

Appendix N – 1968 Farnley Tyas Estate Sale Catalogue

**Wildlife & Countryside Act 1981 – Section 53
West Yorkshire County Council Definitive Map and
Statement for the Kirklees Area**

**Kirklees Council (Kirkburton 256 – Moor Lane) Definitive Map
Modification Order 2024**

Mark Drydale, Definitive Map Officer

West Yorkshire Archives Service (Catalogue Finding Reference Number: WYL219 – Earl of Dartmouth (West Riding) Family and Estate Records)

This copy has been made by or with the authority of Head of Governance, Kirklees Council, pursuant to Section 50 of the Copyright, Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without prior permission of the copyright owner.

FARNLEY TYAS ESTATE

Nr. HUDDERSFIELD

YORKSHIRE

WOODLANDS (Continued)

LEPTON

Pt.	742a	Copse adjoining Whitegates	Area
Pt.	751	Jumble Wood	0.040
			1.100

HOLMFIRTH

Pt.	143	Hagg Wood	14.860
Pt.	144	Hagg Wood	3.406

HONLEY

Pt.	360	Cliff Wood	16.068
	555	Little Hagg Wood	4.865
Pt.	569	Great Hagg Wood	16.385
Pt.	571	Hagg Wood	10.433
Pt.	1018	Hagg Wood Quarry	0.129

423.918

LANDS IN HAND

			Acres
<u>Parish of Famley Tyas</u>			
Pt.	807	Reservoir	0.095
Pt.	895	Gun Site	0.557
Pt.	896	Gun Site	0.376
Pt.	898	Gun Site	0.216
Pt.	942	Estate Room and land	0.100
Pt.	947	Old Brewery	0.399
Pt.	950	Stags Head Well	0.011
Pt.	965	Pump House	0.050
	989	Ponds at Famley Mill	0.301
	990	Ponds at Famley Mill	0.239
	991	Site of Famley Mill	3.424
Pt.	1044	Old Substation Site	0.054
Pt.	1047	Land at rear of Church Terrace	0.130
Pt.	1046	Storeshed and Barn	0.020
Pt.	1183	Famley Bank Quarry	0.150
Pt.	1188	2 Famley Bank	0.200
	1287	Reservoir	0.163
	1320	Reservoir	0.119
<u>Parish of Honley</u>			
	35	Old Gannister Quarry	1.486
Pt.	91	Old Gannister Quarry	1.692
Pt.	171	Rocks at rear of Dyson Hill	0.200
Pt.	402	Land adj. Brockholes Vicarage	0.009
Pt.	413	Site of old cottages	0.400
Pt.	405	Land reserved for roadway	0.050
Pt.	412	Tor Rocks	0.400

10.841

ROADS IN HAND

			Acres
<u>Parish of Famley Tyas</u>			
	718	Plump Lane	0.488
	740	Ludhill Lane	1.002
	747	Lane to Royd Wood	0.351
	749	Road at Ludhill	0.208
Pt.	886	Road to Famley Hey	0.120
	940	Road	0.388
	955	Moor Lane	0.807
	967	Crab Lane	0.523
	1023	Toft Lane	0.616
	1057	Cliffe Lane	0.404
	1069	Lane	0.332
Pt.	1080	part Best Lane	0.300
	1121	Field Lane	3.335
	1130	Track off Field Lane	0.250
Pt.	1280	Woodsome Hall Lane	0.639
Pt.	1292	" "	0.059
Pt.	1331	Track through Famley Wood	0.026
Pt.	1338	Track through Copse	0.036
Pt.	1345	Road at Low Common	0.060
	1364	Road at Millgate	0.189
<u>Parish of Lepton</u>			
Pt.	738a	Road to Rowley Grove	0.200
<u>Parish of Honley</u>			
Pt.	413	Road to Ridings	0.152

46.

10.485

UNEXPENDED DEVELOPMENT VALUES

Certain claims were made under the Town and Country Planning Act 1947 and where applicable the benefit of these claims will be included in the sale.

CAPITAL EXPENDITURE CLAIMS

There are agreed claims as follows:	1968/69	£3,145
	1969/70	3,090
	1970/71	3,041
	1971/72	2,382
	1972/73	2,262
	1973/74	1,513
	1974/75	726
	1975/76	408

GRANTS

A number of the cottages have been improved with grants under the Housing Acts and are sold subject to the conditions of such grants. Copies of these conditions will be available for inspection.

HOUSES & COTTAGES

No representation is made that the rents payable are those properly chargeable under the Increase of Rent and Mortgage Interest (Restrictions) Acts 1920-1939 as amended or the Rent Act 1965. The only representation made or intended to be implied by or from the particulars is that the amounts so stated are the rents actually payable or being paid by the tenants to the Vendor and no requisition or objection shall be made or taken as to any matters arising under the said Acts. A purchaser shall not be entitled to require particulars of the standard rents nor to the production of copies of statutory notices of increase of rent (if any) which have been served.

PARISHES

The schedules have been prepared from the 1932 Edition of the Ordnance Survey Sheets and in these particulars the description Farnley Tyas refers to the Parish of Farnley Tyas and Thurstonland as shown on those sheets.

ELECTRICITY WAYLEAVES

A number of electricity lines cross the estate for which there are the normal wayleave consents. In one case a permanent easement has been granted by a deed dated 5th December 1963 and this is for an overhead line and two poles across O.S.No. 155, 151 and 143 in the Parish of Holmfirth and O.S. Pt. 10 in the Parish of Farnley Tyas.

EASEMENTS

The Estate is sold subject to the following easements:

1. A permanent right of way across O.S. 152 in the Parish of Holmfirth for the benefit of Hagg House by a deed dated 29th December 1958.
2. A right for Holmfirth U.D.C. to lay and maintain a 9" sewer in O.S.152 in Parish of Holmfirth by a deed dated 10th February 1913.
3. The right to lay and maintain a drain across O.S.155 and a right of way along part of the South West boundary of O.S.143 in the Parish of Holmfirth granted in a conveyance dated 5th July 1960 (E. Holdroyd & Sons).
4. A permanent right of way across O.S.31 in the Parish of Honley for the benefit of High Royd by a deed dated the 20th October 1964.
5. A right for Holmfirth U.D.C. to lay and maintain an 18" sewer in OS.360 in the Parish of Honley by a deed dated 31st May 1904.
6. A right for the Midcalder Water Board to maintain a water main across O.S.569 in the Parish of Honley.
7. A 9" sewer belonging to Kirkburton U.D.C. from Farnley Tyas village across Sycamore Farm, Royd House Farm and Low Common and from Hunters Nab to Farnley Bank by a deed dated 30th October 1929.
8. A right for Kirkburton U.D.C. to lay and maintain a 6" sewer from Farnley Tyas to Woodsome Lees across Woodview Farm, Carr Wood and Woodsome Lees Farm by a deed dated 30th October 1929.
9. A right of way 18' wide to Kirkburton U.D.C. across O.S.1269 and O.S.1268 in the Parish of Farnley Tyas for access to sewage works granted in a conveyance dated the 31st December 1904.
10. A right for the North Eastern Gas Board to lay and maintain a 6" gas main in O.S.1364 in the Parish of Farnley Tyas by a deed dated 1st October 1951.
11. A right of way over Pt. 884 and 886 in the Parish of Farnley Tyas granted in a conveyance dated 8th June 1966 (B. E. Mannion).
12. The following rights granted in a conveyance to J.E. Taylor dated 26th November 1889 -
 - (a) The right to use and maintain a water pipe from Anchor Wood to a reservoir on O.S.1362 in the Parish of Farnley Tyas.
 - (b) A right of way 8' wide on North East and South East sides of O.S.1049 and along the South East side of O.S.1048 in the Parish of Huddersfield.
 - (c) A right of way over O.S.1364 in the Parish of Farnley Tyas.
13. The following rights granted in a conveyance to W.A. Scholes dated 12th August 1957 -
 - (a) A right of way over Part O.S.1280 and Part 1266 in the Parish of Farnley Tyas

- (b) A right to lay and maintain water and gas supplies in the above right of way.
- (c) A right of drainage through O.S. 1268 in the Parish of Famley Tyas.
- 14. Similar rights to the last granted to Blackwell in a conveyance dated 30th October 1957.
- 15. A right under the Public Health Act 1936 for the West Riding County Council to lay and maintain a 9" storm water drain across O.S. 744 and 599 in the Parish of Lepton.
- 16. A right under the Public Health Act for Kirkburton U.D.C. to lay and maintain a storm water drain across O.S. 595 in the Parish of Lepton.
- 17. A right of way over the road Pt. 738a in the Parish of Lepton granted by conveyances dated 15th July 1954 (Miss O. Whittaker), 16th October 1958 (I. Kaye) and 7th December 1960 (J. Brook).
- 18. A right of way over Pt. 593 in Parish of Lepton granted in a conveyance dated 16th December 1964 (D.M. Bottomley).
- 19. A right of way over O.S. 751 and 752 in the Parish of Lepton granted in a conveyance dated 1st July 1927 (Miss E. E. Camelley).
- 20. A right for Kirkburton U.D.C. to lay and maintain a sewer across land O.S. 587, 588 and 590 in the Parish of Kirkburton.
- 21. A right for Huddersfield Corporation to lay and maintain a 12" sewer across O.S. 1048, 1049 and 1055 in the Parish of Huddersfield.
- 22. A right in favour of Bentley & Shaws Breweries to maintain and use a drain from the Golden Cock Inn across O.S. Pt. 1048 and Pt. 1049 in the Parish of Famley Tyas granted in a conveyance of 10th August 1945 (Bentley & Shaw).

The Estate is sold with the benefit of the following rights -

- 1. A right of way for timber cartage from O.S. 360 in the Parish of Honley across O.S. 358a reserved in the sale to Holmfirth U.D.C. in 1906.
- 2. A right to maintain a line of pipes across O.S. 818 in the Parish of Famley Tyas reserved in the deed of gift to Thurstonland and Famley Tyas U.D.C. dated 27th December 1927.
- 3. A right of way across O.S. 748 for access to O.S. 746 in Parish of Lepton reserved in the sale of Fenay Mills 1918.
- 4. A right of way across O.S. 754 and 756 for access to O.S. 752 in the Parish of Lepton reserved in a conveyance dated 25th May 1959 (Denton).
- 5. A right to lay pipes in the road O.S. 591a in the Parish of Kirkburton reserved in the sale to Kirkburton U.D.C. 1907.
- 6. A right of access to the buildings on Dogley Farm across O.S. 672 and 675 granted in conveyance from Kenyon, 1st May 1930.
- 7. A right to use and maintain a water pipe and meter in O.S. 593 in the Parish of Lepton reserved in the conveyance dated 16th December 1964 (Bottomley).
- 8. The right of drainage through O.S. 1266 in the Parish of Famley Tyas and the right of access to the back of Woodsome Lees Farmhouse reserved in the sale to W.A. Scholes dated 12th August 1957.
- 9. Various rights of way, water and drainage over land in the Parish of Famley Tyas reserved out of the sale of Woodsome Hall to the Woodsome Hall Golf Club Limited in 1939.
- 10. A right of way over Part O.S. 738a and Part 736 in the Parish of Lepton reserved in the sale to I. Kaye dated 16th October 1958.
- 11. A right of way over Part O.S. 898a in the Parish of Lepton reserved in the sale to Elliotts Bricks Ltd., dated 22nd June 1959.
- 12. A licence dated March 1940 from British Railways to maintain a 2" pipe under the railway at Brockholes for the use of Wood Farm for which a rent of 5s. per year is paid.
- 13. A licence dated 3rd October 1930 from British Railways for the use of a footpath and to maintain and use a gate and gas main at Wood Farm, Brockholes, for which a rent of £1. 10s. 0d. per year is paid.
- 14. A licence dated 10th November 1966 from George Beaumont & Sons (Fenay Bridge) Ltd., to maintain a window at Dogley Farm for which a rent of 1s. per year is payable.
- 15. A right of way 15' wide over O.S. 413 & 415 in the Parish of Honley reserved in the conveyance to H.H. Morley (Holmfirth) Ltd. in 1968.

NOTICE

Messrs. J. Carter Jonas & Sons for themselves and for the Vendor of this property whose agents they are, give notice that:

- (1) These particulars do not constitute, nor constitute any part of, an offer or a contract.
- (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. J. Carter Jonas & Sons or the vendor.
- (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
- (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (5) The vendor does not make or give, and neither Messrs. J. Carter Jonas & Sons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.