

Sept
1927

PART OF GISBURNE ESTATE SOLD

RENT ROLL, £3,315;

ACREAGE, 2,730.

FOURTEEN LOTS
UNSOLD.

"In my experience I have never seen farms sold at the price at which they are going to-day," declared Mr. H. Aspinall, of Messrs. Salisbury & Hamer, auctioneers, of Blackburn and Manchester, who offered for sale by auction at the Old Vicarage Pavilion, Gisburne, on Wednesday afternoon, a portion of the late Lord Ribblesdale's estate at Gisburne. "Every tenant on the estate ought to jump at the prices offered," added Mr. Aspinall, but of the 21 farms offered only seven changed hands, and in one case only was the tenant the purchaser.

The sale was divided into three groups. One was a portion of Gisburne village, comprising shops and dwellings. Another group comprised eight farms on the south side of the village leading to Burnley, with a total acreage of 890-906 and a rent roll of £1,325, and the other group comprised farms and other property at Paythorne and Bolton-by-Bowland, being bounded by the Ribble, so well known for its salmon and trout fishing. In this group were 15 farms and a fully licensed hotel, with a total acreage of 1,840-520, and a rental of £1,983. This group is very well known as sporting country, there being some excellent coverts appealing to sportsmen. The sporting rights, however, including shooting and fishing, were reserved until the expiration of the present leases in 1928 and 1930 respectively.

For centuries Gisburne Park estate has been the seat of the Lister family, and the sale took place under instructions from the trustees and executors of the late Lord Ribblesdale. Both the sons of the fourth Baron, who died a little over a year ago, were killed while fighting for their country—the elder, the Hon. Thomas Lister, D.S.O., in Somaliland, in 1902, and the younger, the Hon. Charles Lister, in the Great War. Gisburne Hall is at present in the occupation of the Misses Lister. The first Lord Ribblesdale was a great tree planter, and the estate is heavily wooded. The Park was once the home of a herd of wild cattle. The last Lord Ribblesdale was recognised as an authority on agricultural matters, and he took a keen interest in the affairs of his tenants, the land being kept in good heart and the buildings in sound order.

Despite the torrential rain, the saleroom on Wednesday was overcrowded with farmers and others living in the district. Altogether 29 lots were offered, with an acreage of 2,730 and a rent roll of £3,315 12s. 6d. Of this number 13 lots were sold and 11 withdrawn, and for two lots there was no bid; the total amount realised being £14,342. Great interest was taken in the auction. Bidding was fairly brisk for some of the smaller lots, but the larger agricultural holdings did not produce much competition.

CURIOUS OPENING INCIDENT.

During the sale rain beat heavily on the wooden structure of the pavilion, and there were times when the auctioneer had to pause on account of the noise. Arising out of the special conditions, one of the company called attention to the fact that the vendors reserved the right to bid either by themselves or by an agent, and asked the reason.

Mr. Aspinall replied that they were there

to do so, and not here absolutely to throw the stuff away," he went on. "That clause is in for the protection of the vendor. If, for instance, you offer only £5 for something worth £5,000, we are not bound to sell." It was to be regretted, went on Mr. Aspinall, that these landed estates had to be broken up, but it was often due, as in this particular case, to circumstances over which the owners had no control. At the same time it afforded an opportunity to the tenant farmer to become the owner-occupier of his holding, and he declared there was no sounder or better investment than landed property. The sale took into consideration the needs of the small investor as well as the large. The elevated portion of some of the land offered splendid sites for good residential property. Most of the farms were dairy holdings, and the estate had good sporting facilities. Some of the holdings had fishing rights in the Ribble, from which rentals could be obtained after the existing leases had expired. A few of the farms were, he added, considerably underlet, and if these were bought by investors, the rentals would be increased by 50 per cent.

"We are not here by choice," said Mr. Aspinall, in conclusion, "and because we are not here by choice is your opportunity."

LOTS SOLD AND PURCHASERS.

Lot 1.—Shuttleworth Hall Farm and Far Causeway Head, a dairy farm situate on the highway leading from Gisburne to Burnley in the parish of Gisburne, containing 63-132 acres and occupied by Messrs. H. C. Starkie & Son at a rental of £107 10s. per annum. Bidding commenced at £1,500, the farm being sold to Mr. J. Barker, veterinary surgeon, of Nelson, for £2,150.

Lot 2.—Gisburne Moor, agricultural land situate and fronting to Coal Pit Lane, Gisburne, containing 35-578 acres, in the occupation of Messrs. H. C. Starkie & Son, at a yearly rental of £20. Mr. J. Barker, the purchaser of Lot 1, was the purchaser at £600, bidding having been started at £200.

Lot 3.—Bonny Blacks, a dairy farm at Rimington containing 61-559 acres, let at a yearly rental of £100 to Mr. Robert Tomlinson. Bidding opened at £1,000, the farm being sold to Mr. James Holden, cotton manufacturer and farmer, of Barrowford, for £1,375.

Lot 4.—Little Todber, a dairy farm of 24-292 acres, having a frontage to the Gisburne and Burnley road at Rimington, in the occupation of Mr. Nicholas Clark at a rental of £65 a year. Bidding started at £700, and rose quickly to over £1,000. At £1,175 the farm was sold to Mr. James Holden, the purchaser of Lot 3.

Lot 5.—Block of shop and cottage property containing 950 square yards, adjoining the Ribblesdale Arms Hotel, Gisburne. The property comprised shop and dwelling-house, with slaughter-house, etc., in the occupation of Mr. James Tattersall at a rental of £26 per annum; premises and dwelling used as a bank in the occupation of the Manchester and County Bank, Ltd., at an annual rental of £10 10s.; cottage with garden let to Mr. Smith at an annual rental of £7 16s.; and the workshop adjoining used as a cobbler's shop, let at an annual rental of £4 17s. 6d. Bidding started at £600, the lot being sold to Mr. Wm. Tomlinson, of Deepdale, for £1,105.

Lot 6.—A block of property containing 1,200 square yards and comprising two disused cottages and garden area adjoining White Bull Hotel, Main Street, Gisburne; shop and dwelling-house, in the occupation of Mr. C. Hornby at an annual rental of £17 12s. 6d. with £1 2s. 6d. for water; and a garage adjoining in the occupation of Mr. T. Waddington at a rental of £1. Mr. H. Bottomley, of Mytton Hall, was the purchaser at £775, bidding having started at £600.

Lot 7.—A croft situate behind Main Street, Gisburne, sold for £320 10s., bidding having started at £150. The purchaser was Mr. H. Bottomley, the purchaser of Lot 6.

Lot 8.—Three dwelling-houses in Main Street, Gisburne. Mr. Bottomley was the purchaser at £195 each, an opening bid of £100 each having been received.

Lot 9.—Three dwelling-houses in Main Street, Gisburne, comprising 600 square yards let at rentals of £14 12s. 6d., £15 12s., and £15 12s. respectively. Bidding started at £100 a cottage, and the purchaser was Mr. Towers, of Gisburne, at £200 each.

Lot 10.—Bewitts Farm, a dairy farm, and keeper's cottage at Paythorne containing

82-907 acres. The tenants are Messrs. Exors. of John Taylor, the rental of the farm being £100 per annum and the keeper's cottage £10. An opening bid of £1,000 was received. Later bidding was somewhat slow, and the auctioneer announced that the lot would be sold at over £2,000. The purchaser was Mr. Hewitt Dean, of Colne, at £2,010.

Lot 11.—Catholme Farm, a dairy farm situate at the corner of Hellfield Road and Settle Lane, Paythorne, containing 115-402 acres, in the occupation of Mr. Major Seed at a rental of £55 per annum. Bidding started at £500, the property being sold for £905 to Mr. John Moore, of Settle.

Lot 12.—Manor House Farm, dairy farm, Paythorne, containing 74-874 acres, let at a yearly rental of £110. Purchased by the tenant, Mr. John Hargreaves, at £1,640, bidding having opened at £1,400.

Lot 13.—Cloughs Farm, a dairy farm at Paythorne, containing 66-278 acres, let to Mr. H. Lofthouse at £70 a year. Bidding started at £600, the farm being sold at £850 to Mr. H. C. Starkie, of Gisburne.

FARMS WITHDRAWN.

Lot 14.—Westby Hall, a freehold dairy farm having frontages to the Gisburne to Clitheroe Road, also Gisburne to Burnley Road, situate in the parishes of Rimington and Gisburne. This was the site of the old seat of the Lister family, Arnold's Biggin. The holding has an acreage of 292-788, the tenants and rentals being as follows:—Farm, Mr. John Pratt (£150); field, Mr. G. Wright (£8); garden, Mr. J. Robinson (£5); a total rental of £163. Bidding started at £5,000, the property being withdrawn at £6,755. The auctioneer declared a reserve of £7,000. This lot also comprised the Toll Bar Cottage, with garden area let at a rental of 4s. per week to Mr. J. Lord.

Lot 15.—Watt Close, a dairy farm fronting two sides of the Gisburne to Burnley road in the parishes of Rimington and Gisburne, with an acreage of 221-706 in the occupation of Mr. Anthony Garth at £300 per annum; also including a small holding let to Mr. G. Weymes at a yearly rental of £7 10s. Withdrawn at £4,000, bidding having commenced at £3,000.

Lot 16.—New Ings Farm, off Coal Pit Lane, in the parishes of Rimington and Gisburne, containing 88-984 acres in the occupation of Mr. Arthur Redman at a yearly rental of £150. Bidding started at £1,500, the lot being withdrawn at £2,250.

Lot 17.—Great Todber, a dairy farm at Rimington with an acreage of 92-877 in the occupation of Mr. Herbert Moorhouse at a rental of £112 10s. per annum. The opening bid was £1,000, the property being withdrawn at £1,520.

Lot 18.—Buck Inn, Paythorne, freehold farm and fully licensed hotel, containing 52-431 acres in the occupation of Mr. Roger Tomlinson at a rental of £130 per annum. Bidding started at £1,000, the property being withdrawn at £1,950. The auctioneer declared a reserve of £2,000.

Lot 19.—Adams Farm, a dairy farm at Paythorne containing 100-130 acres in the occupation of Mr. A. Kayley at a rental of £80 per year. An opening bid of £1,000 was received, the lot being withdrawn at £1,100.

Lot 20.—Paa Farm, a dairy farm at Paythorne comprising 250-646 acres, let to Mr. C. Whitehead at a yearly rental of £275. Bidding started at £2,500, the lot being withdrawn at £3,150.

Lot 21.—Carters Farm, a dairy farm situate at the corner of Hellfield Road and Lofrans Lane at Paythorne, with an acreage of 74-828, in the occupation of Mr. Ernest Redmayne at an annual rental of £80. Withdrawn at £950, bidding having started at £800.

Lot 22.—Higher Lofrans Farm, a dairy farm at Paythorne, containing 131-053 acres let at a rental of £130 to Mr. G. Paythornthwaite. Bidding commenced at £1,500, the property being withdrawn at £1,675.

Lot 23.—Higher House Farm, dairy farm, Paythorne, containing 35-694 acres, occupied by Mr. H. Kayley at a rental of £65 per annum. Bidding commenced at £700, the property being withdrawn at £825.

Lot 24.—Higher House (Lower), a dairy farm at Paythorne with an acreage of 32-729 in the occupation of Mr. D. Cundall at an annual rental of £85. Withdrawn at £900, bidding having started at £750.

Lot 25.—Pasture land, Lancaster Moor, Paythorne, containing 105-808 acres, let to