 2 as lies South of the River Keer.

11.—The Purchaser of Lot 1 will enter into a Covenant with the Purchaser of Lot 2 to erect and for ever thereafter maintain a good and efficient stock-proof fence on:—

- (i). the North side of the carriage drive leading from the Middle Lodge to the Hall, and
- (ii). the East boundaries of Borwick Lodge.

12.—Where the Particulars state that any Lot is sold subject to or with the benefit of any right or easement in favour of or over any other Lot or Lots the Conveyance thereof shall contain a reservation or grant as the case may be of such right or easement in such form as the Vendors' Solicitors shall require.

13.—The Vendors are unable to give positive information as to the standard rent of any of the houses comprised in the Lots and shall be not required to make any endeavours to seek further information than they themselves possess and no objection shall be made in respect of any lack of information as to the standard rents.

THIS AGREEMENT made the _____ day of _____ 1946,
between DOUGLAS PHIPPS STURTON, of Castle Park, in the City of Lancaster, Solicitor, and
DANIEL HOPE ELLETSON, of Parrox Hall, Pressall, in the County of Lancaster, Barrister-at-Law
(hereinafter called "the Vendors") of the one part and

of

(hereinafter called "the Purchaser"), of the other part, witnesseth that the Vendors agree to sell and
the Purchaser agrees to purchase the Property described as Lot _____ in the foregoing particulars
at the Price of _____ subject to the foregoing
General Remarks and Stipulations and Conditions of Sale and the Vendors and Purchaser do, on
their respective parts, agree to complete the Sale and Purchase according to the said Stipulations and
Conditions.

As Witness the hands of the parties.

Purchase Money£ : :

Deposit Paid£ : :

Balance£ : :

Abstract to be sent to :-

By direction of O. E. C. Marton, Esq.



NORTH LANCASHIRE

— The —
Capernwray Hall
Estate

Near CARNFORTH, LANCS.

— Solicitors : —
Messrs. STURTON & SON,
16, Castle Park — Lancaster.

Auctioneers and Surveyors :
Messrs. PROCTER & BIRKBECK,
32, Market Square, Lancaster,
and at Windermere and London.

SALES BY AUCTION.

By Direction of O. E. C. Marton, Esq.

CAPERNWRAY HALL ESTATE

SITUATE about 3 miles from Carnforth (L.M.S. Junction), and about 8 miles North of Lancaster and Morecambe. Comprising:—Capernwray Hall, Borwick Hall, 12 Farms, Small Holdings, Wood and Plantations, Cottages and Fishing Rights.

VACANT POSSESSION of LOTS 1, 2, 4, 6, and Part of 22.

Lot.	Description.	Area	Rental or G.E.R.		
			£	s.	d.
1	Capernwray Hall	54.296	258	0	0
2	Capernwray Park	105.778	52	0	0
3	Capernwray Home Farm	84.024	76	2	0
4	Borwick Hall	7.710	120	10	0
5	Manor Farm	194.264	355	10	0
6	Pheasant Field Farm	18.578	70	0	0
7	Beck House Farm	99.973	179	0	0
8	Mansergh Farm	181.160	295	0	0
9	Starricks Farm	114.342	130	15	4
10	Cinder Hill Farm	152.988	127	10	0
11	Sunny Bank Farm	176.202	124	0	0
12	Capernwray Farm	167.978	249	0	10
13	Capernwray Old Hall Farm	386.534	340	10	0
14	Agricultural Land	154.709	60	8	4
15	Lords Lot and Cottage	129.025	28	10	0
16	Whitnets Farm	55.786	35	0	0
17	Grazing Land	50.286	20	0	0
18	Land and Fishing Rights	32.059	27	10	0
19	Hobson's House and Land	26.476	27	10	0
20	Park Lot and Wood	21.988	8	10	0
21	Sharpe's Lot	19.142	14	0	0
22	High Lodge and Land	7.534	26	0	0
23	1, Hill Top Cottages	0.340	10	8	0
24	2, Hill Top Cottages	0.300	1	11	6
25	Railway Houses	0.518	4	12	2
26	Mill House, Field and Saw Mill	1.930	16	0	0
27	Quarry House and Wood	20.535	3	18	6
28	Accommodation Land	3.125	4	13	0
29	Accommodation Land	8.800	13	4	0
30	Accommodation Land	6.884	10	6	0
31	Kitson House Small Holding	8.684	31	15	0
32	Ivy Cottage	0.420	14	2	6
33	Building Site	0.861	1	0	0
34	Accommodation Land	27.777	54	0	0
35	Accommodation Land	21.602	35	0	0
36	East Lodge	1.216	7	16	0
37	Accommodation Land	3.652	6	0	0
38	Accommodation Land	1.817	3	0	0
39	Accommodation Land	2.053	1	10	0
Total ..		2352.326	£2846	0	0

PROCTER and BIRKBECK

will offer the above for SALE BY AUCTION, as a whole, in blocks or numerous lots, on WEDNESDAY, the 11th Day of SEPTEMBER, 1946, at 1 p.m., precisely in the TOWN HALL, LANCASTER.

Illustrated particulars and plans (price 5s. per copy), from: Auctioneers and Surveyors: PROCTER and BIRKBECK,

32, Market Square, Lancaster.
(Tel. 107).

Solicitors: STURTON and SON, 16, Castle Park, Lancaster.
(Tel. 175).

LOT 15

(Coloured Green on Plan).

<i>Holding</i>	High Park Cottage and Lord's Lot, etc.
<i>Tenant</i>	Carnforth District Waterworks Co., Ltd.
<i>Area (Cottage and Field)</i>	2-542 acres.
<i>Area of Woods (in hand)</i>	126-483 do.
Total	129-025 do.
<i>Rental (apportioned)</i>	£13 10s. 0d. x 30 = 405
<i>Shooting Rent (estimated)</i>	£15 0s. 0d.
Total	£28 10s. 0d.
<i>Outgoings</i>	Title Redemption Annuities 2s. 0d.
<i>Tenancy</i>	Yearly, February 14th and May 12th.

AN EXCEPTIONALLY ATTRACTIVE

Rough Shoot

with the added advantage of a

Week-end Cottage

This tract of Woodland and Rough Cover known as Lord's Lot and Bonds Plantation is famous throughout the District for the Woodcock it holds as well as affording first-class cover for Pheasants and Rabbits. In the centre of it there is a well secluded Pond which is ideal for rearing and fighting Wild Duck.

HIGH PARK COTTAGE

which is at present Let to the Carnforth District Waterworks Co. Ltd. is soundly built of Stone and contains Sitting Room, Kitchen, Scullery, three Bedrooms, Wash-house, Barn and other Outbuildings. Thimere Water is connected.

This Lot also includes a Quantity of

VALUABLE TIMBER.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	ACREAGE.	TOTAL ACREAGE.	
232	Cottage and Garden	312	2-542	
231	Pasture	2-230		
WOODLANDS, ETC. (in hand).				
223x	Duck Pond	1-252	126-483	
227	Road	2-416		
224	Lord's Lot Wood	9-330		
225	do.	9-040		
226a	do.	5-572		
222	do.	36-537		
222a	do.	3-697		
294x	do.	2-357		
241	do.	493		
242	do.	11-175		
237	Bond's Plantation	23-530		
226	Lord's Lot Wood	21-084		
				126-483
				129-025

C.P.O. served.
 Timber £2000
 2000
 500
 750
 3000
 SOLD

LOT 17
(Coloured Grey on Plan).

Holding	...	...	Land, Redwell.
Tenant	...	...	T. and T. J. Dawson
Area of Land	...	...	45-366 acres.
Area of Woods (in hand)	...	4-920	"
	Total	...	50-286
Rental (apportioned)	...	...	£20 0s. 0d.
Outgoings	...	...	Tithe Redemption Annuities 5s. 4d.
Tenancy	...	...	Yearly, February 14th.

AN ENCLOSURE OF
USEFUL GRAZING LAND

situate adjoining the Redwell Inn at the junction of the Lancaster and Carnforth roads to Kirkby Lensdale, on which there is a good Bus Service.

This Land would be an excellent site on which to build a house or bungalow and thus form a Compact Small-holding or Poultry Farm.

Having been occupied by the Military during the War there is a good hard road constructed across the land thus giving exceptionally good access.

Timber £175
4 00
5 ..
6 ..
5 50
7 50
7 00
7 50
5 00
7 50
8 00
7 50
5 00
7 50
9 00
7 50
9 50

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	ACRAGE.	TOTAL ACRAGE.
246	ACCOMMODATION LAND. Rough Pasture	45-366	45-366
247	WOODLAND (in hand). Burnt Plantation	4-920	
			50-286

LOT 18

(Coloured Yellow on Plan.)

Holding	...	...	Land and Fishing Rights.
Tenant	...	...	Carnforth District Waterworks Co.
Area of Land	...	...	32-059 acres.
Rental of Land (apportioned)	...	...	£16 10s. 0d.
Rental of Fishing	...	...	£11 0s. 0d.
			£27 10s. 0d.
Outgoings	...	...	Tithe Redemption Annuities 5s. 6d.
Tenancy	...	...	Yearly, February 14th.

*495
920
715*

AN AREA OF USEFUL
ACCOMMODATION LAND

together with the

TROUT FISHING (over about 9 Acres)

in Carnforth Reservoir which covers an area of about 11 Acres. This water is well stocked with Trout which run to a good size, and rise readily to Dry or Wet Fly.

To the Sportsman requiring both Shooting and Fishing Lots 15 and 18 together would form an ideal Sporting Estate of moderate size and remarkably low upkeep.

SCHEDULE.

NO. ON PLAN.	DESCRIPTION.	ACRAGE.	TOTAL ACRAGE.
297	Pasture	18-920	32-059
236	do.	12-539	
377a	Road	600	

C.P.O served.

Withdrawn from sale.

1000 offlow