

By Order of the Trustees of T. H. Rymer deceased.

THE CALDER ABBEY ESTATE

Situate in the Parish of
ST. BRIDGET BECKERMET
in the County of Cumberland

PARTICULARS, PLANS AND CONDITIONS
OF SALE OF THE ABOVE ESTATE

TO BE SOLD BY AUCTION
at
THE VILLAGE HALL, CALDERBRIDGE
on
WEDNESDAY, 17th JULY, 1968
at 2-30 p.m.

Auctioneers :

Messrs. MICHAEL C. L. HODGSON,
10A, Highgate,
KENDAL.
Tel. 1375 & 303.

Solicitors :

Messrs. FOYSTERS,
28, Princess Street,
MANCHESTER, 1.
Tel. 061 236 5116.

E.R.



THE MANSION HOUSE CALDER ABBEY

CUMBERLAND

PARTICULARS, PLANS AND CONDITIONS OF THE SALE OF THE
VALUABLE AGRICULTURAL ESTATE TOGETHER WITH
RESIDENTIAL PROPERTY, WOODLANDS AND FISHING

Known as

THE CALDER ABBEY ESTATE

Comprising

A Mansion House and Ruins of the Ancient Norman Abbey dating from the Reign of Stephen (A.D. 1134).

Excellent Salmon and Sea Trout Fishing Rights in the River Calder, Productive Dairy, Sheep and Stock Rearing Farms, Parkland and Accommodation Land, Areas of Mixed Woodland, Cottage Property and Workshops situate in the Parish of St. Bridget Beckermeth and Haile in the County of Cumberland extending in all to

1,467-602 Acres

or thereabouts and producing a gross annual rental of £3,420 6s. 0d. with the additional benefit of properties in hand.

The whole will be offered for Sale by Public Auction in Lots as set out herein or in such other Lots as may be determined at the time of Sale on

Wednesday, 17th July, 1968

at

The Village Hall, Calderbridge

at 2-30 p.m.

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GENERAL REMARKS

Calder Abbey is one of the most venerable and well know Historic Estates in the North of England. It had been already in the hands of the Cistercian Order for centuries, when, in common with large numbers of religious houses it was suppressed by Henry VIII.

It is beautifully situated in the South-West part of the County of Cumberland in the Parish of St. Bridget Beckermet and is in distance about 4 miles from Seascale, $4\frac{1}{2}$ miles from Egremont and $9\frac{1}{2}$ miles from the market town of Whitehaven. It also lies within easy driving distance of Wastwater, Ennerdale Water and Crummock Water and other well known places of interest and attraction in the Lake District.

The River Calder intersects and bounds the Estate and is a clear and rapid river with good Salmon and Sea Trout Pools and with rocky and wooded banks of natural beauty.

The Estate Farms are all occupied by industrious tenants and have been well farmed in a high state of cultivation. The homesteads have been modernised and the Farmbuildings where milk production is carried on are up to the standards required by the Milk & Dairies Regulations. The Hill Farms receive the benefit of Hill Farm Subsidy.

The whole of the Estate is freehold and the Lots are all sold subject to the existing tenancies unless where otherwise stated. The Estate is sold free from Land Tax and Tithe Redemption Annuity.

The tenants have kindly consented to show the properties to intending purchasers on production of these Particulars.

Water Supply : The Estate Water Supply from Bolton Holme O.S.84 is now in disrepair and is not maintained.

Each Farm has either Mains Water or an independent Private Supply particulars of which are stated with each Lot. The Vendors will not be responsible for any future repair or maintainance to the said Estate Water Supply, and the right of each Lot to draw water from the said supply shall continue so long only as the said supply shall be available.

The Local Authorities are The Ennerdale Rural District Council, Cleator Moor, Cumberland, and The Cumberland County Council, County Hall, Carlisle.

STIPULATIONS

(which where applicable shall be deemed to form part of the Special Conditions of Sale).

1. THE PLANS AND QUANTITIES are based on the Ordnance Survey (as revised by the Auctioneers) and these particulars are believed to be correct, but any error or omission or misstatement shall not annul the Sale nor entitle either party to compensation nor in any circumstances give grounds for an action at law.
2. IDENTITY. Each Purchaser shall be deemed to have knowledge of the various Lots and the boundaries thereof and if any dispute shall arise the matter in disrepute shall be referred to the Auctioneers whose decision shall be final.
3. APPORTIONMENTS. The Auctioneers have apportioned (or will apportion) where necessary rents (including wayleaves) for the purposes of the Sale. Neither the Vendors nor the Auctioneers shall be called upon to give legal effect to such apportionments nor be under any obligation to make or cause to be made formal apportionment but in so far as any such apportionments mentioned above are or will be made they shall be binding on Purchasers for the purposes of this Sale.
4. FIXTURES. All such fixtures as are usually deemed Landlord's Fixtures are included in the Sales, but Tenants' Fixtures and Fittings and also Tenants' Buildings and Erections, whether mentioned in the Particulars or shown on the Plan or not are expressly excluded. Purchasers shall be deemed to have satisfied themselves as to what is and what is not a tenant's fixture.
5. TIMBER. All growing timber, timber-like trees and underwood belonging to the Vendors are included in the Sale.
6. TENURE. The property is Freehold, but some parts were formerly of Copyhold or Customary tenure.
7. BOUNDARIES. In any case where the boundary between two Lots or any Lot and the property of adjoining owners is at present unfenced the Vendors shall not be required or be under any liability to fence the same. The Vendors shall not be called upon to make any declaration as to or produce proof of ownership of boundaries or fences.
8. ROADS AND WATER COURSES. Each Purchaser shall take over all the rights and liabilities in any water course and/or private road to/or adjoining property purchased by him.
9. ORDER OF SALE. The Vendors reserve the right to sell the whole Estate or any Lot, or part of it before the Auction; and as may be decided at the time of Sale to alter the order of Sale, to amalgamate Lots or withdraw the whole or any Lot or Lots without declaring the reserve price.
10. In cases of inconsistency between these Stipulations and the Special Conditions of Sale the latter shall prevail.
11. The property is sold subject to the requirements notices and charges whether registered or not of any local or public authority and to any planning scheme resolutions orders notices and restrictions affecting the same made under any public local or private Act of Parliament and without any obligation or liability on the part of the Vendor to disclose the same or any order that may have been issued or served thereunder.
12. These Stipulations and the Special Conditions hereinafter contained have been available for inspection at the office of the Auctioneers and of the Vendors' Solicitors for seven days prior to the sale and the Purchaser shall be deemed to have full notice thereof and the same will not be read out at the time of the sale.

THE CALDER ABBEY ESTATE 1968

SUMMARY OF THE LOTS					
Lot No.	Description	Annual Rent or Apportioned Rent	Acreage	Tenant	Colour on Plan
1.	Abbey Flatts Farm and High Wood ...	£1,200 : 0 : 0d.	282.245	J. G. Huck	Edged Blue
2.	Mill Farm, Hagg Wood, High Hagg Wood and Sparholme Wood Garage ...	450 : 0 : 0d. 13 : 0 : 0d.	140.131	W. Harrington—Mill Farm Mrs. Graham—Garage	Edged Red
3.	Calder Abbey Mansion and Abbey Ruins	Vacant	5.174	In hand	Coloured Orange
4.	The Stables and Gate House ...	Vacant	1.281	In hand	Coloured Brown
5.	The Calder Abbey Lodge ...	Service Tenancy	.733	Occupier Mr. W. Bell	Hatched Red
6.	Paddock O.S. 310a ...	Vacant	2.514	In hand	Coloured Yellow
7.	Fishing Rights in River Calder from Calderbridge to Stakes Bridge including Woodland ...	100 : 0 : 0d.	27.901 est.	Calder Angling Association	Coloured Blue
8.	Remaining Fishing Rights in River Calder from Stakes Bridge to Worm Gill including parcels of woodland ...			Calder Angling Association	Coloured Red
9.	Parkland adjoining the Abbey and Accommodation Land O.S. 293 ...			W. J. Knight	Edged Brown
10.	Prior Ling Farm ...	300 : 0 : 0d.	72.060	N. Unsworth	Edged Purple
11.	High Beck Cote Farm ...	330 : 0 : 0d.	101.983	A. Wilson	Edged Green
12.	Thornholme Farm and flock of heaf going sheep ...	450 : 0 : 0d.	777.197	T. Blenkharn	Edged Yellow
	Carried Forward ...	£2,911 : 0 : 0d.	1445.919		

SUMMARY OF THE LOTS					
Lot No.	Description	Annual Rent or Apportioned Rent	Acreage	Tenant	Colour on Plan
	Brought Forward ...	£2,911 : 0 : 0d.	1445.919		
13.	The Sawmill, Calderbridge ...	25 : 0 : 0d. apportioned	.343 est.	J. Lightfoot	Edged Yellow
14.	Sawmill Cottage, Calderbridge ...	50 : 0 : 0d. apportioned	.052 est.	J. Lightfoot	Hatched Purple
15.	Mill Cottage, Calderbridge ...	78 : 0 : 0d.	.110 est.	J. H. Crayston	Hatched Blue
16.	Bridge End Cottage, Calderbridge ...	19 : 10 : 0d.	.020 est.	Mrs. M. Mitchell	
17.	Calderbridge Post Office ...	75 : 0 : 0d.	.070 est.	Mrs. A. M. Richardson	
18.	Garage adjoining above Lot ...	Vacant	.045 est.	In hand	
19.	Workshop and Store, Calderbridge ...	10 : 0 : 0d.	.010 est.	T. Tyson	
20.	Church View Cottage, Calderbridge ...	46 : 16 : 0d.	.050 est.	J. Culling	
21.	Smithy Cottage, Calderbridge ...	78 : 0 : 0d.	.024 est.	J. Richardson	
22.	Store at Rear of Smithy Cottage, Calderbridge ...	10 : 0 : 0d.	.006 est.	A. Tyson	
23.	Flatts Cottage known as 1, Fair Hill Cottage ...	52 : 0 : 0d.	.101 est.	Mrs. M. Blackburn	
24.	2, Fair Hill Cottage ...	65 : 0 : 0d.	.089 est.	J. Stewart	
25.	Woodland including: Rookery, Chapelholme, Brigholme, Crane Nest	Vacant	20.763	In hand	Coloured Green
			<hr/>		
			£3420 : 6 : 0d.		1467.602



ABBEY FLATTS FARM

LOT 1 (*Edged Blue on Plan*)

A Freehold Dairy, Stock Rearing and Sheep Farm known as

ABBEY FLATTS

situate in the Parish of St. Bridget Beckermert in the County of Cumberland

Extending in all to
282.245 Acres

or thereabouts together with unlimited Grazing Rights on Caw Fell, now in the occupation of J. G. Huck, Esq., who pays an annual rental of £1,200.

The Farm is situate on the road to Ennerdale Bridge from Calder Abbey and comprises a Substantial Farmhouse, Range of Farmbuildings and approximately 282.245 acres of land together with Grazing Rights. The farm enjoys the benefit of Hill Farm Subsidy, in respect of the grazing on Caw Fell

The Farmhouse is Stone Built and Slated and contains: Porch; Hall; Living Room with modern tiled fireplace, built-in cupboards; Sitting Room with modern tiled fireplace and built-in cupboard; Dining Size Kitchen with terrazzo tiled floor, Rayburn Royal Cooker and Hot Water Boiler, sink unit; Lean-to Utility Room with sink; Pantry; Office Room; Cupboard Understairs; 3 Double Bedrooms, one with Airing Cupboard and 2 Single Bedrooms; Modern Bathroom; 2 Attic Rooms; Outside: Toilet; Coal House; Garage.

The Farmbuildings include Range of Stone Built and Concrete Block Buildings with asbestos roof comprising 2 Loose Boxes and 10 Calf Pens; 2-Bay Tractor Shed; Detached Stone Built and Slated Barn with Standings for 22 cattle with Hay Barn over; Range of Stone Built and Slated Buildings comprising 3 Loose Boxes and Stirk Tyings for 22; Stone Built and Slated Barn with Standings for 13 cattle and a further 6, Provender Store with Hay Barn over; Stone Built and concrete block Shippon for 35 with concrete Standings to Milk and Dairies Regulation Standards with Dairy and Provender Store adjoining; Stone Built and Slated Barn containing 2 Workshops; Storage Room, 2 Hay Lofts, Fixed Thrashing Machine with diesel engine, Engine House and Loose Box; 3-Bay Dutch Barn built of iron stanchions with corrugated iron roof and cladding; Atcost 4-Bay Barn with 4-Bay Lean-to used for Loose Housing.

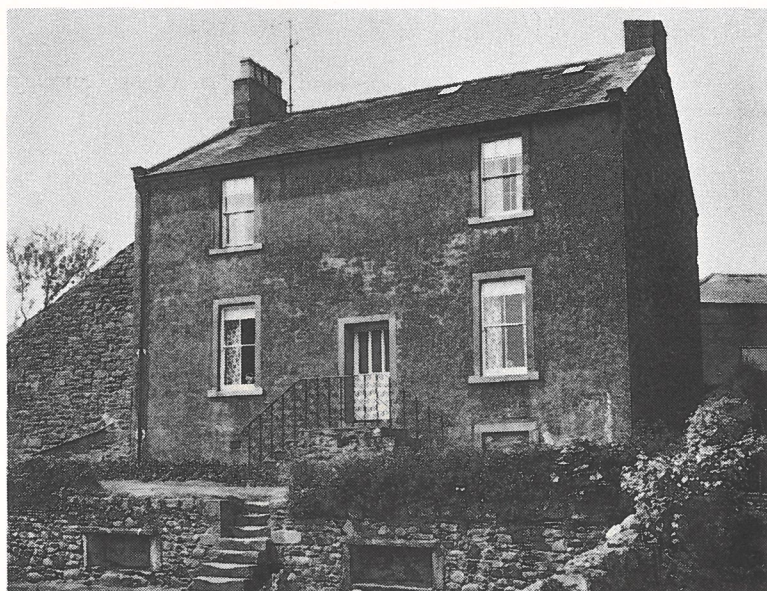
SERVICES : Private Water Supply pumped by a Ram in O.S. No. 418 to Storage Tank in O.S. No. 271 and gravity fed to House and Buildings and Troughs and also supplies Lots 23 and 24. The supply is also supplemented from High Beck Cote Farm. The Farm is subject to a Wayleave Agreement dated 2nd November, 1942 made between Amy Elizabeth Rymer and Edward Gordon Turner (1) and the South Cumberland Electricity Company Limited (2) relating to Electricity Transmitting Lines. Mains Electricity and Private Drainage.

RATEABLE VALUE : £56 0s. 0d.

The Land is sound meadow, pasture and arable land, lying in a ring fence around the home-stead and with the benefit of access from Public Roads.

SCHEDULE OF LAND

O.S. No. on Sale Plan	Description	Acreage
275	Farmhouse and Buildings	1.292
Pt.307	Pasture	10.069 est.
306	Pasture	8.283
302	Pasture	4.260
303	Pasture	7.476
305	Pasture	9.812
304	Pasture	16.337
276	Pasture	18.391
290	Pasture	9.950
291b	Rough Pasture	6.586
277	Access Road ... ..	.457
291	Rough Pasture	8.703
288	Rough Pasture	5.540
289	Pasture	16.808
272	Pasture	11.525
271	Flatts Cop Wood ... ..	.966
279	Rough Pasture and Arable	20.434
270	Pasture	15.558
313	Pasture	7.481
314	Pasture	9.372
Pt.316	Pasture	22.357
315	Pasture	1.830
274	Pasture ... ..	.668
265	Pasture	5.491
266	Pasture	33.767
263	Pasture	1.727
262	Pasture ... ..	.337
267	Pasture	11.689
261	Pasture	5.346
268	Pasture	6.299
269	Pasture	1.722
260	Pasture ... ..	.390
317	High Wood (In hand)	1.322
		<hr/> 282.245 <hr/>



CALDERBRIDGE MILL FARM HOUSE

LOT 2 (*Edged Red on Plan*)

A Freehold Dairy, Stock Rearing and Sheep Farm known as

MILL FARM

situate in the Parish of St. Bridget Beckermest in the County of Cumberland

Extending in all to

140-131 Acres

or thereabouts now in the occupation of W. Harrington, Esq., who pays an annual rental of £450.

The farm is situate at Calderbridge and comprises a Substantial Farmhouse, Range of Farmbuildings and approximately 140-131 acres of land.

The Farmhouse is detached and built of stone with a slate roof and contains: Entrance Hall; 2 Reception Rooms with fireplaces; Dining Room with fireplace; Dairy; Kitchen; Bathroom; 4 Double Bedrooms and 2 Attic Rooms.

The Farmbuildings include Detached Stone Built and Slate Roofed Barn with 2-Bay Lean-to comprising Hay Barn, Standings for 6 and 15, Loose Box with Loft over all, Cooling House; Concrete Block and Asbestos Roofed Shippon for 25 with concrete Standings and water bowls. The Shippon was built in 1964 and is to the standard required by the Milk & Dairies Regulations; Detached Stone Built and Slate Roofed Barn with Standings for 24, Provender Store with Granary and Hay Barn over all, Lean-to Implement Shed; Range of Stone Built and Slated Buildings comprising 7 Loose Boxes, Garage and Store.

SERVICES: Mains Water Supply to House, Estate Water Supply to Buildings Mains Electricity to House and Buildings, Drainage to Public Sewer.

THE RATEABLE VALUE is £62.

The Farm is sold with the benefit of a Right of Way through Pt. O.S. No. 370 (The Sawmills) to O.S. No. 367. There is also a right for the Sawmills to enter on to O.S. No. 367 for the purpose of reaching the Piggery attached to the rear of the Sawmill property. The Calder Abbey Septic Tank is in O.S. No. 363 and the holding is sold subject to Rights of Drainage for Calder Abbey Mansion.

The Land is sound pasture and arable land capable of high production and has the benefit of access from Public Roads.

Included in this Lot are Hagg Wood, High Hagg Wood and Spar Holme Wood which are sold with vacant possession.

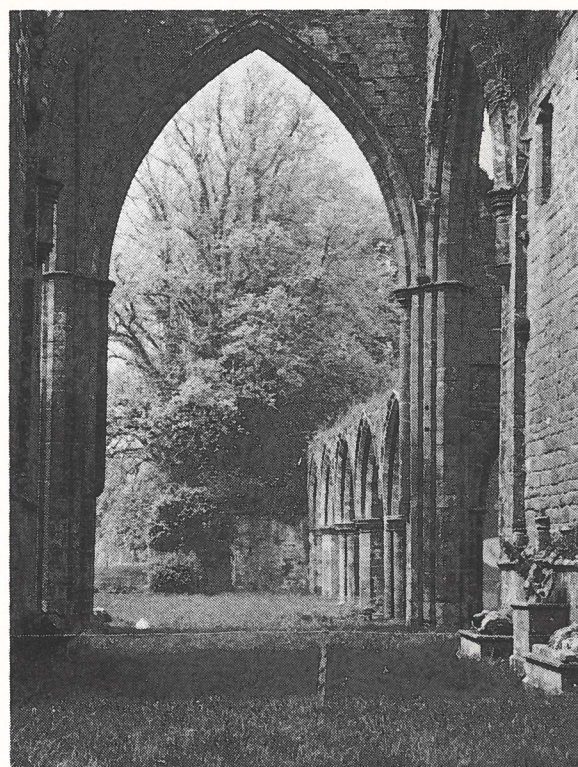
In Hagg Wood there is a stone built Building used as a Garage by Mrs. Graham at a rent of 5s. 0d. per week, access to the Garage is through the School Grounds part of O.S. No. 375.

This Lot is sold subject to:—

1. Easement for water pipe in favour of Calder Abbey Mansion and Abbey Ruins (Lot 3), The Stables and Gate House (Lot 4), The Calder Abbey Lodge (Lot 5), Pasture (Lot 6), and Monkwood Cottage.
2. Wayleave Agreement in respect of electricity transmitting lines dated 2nd November 1942 made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and South Cumberland Electricity Supply Company Limited of the other part.
3. A Deed of Grant in respect of a sewer dated 31st July 1939 made between Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.
4. A Deed of Grant in respect of a water pipe and an electric cable dated 22nd February 1950 made between the said A. E. Rymer and E. G. Turner of the one part and the Ministry of Supply of the other part.
5. A Deed of Grant in respect of a water pipe dated 11th February 1954 made between the said A. E. Rymer and E. G. Turner of the one part and the Lord President of the Council of the other part.
6. A Deed of Grant in respect of three water pipes dated 17th November 1955 made between the said A. E. Rymer and E. G. Turner of the one part and The United Kingdom Atomic Energy Authority of the other part.
7. The Terms of a Felling Licence No. 48228/39 dated 6th June 1947.
8. The right for the Purchaser of Lot 7 to extract the timber therefrom over O.S. Numbers 364, 367 and 370, making good all damage caused thereby.

SCHEDULE OF LAND

O.S. No. on Sale Plan	Description	Acreage
Pt.370	Farmhouse, Buildings and Roadway	·865
367	Pasture	12·065
364	Arable	9·412
363	Pasture	14·073
361	Pasture	26·786
310	Pasture	2·401
358	Arable	7·029
384	Arable	3·822
374	Pasture	3·310
387	Arable	2·500
383	Pasture	1·111
429	Arable	9·286
428	Arable and Pasture	17·355
499	Arable	3·768
500	Arable	4·089
502	Arable	11·964
Pt.362a	Pasture	·035
373	Hagg Wood (In hand)	3·200
359	High Hagg Wood (In hand)	2·095
360	Sparholme Wood (In hand)	4·965
		140-131



VIEW OF THE RUINS CALDER ABBEY

LOT 3 (Coloured Orange on Plan)

CALDER ABBEY MANSION and ABBEY RUINS

Situate in the Parish of
St. Bridget Beckermeth

In the County of Cumberland

Containing an area of
5.174 Acres

The Mansion is built of Red Sandstone with a Slated Roof and adjoins the Ruins of the Ancient Abbey dating from the Reign of Stephen A.D. 1134, indeed part of the architecture of the Ruins is to be found in the Mansion House.

The property is approached by a sweeping driveway and the Mansion stands in grounds reaching to the banks of the River Calder.

The Accommodation is contained in four floors and is described as follows :

BASEMENT FLOOR

Agent's Office; Wine Cellars; 3 Store Rooms; Dairy; 2 Kitchens; Scullery; Food Store.

GROUND FLOOR

Drawing Room 27' x 19' with plaster relief ceiling.

Morning Room 16' x 20'.

Dining Room 34' x 23' 6" having oak strip floor, carved oak fireplace, carved oak beams and a fine gold and turquoise embossed paper.

Billiard Room 32' x 25' with oak strip floor and panelled oak walls, carved oak beams, Ingle Nook with fine carved oak pillars and stone fireplace with carved oak surround and brass canopy, dog grate.

Study 16' x 17' with mahogany panelled walls.

Modern Kitchen 18' x 13' 6" with Leisure stainless steel double drainer sink unit.

Inner Hall with oak panels to walls and fine carved oak Staircase leading to

FIRST FLOOR

Gallery and Landing on which there is a Principal Bedroom Suite including Dressing Room and Bathroom and a further 6 Bedrooms and 2 Bathrooms. Staircase to

SECOND FLOOR on which are 4 Bedrooms and a Bathroom.

THE OUTBUILDINGS include a Wash House and Drying Room, Store Room and Boiler House in which is a 'Crane' oil fired boiler for the central heating and hot water system.

THE SERVICES to the Mansion include Mains Water and Electricity, Drainage to Septic Tank in Field O.S. No. 363. Full Central Heating System.

RATEABLE VALUE £126.

The Auctioneers wish to draw the attention of purchasers to the condition of the Mansion House which suffers from dry rot. The report of a Firm of Experts has been obtained and may be inspected at the Auctioneer's Offices prior to the Sale.

This Lot is subject to the rights of Anglers to pass along the River Bank without dogs.

Part of this Lot is scheduled as an Ancient Monument.

Calder Abbey was founded in 1134 by Monks of the Cistercian Order from the Abbey of Furness.

The Ruins are built in Red Sandstone with fine columns and pointed arches and attract many historians and visitors.

The property will be sold subject to a Right of Way for the purchaser(s) of Lot 4 (The Stables and Gate House) and Lot 5 (Calder Abbey Lodge) to use the driveway bearing a proportionate share of the cost of maintaining the driveway as is used by the Lots concerned in proportion to their rateable values.

The Main Water Supply is connected to the Property in a Private Pipe which passes through Lot 2. The benefit of the right to enter on Lot 2 to repair and maintain the pipe is included with this Lot.

This Lot is sold subject to the right for the purchaser of Lot 4 to connect to the water pipe from the mains supply passing through this Lot.

This Lot is sold :—

- (1) With the benefit of an easement for a water pipe on Mill Farm (Lot 2).
- (2) Subject to the right of Calder Abbey Lodge (Lot 5) to draw water from the said water pipe the Stables and Gate House (Lot 4), the Pasture (Lot 6) and Monkwood Cottage to tie into and connect with the said pipe the cost of maintenance of the main pipe to be proportionate to the rateable value of each property using the same.

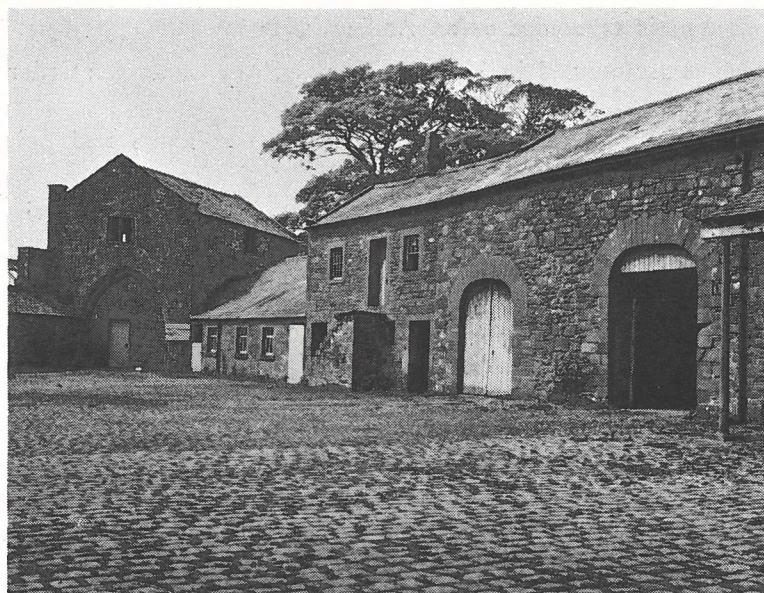
The Vendors reserve the right to hold an Auction Sale on the premises comprising this Lot of certain Furniture and Effects at present on the said premises without responsibility for any damage which may be done to the said premises by reason of such Auction Sale.

SCHEDULE

O.S. No. on Sale Plan	Description	Acreage
362	Calder Abbey and Driveway	4.769
362a	Ornamental Woodlands	.405
		<hr/> 5.174



THE RUINS CALDER ABBEY



GATEHOUSE AND STABLES, CALDER ABBEY

LOT 4 (Coloured Brown on Plan)

THE STABLES & GATE HOUSE

In the Grounds of

CALDER ABBEY

Containing an area of 1.281 Acres or thereabouts

The property comprises a Walled-in Stable Yard with a Range of Stone Built and Slate Roofed Buildings in the form of an 'L' shape, together with ornamental gardens.

An interesting feature of the property is the Abbey Gate House which has been altered from time to time but the pointed arches can still clearly be seen.

The property is capable of being developed into a residence with outbuildings and garden. The overall size of the building is 18' 6" x 71' and 22' x 104'.

The present Accommodation includes: Garage, 2-Stall Stable, Loose Box with Harness Room adjoining and Store Room with Lofts over; 3-Stall Stable with 2 Boxes and Panelled Harness Room adjoining; Large Garage with sliding door, further garage, Loose Box with Lofts over; Wood Store with 2 Rooms over, formerly Coachman's House; Range of Single Storey Buildings built of Stone having an overall size of 15' 6" x 35' and including Tool Shed, Standing for 7 Cattle and Store Room; Ancient Gate House with interesting stone arches having an overall size of 32' 6" x 22' at present used as Store Room; Detached Stone Built and Slated Building former kennels having an overall size of 18' 6" x 15' 9" divided into 2 parts with concrete yard; Open fronted Cartshed, Middenstead, Ornamental and Kitchen Gardens with stone built and slate roofed Potting and Garden Shed, 2 Green-houses and Cold Frames.

SERVICES: Estate Water Supply connected.

The property is sold with the benefit of a Right of Way over Calder Abbey driveway subject to paying a proportionate cost of repairing and maintaining the drive.

The Lot is sold :—

- (1) With the benefit of the right to connect into the water supply to Lot 3 with rights of entry for repair and maintenance of the water pipe subject to the payment of a proportionate part (according to the rateable value of the property) of the cost of maintenance of the said pipe.
- (2) Subject to the like rights of Calder Abbey Lodge (Lot 5) the Pasture (Lot 6) and Monkwood Cottage.



THE LODGE, CALDER ABBEY

LOT 5 (Hatched Red on Plan)

CALDER ABBEY LODGE

The property is a Stone Built and Slate Roofed House situate at the entrance to Calder Abbey with an area of land of .733 acres.

The property is an present occupied by Mr. W. Bell on a Service Tenancy.

The House contains Entrance Hall; Dining Room (12' x 10' 10") with combination fireplace supplying hot water, built-in cupboards; Sitting Room (12' x 12') with fireplace; Breakfast Room (11' x 10' 10"); Kitchen (12' x 11') with sink unit; Bathroom with panel bath, pedestal washbasin and low flush w.c.; on the First Floor are 2 Bedrooms (12' x 11' 10") and (12' x 11' 10"); Outside is a Toilet; Garden Store and Coals; Orchard and Garden extending to an area of .733 acres.

The Services include Mains Water and Electricity, Drainage to Septic Tank.

Rateable Value £27.

There is a pedestrian Right of Way to the property through the drive entrance to Calder Abbey (O.S. No. 362).

This Lot is sold :—

- (1) With the benefit of an easement for a water pipe on Mill Farm (Lot 2).
- (2) Subject to the right of the Stables and Gate House (Lot 4) the Pasture (Lot 6) and Monkwood Cottage to tie into and connect with the said pipe the cost of maintenance of the main pipe to be proportionate to the rateable value of each property using the same.

LOT 6 (Coloured Yellow on Plan)

A FREEHOLD ENCLOSURE OF PASTURE LAND WITH VACANT POSSESSION

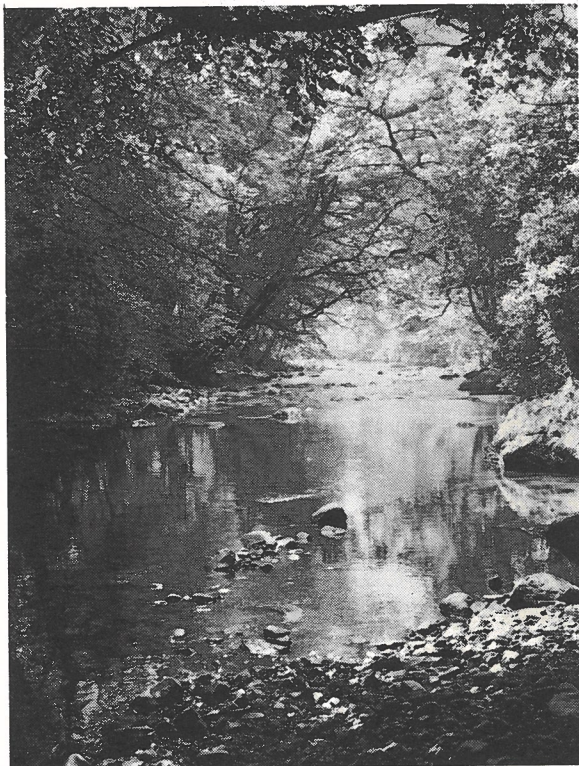
Containing an area of 2.514 acres.

The Land is situate with frontage to the road from Calderbridge to Stakes Bridge and adjoins the Stable Block, with the benefit of the Estate Water Supply to trough.

This Lot is sold :—

- (1) With the benefit of an easement for a water pipe on Mill Farm (Lot 2).
- (2) Subject to the right of the Stables and Gate House (Lot 4) Calder Abbey Lodge (Lot 5) and Monkwood Cottage to tie into and connect with the said pipe the cost of maintenance of the main pipe to be proportionate to the rateable value of each property using the same.

O.S. No. on Sale Plan	SCHEDULE OF LAND						Acreage
	Description						
310a	Pasture	...	...	2.514
							2.514



THE RIVER CALDER, NEAR CALDERBRIDGE

LOT 7 (Coloured Blue on Plan)
**FISHING RIGHTS
ON THE RIVER CALDER
FROM
CALDERBRIDGE
TO STAKES BRIDGE**

in the Parish of St. Bridget Beckermet
and Ponsonby.

A Stretch of Valuable Salmon and Sea Trout
Fishing on the River Calder extending to
1,940 lineal yards or thereabouts.

The river varies between 35 to 60 feet wide
and is a clear fast flowing river containing
good Salmon and Sea Trout Pools. This
stretch has the benefit of fishing from both
banks except as to one short length as
shown on the plan.

Included with this Lot are the Valuable
Woodlands and Timber bounding the river
and known as Long Walk Wood, Part of
Waste Wood, Abbey Wood and Stakesbridge
Wood.

At the present time the whole of the Fishing Rights owned by Calder Abbey Estate
from Calderbridge to Worm Gill are let to the Calder Angling Association at a rent of £100,
expiring on the 31st December 1968. No apportionment of this rent will be made to the
purchaser.

The Fishing Rights are sold with the benefit of a Right of Way for angling purposes
over the land fronting the banks of the river in the ownership of Calder Abbey Estate and
the right to extract Timber over O.S. Numbers 364, 367 and 370, Part of Lot 2, making good
all damage caused thereby.

The Lot is sold subject to :—

1. The said Wayleave Agreement in respect of electricity transmitting lines dated 2nd Nov-
ember 1942 made between the said Amy Elizabeth Rymer and Edward Gordon Turner
of the one part and the South Cumberland Electricity Supply Company Limited of the
other part.
2. The Purchaser will covenant with the Vendors to fence off such part of this Lot as abutts
on the Calder Abbey Mansion (Lot 3) from the adjoining land of Lot 3 and for ever
thereafter to maintain a stock-proof fence between such adjoining lands.
3. The Purchaser of this Lot shall also covenant with the Vendors for the benefit of Lots
2, 3, 9 and 10 not to permit dogs to be brought onto any part of this Lot.
4. Access to this Lot shall be from O.S. No. 368 at the westerly end thereof or from Stakes
Bridge and no rights of access will be granted over Lots 2, 3 or 9.

O.S. No. on Sale Plan	SCHEDULE						Acreage
	Description						
Pt.379, Pt.147, 139, Pt.296	River Bed	5.709 est.
Pt.369	Wood between Church and Sawmill	.310 est.
368	Wood to rear of Church and fronting River Calder	.345
365	Long Walk Wood	4.430
366	Part of Waste Wood	.971
120	Abbey Wood	7.960
122	Abbey Wood	2.939
119a	Woodland	.018
300	Woodland	.849
297	Stakesbridge Wood	2.000
299	Stakesbridge Wood	2.370
							27.901

LOT 8 (Coloured Red on Plan)
**FISHING RIGHTS ON THE RIVER CALDER
FROM
STAKES BRIDGE TO WORM GILL**
in the Parish of St. Bridget Beckermet.

A Stretch of Valuable Salmon and Sea Trout Fishing on the River Calder extending
to 2,390 lineal yards or thereabouts.

The River varies between 30 and 60 feet wide and is a clear fast flowing river contain-
ing good Salmon and Sea Trout Pools. This stretch also has the benefit of fishing from
both banks except as shown on plan.

Included with this Lot are the Valuable Woodlands and Timber bounding the river
banks.

At the present time the whole of the Fishing Rights owned by Calder Abbey Estate
from Calderbridge to Worm Gill are let to the Calder Angling Association at a rent of £100,
expiring on the 11th November, 1968. No apportionment of this rent will be made to the
purchaser.

The Fishing Rights are sold with the benefit of a Right of Way for angling purposes
over the land fronting the banks of the river in the ownership of Calder Abbey Estate, also
the purchaser will have the right to fish from the bank of the grounds of Monkwood Cottage
at Stakes Bridge in accordance with the reservations of such rights on the Sale of Monk-
wood Cottage.

The Purchaser of this Lot shall covenant with the Vendors for the benefit of Lots
8 and 10 not to permit dogs to be brought on any part of this Lot.

Access to this Lot and extraction of Timber therefrom shall be over the Agricultural
Land Part of Thornholme Farm Lot 12, making good all damage caused thereby.

O.S. No. on Sale Plan	SCHEDULE						Acreage
	Description						
Pt.76	River Bed	5.916 est.
Pt.296 & 181	River Bed	.855 est.
Pt.105	River Bed	.425 est.
77	Island in River Calder	.238
32	Strip of river bank on West of Calder	.340
73	Scrub and Woodland	.841
Pt.59	Strip of River Bank	.075 est.
72	Woodland	1.157
71	Woodland	.909
							10.756

LOT 9 (Edged Brown on Plan)
THE FREEHOLD PARKLAND AND ACCOMMODATION LAND
Containing an area of 23.944 acres

or thereabouts, now in the occupation of Mr. W. J. Knight who pays an annual rental of £68.

The Land is sold subject to a Right of Way for the benefit of the individual purchas-
er(s) of Lots 7 and 8 The Fishing Rights, to pass and repass along the boundary of the land
fronting the River Calder for the purpose of Angling unaccompanied by dogs.

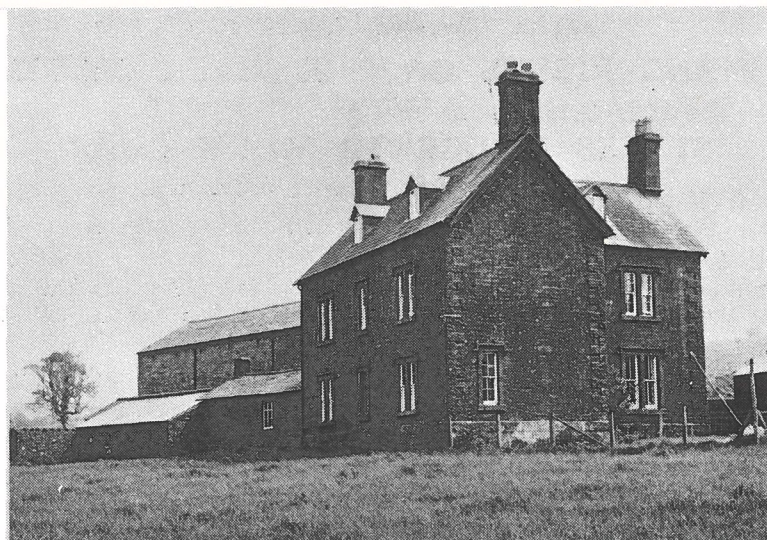
The Land is in good heart and is productive pasture with a natural water supply.

The Land is also sold subject to an easement granted by a deed dated the
day of 1968 and made between the Vendors of the one part and
of the other part relating

to a water pipe for the supply of Water to Monkwood Cottage.

Part of this Lot is scheduled as an Ancient Monument.

O.S. No. on Sale Plan	SCHEDULE OF LAND						Acreage
	Description						
301	Pasture	19.647
301a	Pasture	.801
293	Pasture	3.496
							23.944



PRIOR LING FARM HOUSE AND BUILDINGS

LOT 10 (*Edged Purple on Plan*)

A FREEHOLD DAIRY AND STOCK REARING FARM known as

PRIOR LING FARM

Situate in the Parish of St. Bridget Beckermeth in the County of Cumberland
extending in all to 72.060 acres

or thereabouts, now in the occupation of Mr. N. Unsworth who pays an annual rental of £300.

The farm is situate on the road from Stakes Bridge to Thornholme Farm, and comprises an attractive Detached Farmhouse, Range of Farmbuildings and approximately 72.060 acres of land.

The Farmhouse is detached and built of stone with a slate roof, and contains Hall; Dining Size Kitchen with combination fireplace supplying hot water; Sitting Room with tiled fireplace; Storage Space Understairs; Pantry; 3 Double Bedrooms, one having Airing Cupboard; Modern Bathroom; 3 Attic Rooms. Outside: Coal House.

The Farmbuildings include a Detached Stone Built and Slated Barn containing Workshop, 2 Calf Pens, Shippon for 12 with concrete Standings, further Shippon for 12 with concrete Standings, both these Shippons are to the standard required by the Milk and Dairies Regulations, Hay Barn and Granary over all; at the end of the Barn is a 2-Bay Implement Shed with Loose Box; Range of Stone Built Buildings comprising 2 Loose Boxes, Calf Pen and Provender Store; Dairy; 4-Bay Dutch Barn on iron stanchions with a corrugated iron roof and Lean-to Implement Shed.

SERVICES : Private Water Supply with Storage Tank in O.S. No. 184 which has its source on Lot 12, gravity fed to house and buildings. House Drainage to Septic Tank in O.S. No. 188. Mains Electricity connected.

The Lot is sold subject to but with the benefit of a water Agreement dated 1968 made between

and subject to the right of High Prior Scales

Farm to use said pipe for trough east of High Prior Scales Farmhouse.

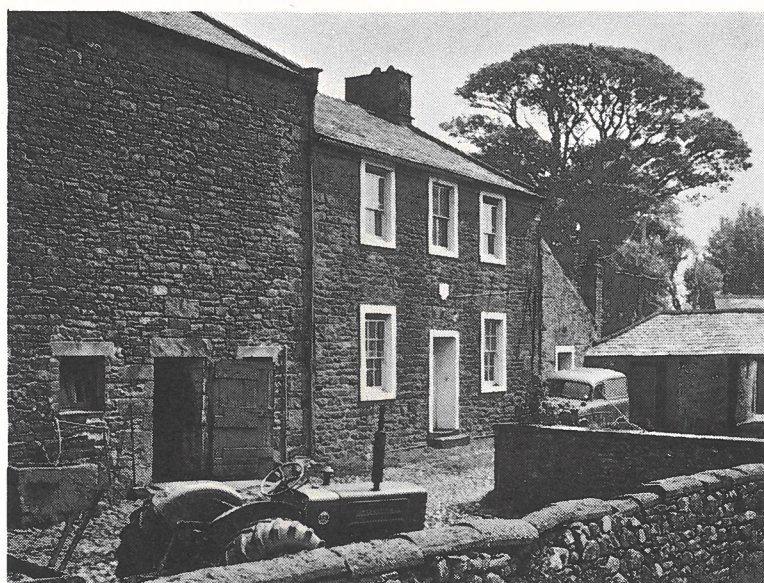
RATEABLE VALUE £60.

The Farm is sold subject to the rights of anglers to pass along the River Bank without dogs.

The Farm is also sold subject to the existing Rights of Way for the benefit of the adjoining property known as the Farmery and Laverock How through O.S. fields 177, 159, 155 and 150.

The Land is sound pasture and arable in good heart having been well farmed by the occupier.

O.S. No. on Sale Plan		SCHEDULE OF LAND						Acreage
		Description						
183	Farmhouse, Yard and Buildings	...	...	...	...	.341
184	Pasture	...	...	...	...	4.097
188	Pasture	...	...	...	...	3.689
186	Pasture	...	...	...	...	8.845
117	Pasture	...	...	...	...	5.776
177	Rough Pasture	...	...	...	...	6.850
179	Pasture	...	...	...	...	3.222
178	Pasture	...	...	...	...	2.699
165	Meadow	...	...	...	...	5.415
166	Pasture	...	...	...	...	2.415
157	Meadow	...	...	...	...	5.497
158	Arable	...	...	...	...	4.976
159	Access Road	...	...	...	...	1.018
160	Pasture	...	...	...	...	2.213
161	Arable	...	...	...	...	3.098
154	Pasture	...	...	...	...	4.218
155	Rough Pasture	...	...	...	...	2.062
151	Pasture	...	...	...	...	2.045
150	Rough Pasture	...	...	...	...	.838
153	Pasture	...	...	...	...	2.707
298	Pasture	...	...	...	...	.039
								<hr/> 72.060



BECK COTE FARM HOUSE

LOT 11 (*Edged Green on Plan*)

A Freehold Dairy, Stock Rearing and Sheep Farm known as

HIGH BECK COTE FARM

Situate in the Parish of St. Bridget Beckermets in the County of Cumberland

Extending in all to 101.983 Acres

or thereabouts, together with unlimited Grazing Rights on Cold Fell, now in the occupation of A. Wilson, Esq., who pays an annual rental of £330.

The Farm is situate on the road to Ennerdale Bridge from Calder Abbey and comprises a Farmhouse, Range of Farmbuildings and approximately 101.983 acres of land, together with Grazing Rights on Cold Fell.

The Farmhouse is stone built with a slate roof and contains Porch; Hall; Sitting Room; Dining Room with fireplace and built-in cupboards; Kitchen with combination fireplace supplying hot water, sink unit and built-in cupboards; Pantry; Lean-to Utility Room and Store Room with sink; Cupboard Understairs; 3 Double and 1 Single Size Bedrooms; Modern Bathroom; Outside Toilet.

The Farmbuildings include a Stone Built and Slated Barn with Standings for 18 and a further 6 with tubular Standings with Glazed Mangers, Loose Box, 5 Calf Pens, a 4-Bay Hay Barn, Granary and Engine House over; Atcost 4-Bay Dutch Barn with cladding; Range of Stone Built and Slated Buildings comprising Coal House and Engine House, Loose Box, Stirk Standings for 10, Dairy, Shippon for 9 with concrete Standings to the Milk & Dairies Regulations standards, 3 Piggeries and 4 Calf Pens.

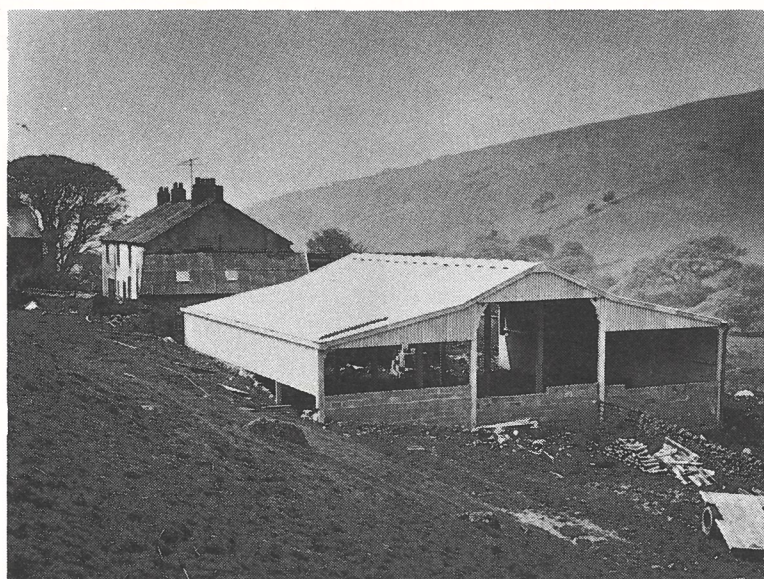
SERVICES : Private Water Supply from Spring in O.S. 220 gravity fed to house and buildings. The gravity Tank on Lot 1 (Abbey Flatts) is supplemented from the High Beck Cote Supply and this Lot is sold subject to the owner of Lot 1 to repair and maintain the pipes supplying this supplementary supply from High Beck Cote Land to the Land forming part of Abbey Flatts. Mains Electricity and Private Drainage System.

The Lot is sold subject to reservation in favour of Abbey Flatts Farm and High Wood (Lot 1) to draw water from the water supply on this farm.

RATEABLE VALUE £38.

There is a Right of Way for the benefit of Beck Cote Farm across O.S. Nos. 231 and 221. The Land is sound pasture, meadow and arable land with the benefit of trough water supplies in fields O.S. Nos. 250, 240, 253, 236, 227, 232 and 254.

O.S. No. on Sale Plan			SCHEDULE OF LAND					Acreage
			Description					
252	...	...	Farmhouse and Buildings	...	...	...	...	.683
283	...	...	Arable	...	...	...	...	3.270
Pt.254	...	...	Pasture	...	...	...	...	5.517 est.
311	...	...	Meadow	...	...	...	...	3.674
250	...	...	Arable	...	...	...	...	2.227
253	...	...	Arable	...	...	...	...	3.430
236	...	...	Arable	...	...	...	...	5.733
237	...	...	Pasture	...	...	...	...	5.988
240	...	...	Pasture	...	...	...	...	5.308
239	...	...	Pasture	...	...	...	...	8.389
232	...	...	Arable	...	...	...	...	5.918
231	...	...	Access Road	...	...	...	...	.427
238	...	...	Pasture	...	...	...	...	7.172
228	...	...	Pasture	...	...	...	...	4.690
230	...	...	Arable	...	...	...	...	2.583
229	...	...	Arable	...	...	...	...	4.187
225	...	...	Pasture	...	...	...	...	6.781
223	...	...	Meadow	...	...	...	...	4.219
221	...	...	Pasture	...	...	...	...	13.088
220	...	...	Pasture	...	...	...	...	6.948
226	...	...	Pasture	...	...	...	...	.933
361	...	...	Rough Pasture	...	...	...	...	.818
								101.983



A GENERAL VIEW OF THORNHOLME FARM BUILDINGS

LOT 12 (*Edged Yellow on Plan*)

A Freeheld Sheep and Stock Rearing Farm known as

THORNHOLME FARM

Situate in the Parish of St. Bridget Beckermert in the County of Cumberland

Extending in all to 777.197 Acres

or thereabouts together with unlimited Grazing Rights on Town Bank and Caw Fell, now in the occupation of T. Blenkharn, Esq., who pays an annual rental of £450. Included in the rental is a stock of 700 heaf going sheep in the following numbers: 165 aged ewes, 239 young ewes, 156 mixed hogs and 140 shearlings, which stock will be viewed on completion of the Purchase.

The Farm is approached by the road from Stakes Bridge and comprises Farmhouse, Range of Farmbuildings and approximately 777.197 acres of land.

The Farmhouse is Stone Built and Slate Roofed and contains 3 Reception Rooms with fireplaces; Kitchen with combination fireplace; Pantry; 6 Double Bedrooms and Attic Room; Modern Bathroom; Outside is a Building used as a Double Garage; Wash House and Coal House with Loft over.

The Farmbuildings include Detached Stone Built and Slated Barn comprising Standings for 6 cattle, Loose Box, Provender Store, Store Room and Loft and Hay Barn over; 3-Bay Implement Shed, Piggeries; 1968 Built Atcost 60' x 60' Building for loose housing, dipping apparatus.

SERVICES: Private Water Supply from O.S. 23 gravity fed to catchment tank in O.S. 25 and then to house and buildings. House Drainage to Septic Tank. Mains Electricity is connected to the house and buildings.

RATEABLE VALUE £58.

The Land is sold subject to a Right of Way for the benefit of the purchaser(s) of Lot 8 The Fishing Rights, to pass and repass along the boundary of the land fronting the River Calder unaccompanied by dogs for the purpose of Angling, and for obtaining access thereto and extracting timber therefrom across agricultural land part of this Lot; the Purchaser of Lot 8 making good all damage caused thereby.

This Lot is sold subject to the right in favour of Lot 10 to take water from the existing trough and line of pipes in O.S. No. 84 and to the owner of Lot 10 to repair and maintain the said water tank and line of pipes.

This Lot is sold subject to reservation of right in favour of Prior Ling Farm (Lot 10) to enter on the land to maintain the water pipe and to pay a proportionate part of the cost thereof.

O.S. No. on Sale Plan			SCHEDULE OF LAND					Acreage
			Description					
26	...	...	Farmhouse and Buildings	...	...	...	...	.962
27	...	...	Pasture	...	...	...	...	1.773
28	...	...	Pasture	...	...	...	...	3.086
29	...	...	Rough Pasture	...	...	...	...	2.200
30	...	...	Pasture	...	...	...	...	1.380
31	...	...	Thornholme Wood	...	...	...	...	3.404
35	...	...	Rough Pasture	...	...	...	...	.181
37	...	...	Rough Pasture	...	...	...	...	.159
36	...	...	Ford	...	...	...	...	.196
22	...	...	Pasture	...	...	...	...	10.278
21	...	...	Pasture	...	...	...	...	8.712
20	...	...	Pasture	...	...	...	...	3.912
19	...	...	Rough Pasture	...	...	...	...	62.272
25	...	...	Meadow	...	...	...	...	6.281
23	...	...	Pasture	...	...	...	...	7.528
24	...	...	Pasture	...	...	...	...	.878
79	...	...	Rough Pasture	...	...	...	...	3.560
82	...	...	Pasture	...	...	...	...	4.949
75	...	...	Rough Pasture	...	...	...	...	2.972
74	...	...	Rough Pasture	...	...	...	...	.869
80	...	...	Pasture	...	...	...	...	15.928
81	...	...	Pasture	...	...	...	...	3.203
83	...	...	Pasture	...	...	...	...	44.953
86	...	...	Rough Pasture	...	...	...	...	17.692
85	...	...	Meadow	...	...	...	...	7.897
84	...	...	Bolton Holme	...	...	...	...	71.179
14	...	...	Stords	...	...	...	...	430.206
18	...	...	Rough Pasture	...	...	...	...	44.219
120	...	...	Meadow	...	...	...	...	14.338
119	...	...	Rough Pasture	...	...	...	...	2.030
								<u>777.197</u>

LOT 13 (*Edged Yellow on Plan*)

THE SAWMILL, CALDERBRIDGE

The property is a Sawmills and Engineering Shop and is mostly built of Stone with a Slate Roof. The Sawmills stand in an estimated area of .343 acres or thereabouts and is in the occupation of Mr. J. Lightfoot at an apportioned annual rental of £25, tenant paying rates. (N.B. Mr. Lightfoot's Tenancy also includes the Sawmill Cottage and a combined annual rental of £75 is payable for the two properties).

The Accommodation includes Workshop with Travelling Sawbench, Circular Sawbench and Woodbench, Blacksmith's Shop; Separate Toilet; Store Room; Joiner's Shop and on the lower ground floor Store Rooms with Corn Dressing Machine.

Outside are 3 Piggeries and a 2-Bay Covered Shed.

SERVICES: Mains Water and Drainage. Mains Electricity connected.

RATEABLE VALUE £19.

The property is sold with the benefit of a Right of Way in O.S. 367 for the purpose of reaching the Piggery.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.



SAW MILL COTTAGES, CALDERBRIDGE

LOT 14 (*Hatched Purple on Plan*)

A Freehold Semi-detached Cottage known as

SAWMILL COTTAGE, CALDERBRIDGE

The Cottage is Stone Built with a Slate Roof and is in the occupation of Mr. J. Lightfoot at an apportioned annual rental of £50, tenant paying rates.

The Cottage contains Sitting Room with fireplace; Dining Room with fireplace; Kitchen with back boiler supplying hot water; Cellar; Double and Single Size Bedrooms and Room converted by tenant with washbasin and toilet.

Outside : Wash House and Former Toilet; Garden at rear of property.

SERVICES: Mains Water and Drainage. Mains Electricity installed by tenant.

RATEABLE VALUE £30.

The Cottage is sold with the benefit of a Right of Way at the rear of the adjoining cottage (Lot 15) to obtain access to the Wash House and Former Toilet.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.

LOT 15 (*Hatched Blue on Plan*)

A Freehold Semi-detached Cottage known as

MILL COTTAGE

CALDERBRIDGE

The Cottage is Stone Built with a Slate Roof and is in the occupation of Mr. J. H. Crayston on a weekly tenancy at a rent of £1 10s. 0d., tenant paying rates.

The Cottage has been fully modernised and contains Sitting Room with modern fireplace having back boiler; Kitchen with enamel sink unit, ventilated food store and store cupboard; Bathroom with panel bath, pedestal washbasin and low flush toilet; 2 Double and 1 Single Size Bedrooms.

Outside : Stone Built and Slated Wash House, Toilet and Coal House; Garden at rear with small Greenhouse on brick foundations.

SERVICES: Mains Water and Drainage. Mains Electricity connected.

RATEABLE VALUE £30.

The Property is sold subject to the Right of Way for the benefit of the adjoining Sawmill Cottage (Lot 14) to obtain access to the Wash House and former Toilet.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.

LOT 16

A Freehold Stone Built and Slate Roofed Cottage known as

BRIDGE END COTTAGE

CALDERBRIDGE

The Cottage is occupied by Mrs. M. Mitchell on a weekly tenancy paying a rent of 7/6d., tenant paying rates.

The Cottage contains Sitting Room with combination fireplace, built-in cupboards; Kitchen with sink; Double and Single Size Bedrooms.

Outside : Stone Built and Slated Building containing Wash House, Toilet and Coals.

SERVICES: Mains Water and Drainage. Mains Electricity connected.

RATEABLE VALUE £27.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.



CALDERBRIDGE POST OFFICE

LOT 17

A Freehold Cottage and Post Office known as
CALDERBRIDGE POST OFFICE

The property is Stone Built with a Slate Roof and is in the occupation of Mrs. A. M. Richardson at an annual rental of £75, tenant paying rates.

The property contains Shop and Post Office; Sitting Room with modern tiled fireplace having back boiler; Kitchen with enamel sink unit, food store; Cupboard Understairs; Rear Store and Passage to Garden; 3 Double Size Bedrooms; Modern Bathroom with panel bath, washbasin and low flush toilet, Airing Cupboard with immersion heater.

Outside : Coal House, Toilet and Garden Ground.

SERVICES : Mains Water and Drainage. Mains Electricity connected.

RATEABLE VALUE £38.

The property is sold with the benefit of a Right of Way through the adjoining Garage property for the delivery of coal and collection of refuse.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.

LOT 18

A Stone Built and Slate Roofed Building used as

**GARAGE AND STORE ROOM
ADJOINING CALDERBRIDGE POST OFFICE**

The property contains Garage, Store Room with Loft over and small Garden at rear and is sold with the benefit of Vacant Possession.

LOT 19

A Stone Built and Slate Roofed Building used as

**STORE ROOM ADJOINING LOT 18
CALDERBRIDGE**

The property is in the occupation of Mr. T. Tyson who pays an annual rental of £10, tenant paying rates.

RATEABLE VALUE £10.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.

LOT 20

A Freehold Cottage known as
**CHURCH VIEW COTTAGE
CALDERBRIDGE**

The Cottage is Stone Built and Slate Roofed and is dated 1727. The Cottage is occupied by Mr. J. Culling on a weekly tenancy paying a rent of 18/0d., tenant paying rates.

The Cottage contains Sitting Room with modern tiled fireplace; Dining Room with modern tiled fireplace and built-in cupboards; Kitchen with sink unit installed by tenant, food cupboard; Separate Toilet; Modern Bathroom; Cellar; on the First Floor are 2 Double and 1 Single Size Bedrooms.

Outside : Open fronted Garage; Stone Built and Slate Roofed Wash House, Old Toilet Building; Rear Garden to River Calder.

SERVICES : Mains Water and Drainage. Mains Electricity connected.

RATEABLE VALUE £34.

The Cottage is sold with the benefit of a Right of Way across the Yard at the rear of Smithy Cottage.



SMITHY COTTAGE & CHURCH VIEW COTTAGE
CALDERBRIDGE

LOT 21

A Freehold Cottage known as
**SMITHY COTTAGE
CALDERBRIDGE**

The Cottage is Stone Built with a Slate Roof and is occupied by Mr. John Richardson on a weekly tenancy paying a rent of £1 10s. 0d., tenant paying rates.

The Cottage contains Sitting Room with modern tiled fireplace and fitted cupboards; Kitchen with sink; Pantry; 2 Double Size Bedrooms and a Modern Bathroom.

Outside Toilet; Stone Built and Slate Roofed Wash House and Coals; Rear Garden to River Calder; Former Toilet Building.

SERVICES : Mains Water and Drainage. Mains Electricity connected.

RATEABLE VALUE £30.

The property is sold subject to a Right of Way for the adjoining property Church View Cottage to obtain access to the garage.

This Lot is sold subject to a Deed of Grant in respect of a sewer dated 31st July 1939 and made between the said Amy Elizabeth Rymer and Edward Gordon Turner of the one part and The Rural District Council of Ennerdale of the other part.

LOT 22

A Stone Built and Slate Roofed Building forming part of Smithy Cottage, used as

STORE CALDERBRIDGE

The property is a Store with a Loft over and is occupied by Mr. A. Tyson at an annual rental of £10, tenant paying rates.

RATEABLE VALUE £8.

LOT 23

A Freehold Semi-detached Cottage known as

1, FAIR HILL COTTAGE

Situate in the Parish of St. Bridget, Beckermert.

The property is situate on the road to Ennerdale Bridge and is a Semi-detached Stone Built and Slate Roofed Cottage built in 1894. The Cottage is occupied by Mrs. M. Blackburn on a weekly tenancy paying a rent of £1, tenant paying rates.

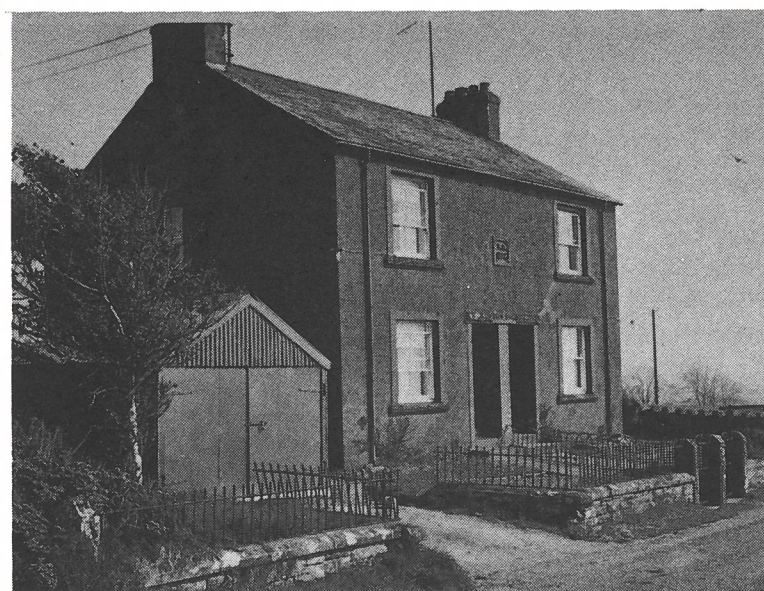
The Cottage contains Hall; Sitting Room with modern tiled fireplace; Living Room with Carlyle combination fireplace; Kitchen with sink unit; Cupboard Understairs; Double and Threequarter Size Bedrooms.

Outside : Glazed Rear Porch; Toilet and Wash House; Garden in Part of O.S. No. 316 on the opposite side of the road.

SERVICES : Private Water Supply from Abbey Flatts supply. Drainage to Septic Tank in Pt. O.S. 316. The adjoining property No. 2 Fair Hill Cottage also uses the septic tank and the property is sold subject to the right of drainage for the adjoining property subject to such adjoining owner paying a proportionate part of the cost of repairing and maintaining the same. Mains Electricity connected.

RATEABLE VALUE £38.

This Lot is sold with the benefit of the right to draw water from the supply to Abbey Flatts (Lot 1) issuing from the Ram in O.S. No. 418 subject to the payment of proportionate part of the cost of maintaining the said Ram.



THE COTTAGES FAIRHILL

LOT 24

A Freehold Semi-detached Cottage known as

2, FAIR HILL COTTAGE

Situate in the Parish of St. Bridget Beckermert.

The property is situate on the road to Ennerdale Bridge and is a Semi-detached Stone Built and Slate Roofed Cottage built in 1894. The Cottage is occupied by Mr. John Stewart on a weekly tenancy paying a rent of £1 5s. 0d., tenant paying rates.

The Cottage contains Hall; Sitting Room with modern tiled fireplace; Living Room with combination fireplace and built-in cupboards; Kitchen with sink; Pantry; Double and Threequarter Size Bedrooms.

Outside : Coal House and Wash House and Toilet; Front and Rear Garden.

SERVICES : Private Water Supply from Abbey Flatts supply. Drainage to Septic Tank. The Septic Tank is in the Garden belonging to No. 1 Fair Hill Cottage and the property is sold with the benefit of a Right to Drain and use the septic tank paying a proportion of the cost of repairing and maintaining the same.

RATEABLE VALUE £45.

This Lot is sold with the benefit of the right to draw water from the supply to Abbey Flatts (Lot 1) issuing from the Ram in O.S. No. 418 subject to the payment of proportionate part of the cost of maintaining the said Ram.

LOT 25 (Coloured Green on Plan)

Valuable Woodlands known as

THE ROOKERY, CHAPELHOLME, BRIGHOLME, CRAKE NEST

Situate in the Parish of St. Bridget Beckermert.

Containing in all approximately

20.763 Acres

or thereabouts of Valuable Timber, the whole is in hand and sold with Vacant Possession.

The Woodland is sold subject to a Right of Way for the benefit of the purchaser of Lot 8, The Fishing Rights, to pass and repass along the boundary of the land fronting the River Calder for the purpose of Angling.

SCHEDULE OF WOODLAND

O.S. No. on Sale Plan	Description						Acreage
308	Rookery	...	...	3.719
295	Chapelholme Wood and Brigholme Wood	...	...	12.986
293a	Brigholme Wood	...	...	.448
Pt.292	Crake Nest	...	...	2.843 est.
291a	Crake Nest	...	...	.767
							<hr/> 20.763 <hr/>

SPECIAL CONDITIONS OF SALE

1. The Law Society's Conditions of Sale 1953 and the General Remarks and stipulations contained in the foregoing Particulars shall be deemed to be incorporated with these Conditions; and these Conditions and the said General Remarks and stipulations of the Particulars shall be construed together as one document;; but if there be any variance or inconsistency between them these Conditions shall prevail.
2. In the General Conditions "The Vendors' Solicitors" means Messrs. Foysters.
3. In the General Conditions "the Auctioneers" means Messrs. Michael C. L. Hodgson.
4. The Vendors are selling as Trustees of the Will of the late Thomas Harrison Rymer deceased.
5. The title shall commence as follows :—

As to Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24 and 25, with an Indenture dated 9th December 1885 made between the Reverend Samuel Minton Senhouse of the first part and Sarah Senhouse of the second part and Thomas Rymer of the third part.

As to the greater part of Lot 10, with an Indenture dated 29th September, 1888, as to other part with an Indenture dated 23rd December, 1885—both Indentures being made between the Reverend George Richard Hoskins of the one part and Thomas Rymer of the other part, and as to the remainder thereof, with the said Indenture dated 9th December, 1885.

As to Lot 11, with an Indenture dated 14th November, 1905 made between George Nicholson of the first part, Nathaniel Nicholson Thompson of the second part and Thomas Harrison Rymer of the third part.

As to parts of Lots 20, 21 and 22, with the said Indenture dated 9th December, 1885 and as to other parts thereof, with an Indenture dated 12th February, 1895 made between the Reverend Arthur Gresham Loftie Joseph Brown and William Geldart of the first part, the Reverend John Raby Joseph Brown and William Geldart of the second part and Thomas Rymer of the third part.
6. The Purchaser of two or more Lots shall be entitled to one Abstract in respect of the Lots purchased by him.
7. Objections to and requisitions on the title shall be delivered within 10 days from the delivery of the Abstract (whether the Abstract be delivered within the above time or not) and all further objections and requisitions arising out of the replies to any former objections or requisitions shall be delivered within seven days from the receipt of such replies.
8. The purchase shall be completed at the offices of the Vendors' Solicitors on or before the 25th day of September 1968. The interest mentioned in Clause 7 of the Law Society's Conditions of Sale shall be at the rate of 8 per cent. per annum in lieu of the 5 per cent. therein stated.
9. The draft assurance shall be sent to the Vendors' Solicitors 21 days and the approved draft and engrossment 15 days before the date fixed for completion.

10. The properties are sold subject to such public or private rights of way and water and to such rights relating to boundary walls or fences and to such other easements or rights in the nature of easements or quasi-easements (including rights and privileges now used and enjoyed in connection with any Lot over adjoining property comprised in any Lot but without any liability on the part of the Vendors to define such rights or privileges) and to such liability to contribute to the repair of occupation or other roads or ways pipes or watercourses as are stated in the Particulars or as may otherwise in any manner affect the same. The properties are also sold subject to the existing leases and tenancies and all allowances to and claims for compensation and other rights of the tenants. In any case in which the Vendors have no counterpart of the lease or agreement of tenancy or there is no written agreement the Purchaser shall be satisfied with such evidence of the terms of the tenancy as the Vendors may be able to produce.
11. There is excepted and reserved out of the sale of each Lot unto the Vendors in fee simple all mines and minerals of every kind lying in or under the respective properties hereby agreed to be sold together with full right and liberty for the Vendors and their successors in title to the said mines and minerals at any time hereafter to search for work get and carry away the said mines and minerals or any mines or minerals in or under adjoining or adjacent property by underground workings only the Vendors making good any damage to the surface occasioned thereby.
12. Effect shall be given in the Conveyance to each purchaser to all stipulations and provisions of the Particulars and Conditions of Sale by way of reservation grant covenant or otherwise in such manner and with such provisions as the case may require, and if any question or difference shall arise between the Vendors and any purchaser or between any purchasers as to such stipulations or provisions or the manner of carrying the same into effect the same shall be settled by the Vendors' Counsel whose decision shall be final.
13. The statements of fact contained in the Particulars and Conditions of Sale are believed by the Vendors to be correct but they shall not be deemed to guarantee the accuracy thereof nor be required to give proof thereof beyond such as is in their possession.

Memorandum of Agreement

I/We

of

do hereby acknowledge myself/ourselves to be the Purchaser(s) of the property described in the within Particulars at the sum of

and having paid to Messrs. Foysters the Vendors' Solicitors the sum of

as a deposit I/WE HEREBY AGREE to pay the remainder of the purchase money and complete the purchase in all respects in accordance with the within Particulars and the Special Conditions of Sale and the General Conditions of the Law Society's Conditions of Sale 1953 incorporated therewith.

AS WITNESS my/our hand this day of 1968.

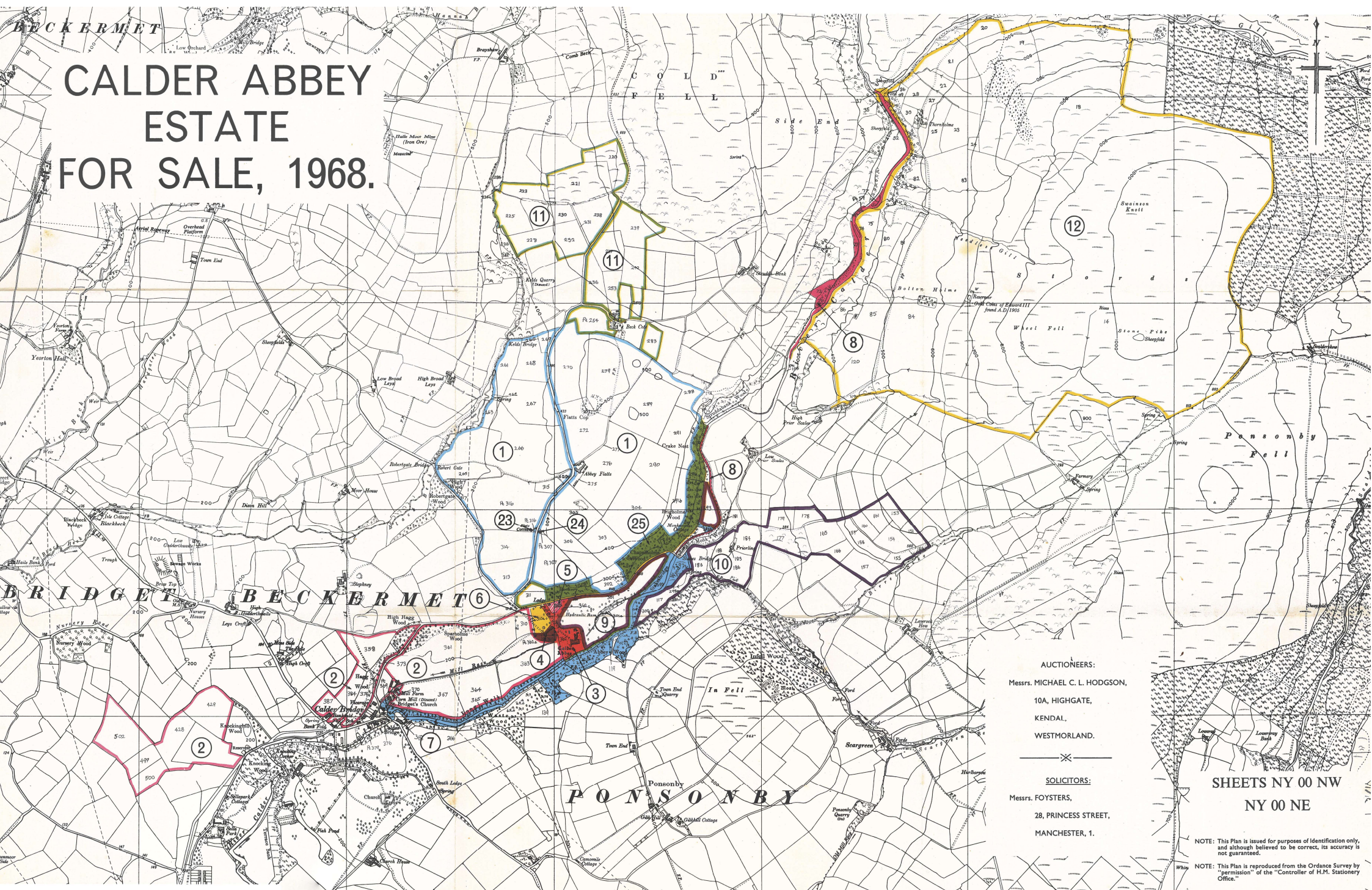
Purchase Money £
Deposit £
Balance £

AS AGENTS for the Vendors TERENCE HAROLD HENRY HODGSON of 10a Highgate, Kendal in the County of Westmorland, WILLIAM MOOR PEARCE of 41 Spring Gardens in the City of Manchester, and HENRY RICHARD RYMER LYSTER COOPER of Calder Abbey, Calderbridge, Seascale, in the County of Cumberland.

AS SOLICITORS and Agents for the Vendors we hereby acknowledge the receipt of the said deposit.

Abstract of Title to be sent to

CALDER ABBEY ESTATE FOR SALE, 1968.

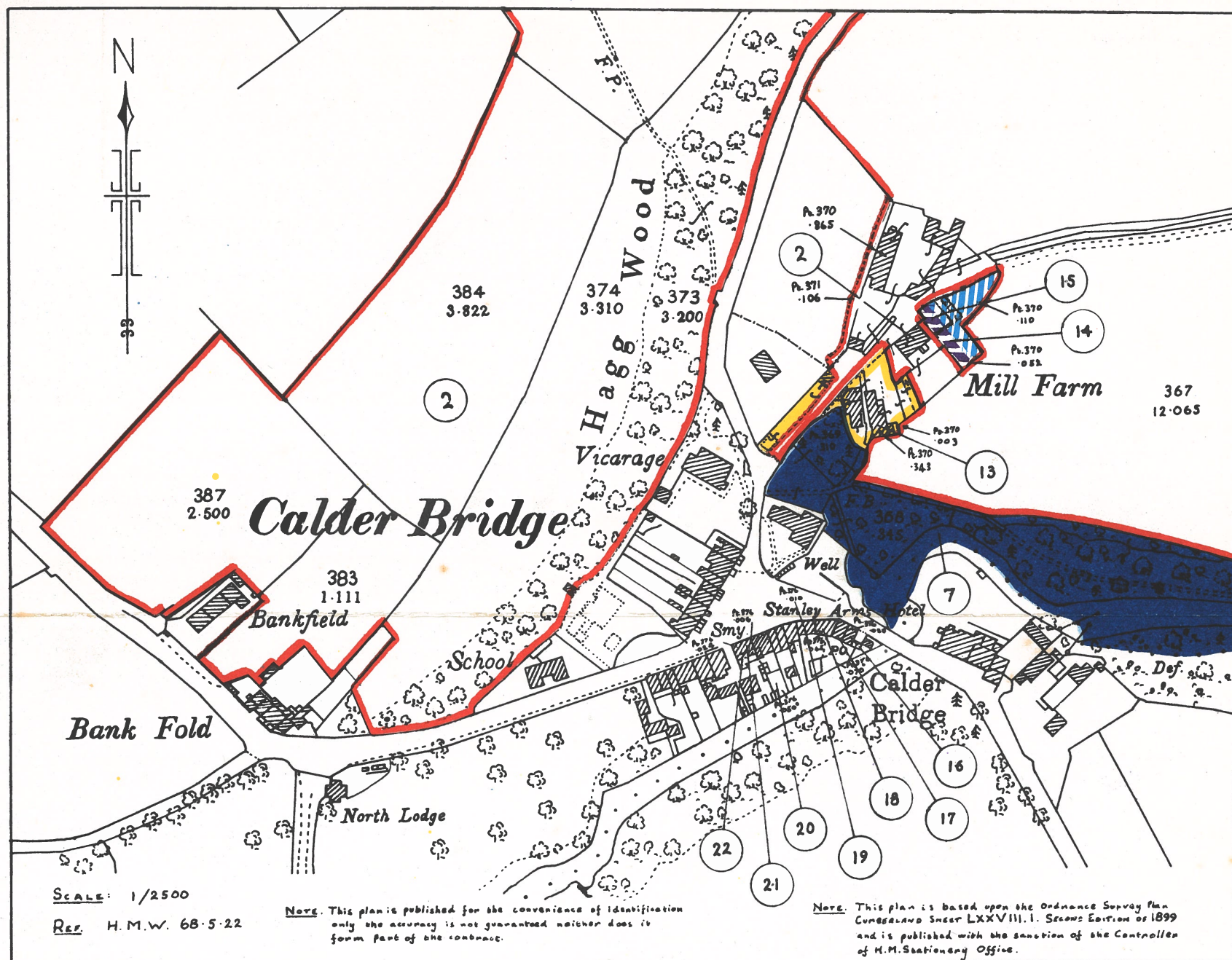


AUCTIONEERS:
Messrs. MICHAEL C. L. HODGSON,
10A, HIGHGATE,
KENDAL,
WESTMORLAND.

SOLICITORS:
Messrs. FOYSTERS,
28, PRINCESS STREET,
MANCHESTER, 1.

SHEETS NY 00 NW
NY 00 NE

NOTE: This Plan is issued for purposes of identification only, and although believed to be correct, its accuracy is not guaranteed.
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CALDER ABBEY ESTATE FOR SALE 1968.

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