

THE RIPLEY CASTLE ESTATE

NORTH YORKSHIRE



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



THE RIPLEY CASTLE ESTATE

NEAR HARROGATE, NORTH YORKSHIRE

Harrogate 5 miles | Leeds 19 miles | York 22 miles | A1(M) (Junction 47) 9 miles | Leeds/Bradford International Airport 15 miles | Manchester International Airport 90 miles
(All distances are approximate)

A magnificent Country Estate nestled on the edge of the Yorkshire Dales National Park including as its centrepiece an historic 14th Century Grade I listed Castle together with The Boars Head Hotel and The Village Store, surrounded by beautiful parkland with lakes, deer park, ornamental gardens with listed pavilions, woodland, agricultural land and shooting grounds, extending in all to about 445 acres (180 ha).

FOR SALE AS A WHOLE OR IN SEPARATE LOTS

Lot 1 – Ripley Castle, The Castle Apartment, East Wing, Gatehouse, Estate Offices, Grindhus Coffee Shop, Gift shop, Tea room, Ornamental gardens, 165.59 acres (67.01 ha) of Registered Parkland including lakes and woodland

Lot 2 – The Boars Head Hotel and Birchwood House Annexe

Lot 3 – Ripley Village Store and adjoining residential property

Lot 4 – Sporting Rights extending to 1,800 acres (728 ha) including Birthwaite Cottage, shoot yard and land extending to 28.89 acres (11.69 ha)

Lot 5 – Estate woodland, pasture and game cover extending to 188.08 acres (76.11 ha)

Lot 6 – Scarah Park extending to 26 acres (10.52 ha)

Lot 7 – Village cricket ground extending to 5.88 acres (2.38 ha)

Lot 8 – Chapel Flatts and Village car park extending to 22.81 acres (9.23 ha)

Lot 9 – The Front Field extending to 5.85 acres (2.37 ha)





A Brief History – Ripley Castle

When Sir Thomas Ingilby married wealthy heiress Edeline Thweng the Ripley Castle Estate formed part of her dowry. The Castle has made a wonderful family home for Ingilbys of all ages over the last 716 years.

There are some walls within the Castle that date back to the 13th Century, but the oldest surviving building is the arched Gatehouse, completed in 1450. It helped to defend the Castle against Scottish raiding parties and kept the family safe throughout the Wars of the Roses. Approximately 20 musket ball holes on the building's north elevation are evidence of a massacre of royalist prisoners by Cromwellian soldiers on 2nd July 1644, hours after the King's army was routed at the battle of Marston Moor.

The three storey Tudor Tower, a strong defensive feature, followed in 1555. The secret priest's hiding hole, cunningly concealed in the Knight's Chamber in 1584, proved so effective that it wasn't discovered until 1963. A more recent discovery was found in the roof space, where a young roofer had inscribed WT 1634 on one of the original walls.

The next major construction was carried out in 1780 when the majority of the main castle was rebuilt and remodelled by Sir John Ingilby to accommodate his collections of books and manuscripts, furnishings and paintings. William Belwood was the architect and a portrait in the entrance hall shows Sir John studying the plans.

His son, Sir William Amcotts Ingilby continued constructing the three garden pavilions and extensive hothouses in the walled gardens in 1817-8 and enhanced the deer park by adding two large lakes, each with its own waterfall.

The East Wing of the Castle previously served as a coach house and stables. It was in imminent danger of structural collapse before being lovingly restored to create the banqueting and event suite which opened in 2003. In 2021/2 a major project saw the restoration of the garden pavilions, the majority of the Castle roof and engineered structural repairs to the Castle's exterior walls.

The village of Ripley was originally sited half a mile south of the present village. When the River Nidd changed its course it eroded the banks, causing the church to subside. When the black death struck in 1317 the old village was abandoned and moved to its existing site: All Saint's Church, which contains the early 13th Century rood screen from the 'sinking chapel' was completed in 1390. The village was rebuilt again in the 1830's by Sir William Amcotts Ingilby to create a 'model estate village' providing greatly improved housing for his employees and tenants: his widow added the gothic inspired Hotel de Ville (Town Hall) in 1854 as a hub for the whole community. Malfeasance is rare in Ripley, but the village stocks can be found on the cobbled market square, just in case.



Ingilby Family History

At the time of the Domesday Book (1086) the Ingilby family already owned large landholdings in North Yorkshire: in 1308/9 their estate increased substantially when Sir Thomas Ingilby married Edeline Thweng and received the Ripley Castle Estate as a dowry. He was much in favour in the royal court and was appointed as a Justice of Assize in 1351. He left the estate to his son Thomas.

Two years later in 1353 Edward III had a very narrow escape when his horse was attacked by a wounded wild boar in the royal hunting forest of Knaresborough. The king was sprawled on the ground and the enraged boar was about to charge him when Thomas Ingilby swiftly intervened: he was knighted on the spot and the boar's head emblem was added to the family crest.

Sir John Ingilby (1434-1499) was the private chaplain to Elizabeth Woodville, the original Tudor queen and wife of Henry VII: he also served as the king's emissary to Pope Alexander who appointed him Bishop of Llandaff in 1496. Sir William Ingilby was one of 38 loyal knights who rode to meet Henry VII at York in 1486 following the King's victory at Bosworth Field, the conclusive battle of the Wars of the Roses.

During the reigns of Henry VIII and his daughter Elizabeth I, the Ingilbys remained staunchly Catholic - to their great cost. Sir William (1518-1578) was High Sheriff of York during a period of huge religious turmoil and had to temporarily abandon the castle for his own safety during the Rising of the North. Two hundred rebels - including his own son-in-law - were hanged outside Ripon but Francis and David, two of his sons, escaped and became 'the

most dangerous Papists in the North'. David 'The Fox' was greatly feared by the Queen but evaded capture. Francis, having been ordained a Catholic seminary priest in Rheims in 1584, was hung, drawn and quartered in York two years later: he was beatified by Pope John Paul in 1987.

James VI of Scotland stayed at the Castle on his way to attend his coronation as James I of England in 1603: within two years the Ingilbys were heavily implicated in the Gunpowder Plot, a conspiracy to blow up the Houses of Parliament while the King and royal family were inside them. The Ingilbys were related to or closely associated with Guy Fawkes, the Wintour brothers and all the other major conspirators but were cleared of treason and attempts to bribe witnesses, when the same witnesses suddenly changed their testimony during the trial.

The Ingilbys were on the losing side again when they supported King Charles I throughout the English Civil War (1639 - 46). The family was fortunate to survive the disastrous battle of Marston Moor but worse was to follow when the victorious rebel general Oliver Cromwell arrived at the Castle gatehouse that evening, demanding a bed for the night. After a full and frank discussion, 'Trooper Jane' Ingilby, who had also fought at the battle, allowed Cromwell to enter the castle - and sat guard over him in the Library all night, brandishing two pistols to protect her virtue - and her brother Sir William, who was concealed in a secret hiding place in the Knight's Chamber.

Sir John Ingilby (1757-1815) started to rebuild the Castle in 1782 with the promise of a £12,000 dowry loan from his father-

in-law, the irascible Sir Wharton Amcotts. When Sir Wharton failed to deliver, the couple were forced to flee the country and live in penniless exile in Europe for over a decade while their agent raised enough funds to pay all their creditors.

His son, the eccentric Sir William Amcotts Ingilby, was an MP and leading campaigner for the 1832 Reform Act before rebuilding Ripley village and creating one of the finest walled gardens in the North of England. Sir William Bates Ingilby fought throughout the Napoleonic wars, seeing action in the Peninsular War and on the blood- soaked battlefield at Waterloo: his diaries provide a wonderful insight of both campaigns.

Sir Thomas inherited the estate when he was 18 following the unexpected death of his father and has dedicated the last fifty years to ensuring that he and his wife Emma are leaving the Castle in a much better state than they found it, for future generations to admire and enjoy.

Ripley Village and Surroundings

Ripley village has a population of 220 but it punches well above its weight in terms of local amenities and community spirit.

The Boar’s Head Hotel: 23 bedroom hotel, village pub and restaurant.

Castle Tearooms; Hot and cold food and drinks served at the tables. Grindhus: excellent coffee, tea, local dairy ice creams, cakes and snacks; wi-fi.

All Saint’s Church: beautiful interior, packed full of history. Services every Wednesday and Sunday morning, harvest festival, Remembrance Sunday, carol service, very special crib service on Christmas Eve. Regular concerts, bellringing training sessions.

Ripley C of E Primary School: approximately 50 children from the surrounding district, Ofsted rating ‘Good’.

Hotel de Ville: very popular live music gigs in the main hall, bar, films, antique fairs, billiards and snooker, martial arts classes, yoga and pilates, school dining hall, meeting room and numerous other activities in the hall and adjacent garden.

Ripley Cricket Club: league cricket for adults and juniors, boys and girls – several teams in the Nidderdale Amateur Cricket League. Coaching and nets. Also, the Ripley Rockets Football Club, matches, coaching and training sessions for juniors; boys and girls.

Shops: Ripley Store: newspapers and famous Ice Cream Shop; Chantry Art Gallery (local artists); Just Makers (handmade craft items), quality local Butchers, Fizzy Fox (designer clothes and accessories).

Ripley Agricultural and Horticultural Show: held on the second Sunday in August in the castle park: organised and run by a dedicated team of local farming families and residents. Farm livestock, handicrafts and hobbies, heavy horses, gymkhana, mounted fancy dress, action-packed main ring displays: great fun!

Transport: excellent regular bus service to Harrogate, Leeds and Ripon. The Harrogate Greenway: off-road footpath, bridleway and cycleway to Harrogate and Nidderdale.

Talking Newspaper Studio: a charity that supports the blind and partially sighted. Volunteer readers are always welcome.

In addition to the extensive facilities in Ripley village itself, the popular spa town of Harrogate lies 5 miles to the south and offers excellent facilities including a quality and varied range of shops, restaurants and extensive recreational facilities. A wide choice of schools are available nearby including Harrogate Grammar, Ripon Grammar, Ashville College, Harrogate Ladies College, Belmont Grosvenor, Queen Ethelburga’s College, Cundall Manor and the Grammar School in Leeds.

There is easy access to the business centres of Leeds, Bradford and York, the A1(M) is within 9 miles to the east and Leeds/Bradford International Airport 15 miles to the south. There is a railway station in Harrogate which provides services to Leeds and York, both cities interconnect with mainline services to London’s Kings Cross. There are also a number of services which provide a direct link between Harrogate and London’s Kings Cross.



Lot 1 - The Castle

Steeped in history and owned by the same family for over 700 years, Ripley Castle forms the iconic centrepiece of the estate. A 14th Century Grade I listed building, depicting three different styles of architecture in which the castle was constructed over a period of almost 500 years. The approach to the castle grounds is through the impressive gatehouse built in the 1450s and immediately evident is the Carriage Lawn and the tallest and most imposing part of the castle being The Old Tower, the 1555 portion of the building with the enormous stone buttresses and castellated roof. The remainder of the castle was rebuilt in the 1780s and completed by 1786 with the exception of the coach house and stables which followed some 24 years later.

The full extent and accommodation layout can be seen in the floorplan included within this brochure, but there are several rooms of note and worthy of comment as follows: The Reception Hall which is the first of three rooms you pass through, being part of the Georgian era of the Castle, and The Inner Hall, created to maintain the symmetry of this area with an arched doorway built to match the three other alcoves. The Oval Drawing Room, together with the second larger Drawing Room, enjoy the best and most glorious views over the lakes and deer park. The Hall also features a magnificent cantilever staircase and towering above it is arguably one of the best armorial stained-glass windows to be made in this country.

The Old Tower is initially approached from The Library, The Keep being built around 1555. The Tower Room features an oak floor which was originally part of the deck

of The HMS Rose, an 18th Century 20-gun frigate. The Knight's Chamber is one of the most remarkable Tudor rooms in the country with original oak ceiling and wall panelling. The ceiling, a "Wagon Roof", so called because it resembles a roof that would have covered horse drawn wagons, is one of only three to have survived.

Adjoining the Castle to the north are the Estate Offices and East Wing, with extensive rooms from which a successful wedding business has been operated, as well as catering for other similar events and occasions. Running parallel to the east elevation of the castle are the Gift Shop and Grindhus Coffee Shop, separated by three significant stone turrets. Opposite is The Tea Room with adjacent courtyard car park and a barn currently occupied by "Talking Newspapers" studios. The car park is operated by virtue of a contract that can be terminated by either party serving 3 months written notice. The Landowner retains the income from the car parking tickets purchased whilst the Contractor owns and is responsible for the equipment and retains the income from penalty charge notices levied.

The vistas from the Castle are simply breathtaking from virtually every room, particularly to the north and west overlooking the lakes and Deer Park. The parkland plays host to a wide range of commercial and community events including lakeside concerts, classic car rallies and the Ripley Agricultural Show.





Tower Room



Drawing Room



Knights Chamber



Oval Dining Room



Castle Hall



Armorial Window



Morning Room



Dining Room



Library

The Castle Apartment

Forming an integral part of the Grade I listed Castle is The Castle Apartment which provides extensive private living accommodation, arranged over the first and second floors and approached by its own independent staircase.

The apartment provides spacious and flexible accommodation including 3 reception rooms, 11 bedrooms, 6 bath/shower rooms, a range of attic store rooms and a 2 bedroom caretakers apartment.



Sitting Room



Private Apartment Hall



Breakfast Kitchen



Bedroom



Bedroom

The East Wing



Long Gallery



Reception Hall



Long Gallery

The Gatehouse

The medieval Grade I listed arched gatehouse dates back to the 1450s and provides an impressive approach to the south side of the castle, through substantial gates with cast iron furniture.

The building was formerly the guard room and keepers lodge and is now arranged as a 1 bedroom apartment with adjoining store rooms.



Walled Gardens and Grounds

Situated to the north east of the Castle and approached either along the lakeside path or through the courtyard are the stunning listed walled gardens and grounds which extend to about 4 acres (1.6 ha). Within the grounds are a range of listed pavilions including The Garden Room and The Orangery, which contains several palm trees and a tropical plant collection. At the eastern end of the garden is The Old Squash Court and adjoining bothies.

The herbaceous borders within the garden create a riot of colour between June and October and feature a wide variety of plants including Phlox, Asters and Delphiniums.

Lying to the south and approached between the yew trees opposite The Orangery, is a productive kitchen garden which provides ingredients to the Castle and Boars Head. Also within the garden are a variety of Old English climbing roses, millennium knot garden and an orchard with a variety of fruit trees.



Lot 2 – The Boars Head Hotel and Birchwood House Annexe

The Boars Head Hotel and Birchwood House Annexe lie within the heart of the Estate. Originally a traditional coaching inn called The Star Inn, it was the breakfast stop for the Leeds to Edinburgh coaches and one of three hostelries in the village. The Ingilbys reopened the inn as The Boars Head in 1990 and it has traded successfully ever since.

It provides a bar, lounge, restaurant and 23 en suite bedrooms, split between The Boars Head and Birchwood House Annexe, a separate period property within a short walk of the hotel. Both properties are Grade II listed.

There is a cobbled seating area and car park to the front, which includes the Grade II listed Market Cross together with the village stocks. Additional car parking is available to the rear and at Birchwood House Annexe.

Trading accounts for the 2023/2024 year confirm sales of £1,603,076 net of VAT. More detailed trading information is available on request.



Lot 3 – The Village Store

The Village Store is an impressive Grade II listed period property which is currently let and operating as a shop and ice cream parlour with adjoining residential accommodation. The residential accommodation includes 8 bedrooms and 3 bath/shower rooms. To the rear of the building is an enclosed courtyard garden and access to 2 single garages and a store room.

There is the opportunity to continue with its mixed use of commercial and residential or alternatively to convert it to one substantial family house, subject to the necessary consents.



Lot 4 – Sporting Rights Including Birthwaite Cottage

The sporting rights on the Ripley Castle Estate extend in all to approximately 1,800 acres (728 ha) and are currently let on a 5-year lease that commenced on 2nd February 2022. The lease benefits from a break clause in favour of both parties whereby the lease can be terminated at the end of the fifth year subject to the relevant notice being served. This provides a purchaser with the ability to exercise the sporting rights with effect from the 2027/28 season. In the event that the Break Clause is not exercised, the Lease contains a right in favour of the Tenant to renew the lease for a further 5 year term.

The shooting tenant currently operates the Ripley Castle Estate sporting rights in conjunction with the neighbouring Hob Green Estate situated on the northern boundary, alongside agreements with other third-party landowners.

The traditional parkland and lakes together with the rolling topography of Cayton Gill and the extensive woodland cover over which the sporting rights are owned means that Ripley Castle Estate, in its own right, provides the ability to show high pheasants and partridges that would test the most accomplished team of guns, thereby providing an exhilarating shoot.

The shoot is currently operated from Birthwaite which is situated approximately ¾ mile to the north of Ripley village. Birthwaite Cottage is let by virtue of an Assured Shorthold Tenancy (AST) to the shooting tenant and offers comfortable accommodation for a gamekeeper and family. Birthwaite Cottage is a detached property providing approximately 1,275 ft² of accommodation with breakfast kitchen, utility and two reception rooms to the ground floor with three bedrooms and house bathroom to the first floor. Externally there is a large garden with parking for numerous

vehicles. The yard, which is included within the shooting lease, comprises general purpose portal frame buildings providing ideal workshop and storage facilities together with an adjoining grassland paddock that has been utilised as a rearing field.

In the event that Ripley Castle and Parkland (Lot 1) is sold in isolation, the sporting rights over Lot 1 will be included with that sale, but subject to the existing shooting lease.



Lot 5 – Estate Woodland, Pasture and Game Cover

The Estate Woodland extend to approximately 188 acres (76 ha) and is split into compartments of varying sizes situated throughout the Estate.

An overarching Woodland Management Plan (WMP) informs the long-term management objectives being to enhance the sporting, conservation and amenity benefits of the woodlands coupled with management along commercial lines.

The woodland compartments include mixed broadleaves (oak, silver birch, poplar, sessile oak) and mixed conifer plantations (Scots Pine).

The current Woodland Management Plan is due to expire on 15th April 2025 thereby providing a purchaser with an excellent opportunity to shape the future management of the Estate Woodland through the commissioning of a new 10-year plan. Initial discussions with the Estates forestry consultants have indicated that the Estate Woodland would be well-placed to be supported by the current grant scheme regime. In addition to the day-to-day management of thinning, restocking and felling, a specific area of focus would include the maintenance of young compartments to create a conducive environment for the trees to establish.

Two further parcels of land are let to the sporting tenant by virtue of licence agreements. These include a parcel of grassland at the bottom of Cayton Gill and following Cayton Beck, extending to approximately 10.98 acres (4.4ha), and a parcel of arable land extending to approximately 6.55 acres (2.7 ha) at the top of Cayton Gill, used for game cover.

The sporting rights over the Estate Woodland are reserved from the sale.

Lot 6 – Scarah Park

An attractive ring-fenced block of productive grassland benefitting from access directly from the B6165 public highway and extending in all to approximately 26 acres (10.52 ha). The sporting rights are reserved from the sale.

Lot 7 – Village Cricket Ground

Situated to the south of Ripley village, the cricket ground extends to 5.88 acres (2.38 ha) and is leased to Ripley Cricket Club which forms an integral hub of the thriving Ripley community. A detached clubhouse, owned by the cricket club, provides a bar, indoor and outdoor seating together with changing facilities.

The cricket ground is sold subject to a development clawback for a term of 30 years whereby if planning consent is granted for a change of use other than the permitted use as a cricket club, a clawback of 50% of any uplift in value will be due in favour of the vendor and his successors in title.



Lot 8 – Chapel Flatts and Village Car Park

Ripley village car park is situated on the southern fringe of the village and extends to approximately 2.75 acres (1.1 ha) plus overflow car parking extending to approximately 4.40 acres (1.8 ha). The car park is operated by virtue of a contract that can be terminated by either party serving 3 months written notice. The Landowner retains the income from the car parking tickets purchased whilst the contractor owns and is responsible for the equipment and retains the income from penalty charge notices levied.

Chapel Flatts comprises a ring-fenced parcel of grassland extending to approximately 15.66 acres (6.34 ha). The land is used by the Estate to host events and fairs and is managed using a mixture of graziers and contractors.

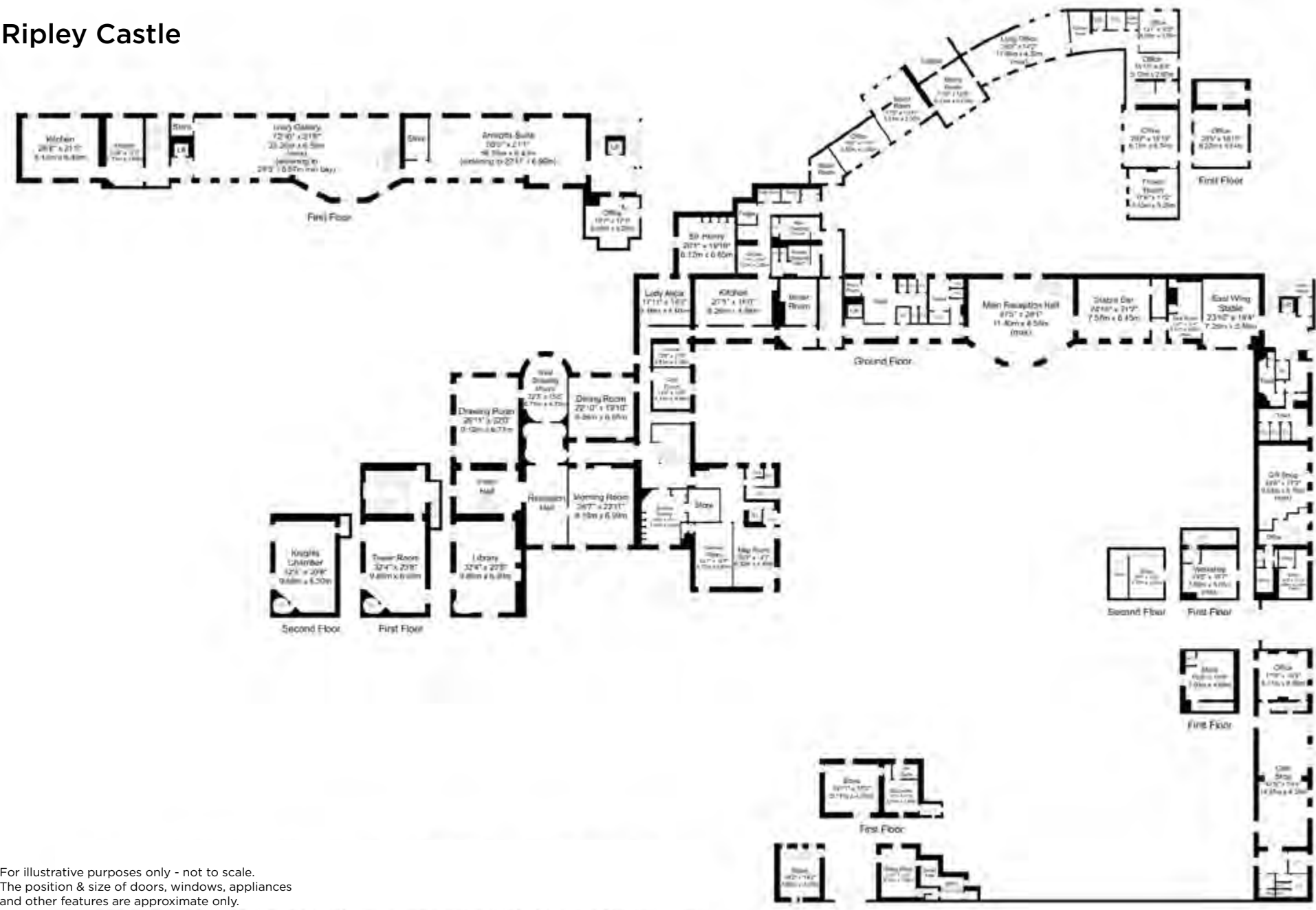
The car park and Chapel Flatts is sold subject to a development clawback for a term of 30 years whereby if planning consent is granted for a change of use, a clawback of 50% of any uplift in value will be due in favour of the vendor and his successors in title.

Lot 9 – The Front Field

A strategically important grassland paddock situated at the entrance to the village, extending to approximately 5.85 acres (2.37 ha). The land is accessed directly from the public highway serving Ripley village and is bound by a combination of mature hedgerow, post and rail fencing and dwarf stone wall topped with traditional estate fencing.

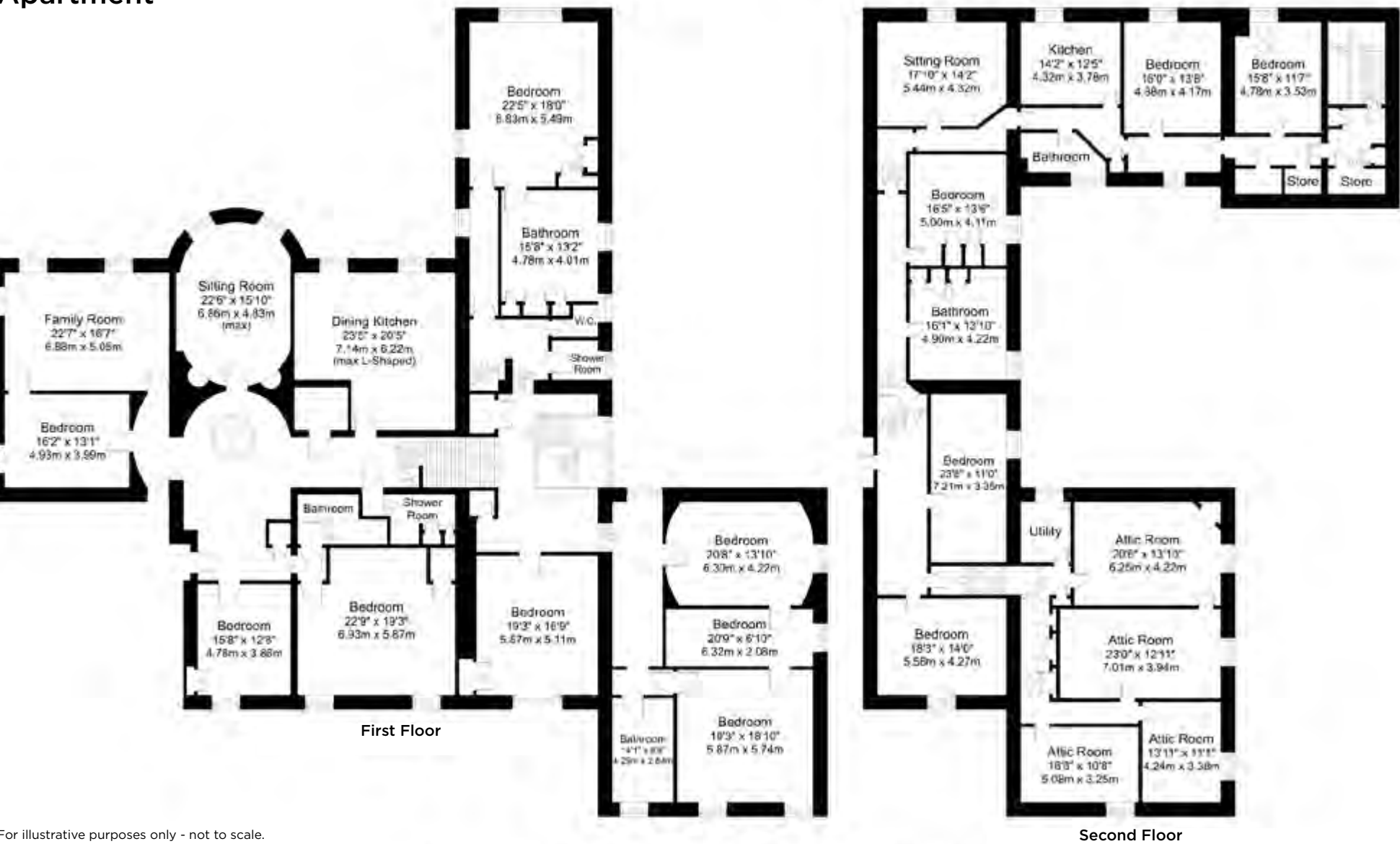
The Front Field is sold subject to a development clawback for a term of 30 years whereby if planning consent is granted for a change of use other than agricultural or equestrian, a clawback of 50% of any uplift in value will be due in favour of the vendor and his successors in title.

Ripley Castle



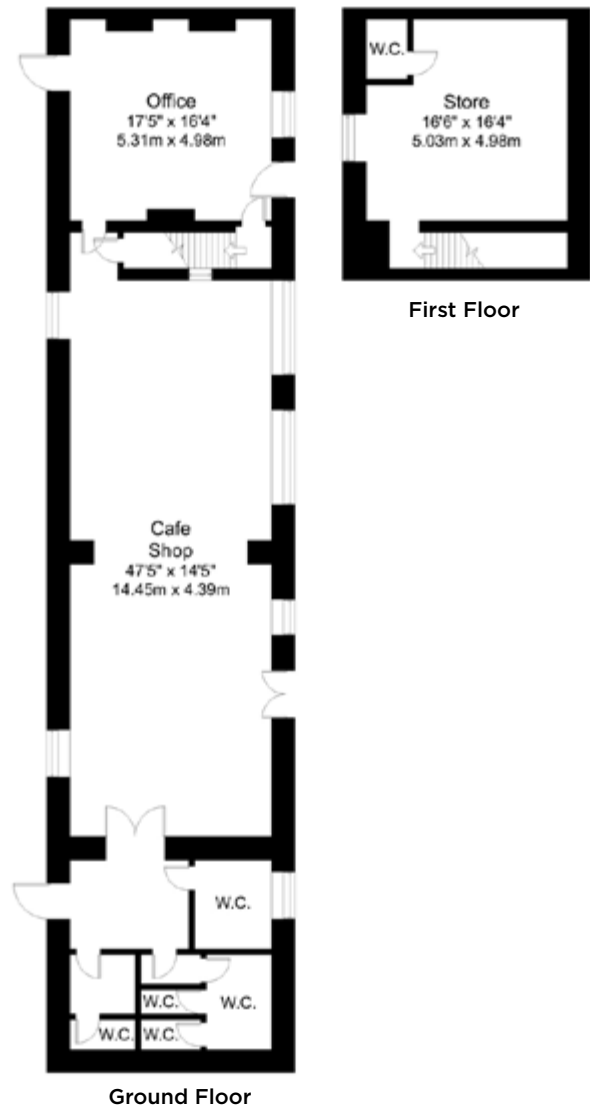
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The position & size of doors, windows, appliances
and other features are approximate only.

Ripley Castle
Apartment

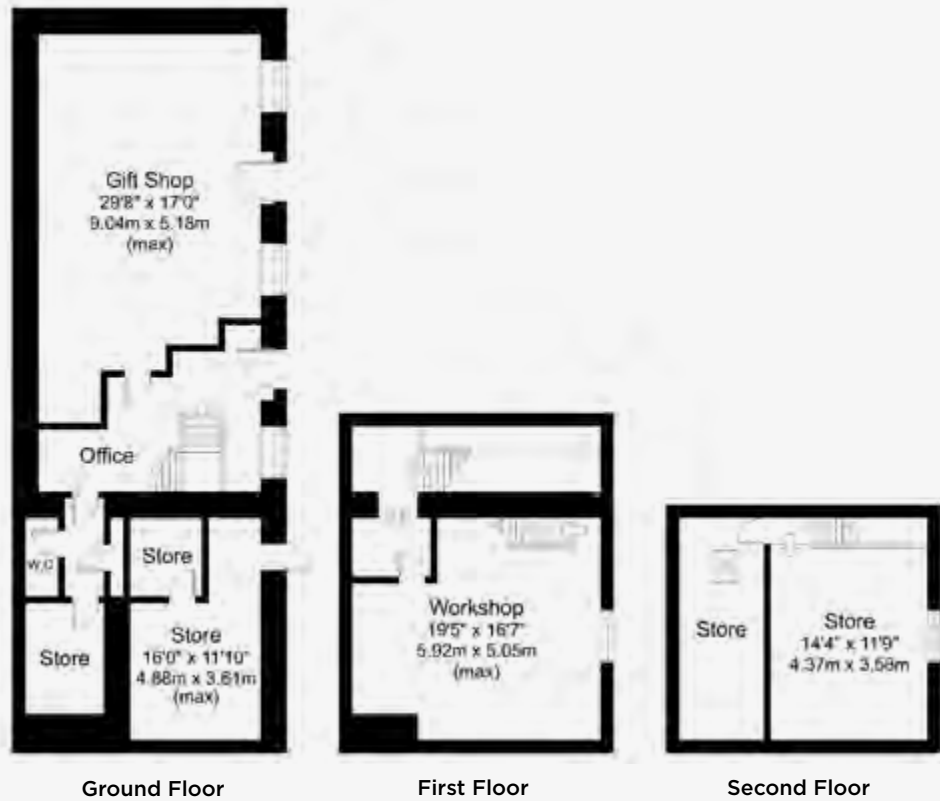


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The position & size of doors, windows, appliances
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Grindhus Coffee Shop

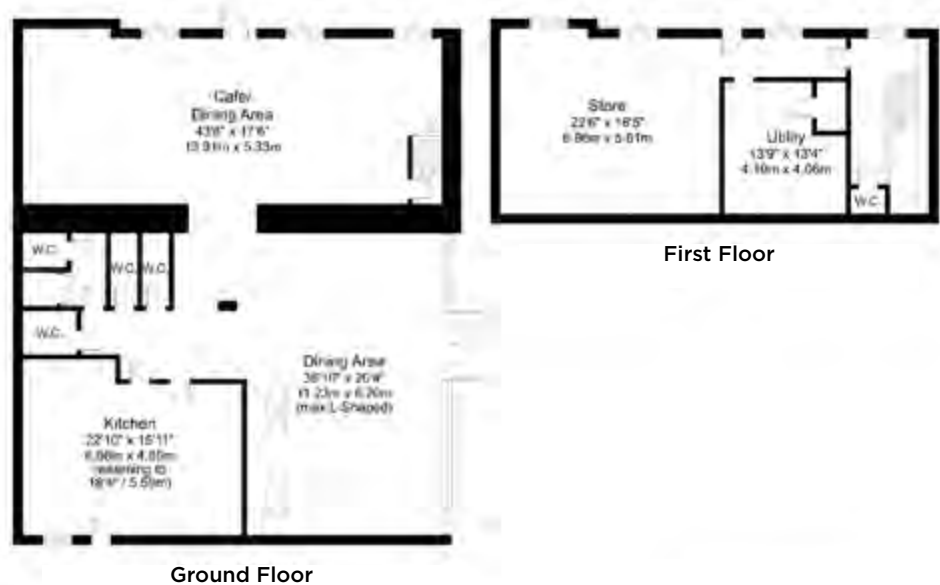


Gift Shop



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
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Tea Room



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
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The Gatehouse



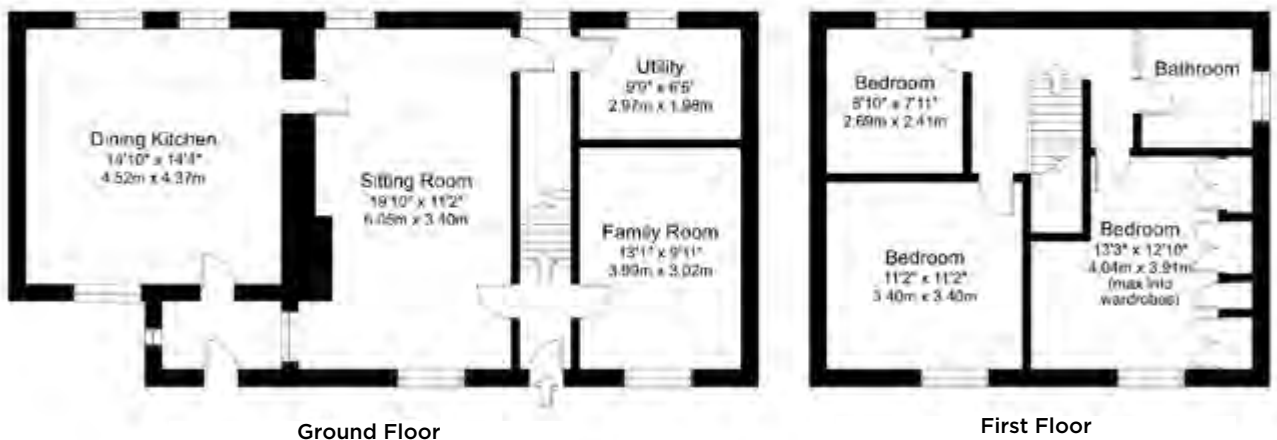
For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Village Store



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Birthwaite Cottage



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Vendor’s Solicitors

Womble Bond Dickinson
The Spark, Draymans Way
Newcastle upon Tyne
NE4 5DE

Mr Andrew Farquharson
0191 279 9801 / 07772 320722
andrew.farquharson@wbd-uk.com

Method of Sale

The Estate is offered for sale as a whole
or in lots, subject to existing tenancies.

Data Room

Further information about The Ripley Castle
Estate is available via an online data room.
The vendor’s solicitors will provide access
to the data room, subject to signing a non-
disclosure agreement (NDA).

Fixtures & Fittings

Fitted carpets and curtains are included in
the sale. In the Castle certain family portraits
are available to rent. All catering equipment
in the Castle, East Wing and The Boars Head
Hotel is included in the sale.

Further information is available in the data
room.

Easements, Wayleaves
& Rights of Way

The property is sold subject to and with the
benefit of all rights of way either public or
private, all easements, wayleaves and other
rights of way whether they are specifically
referred to or not.

Services

We are advised that all mains services are
available.

TUPE

Not including personnel on zero hours, there
are 47 employees, being a mixture of full
and part time roles.

- The Boars Head Hotel - 36
- The Tea Room / Grindhus Coffee Shop - 9
- Maintenance - 1
- Estate Office - 1

The purchaser will be responsible for
complying with the statutory provision of
the Transfer of Undertakings (Protection of
Employment) Regulations. Further details
are available in the data room.

VAT

Any guide prices quoted or discussed are
exclusive of VAT and in the event that the
sale of the property, or part of it, or any
rights attached to it becomes chargeable
for the purposes of VAT, such tax will be
payable by the purchaser. The VAT position
relating to the property may change without
notice.

Timber, Sporting & Mineral Rights

It is intended that the timber, sporting and
mineral rights are included in the sale along
with the standing timber (not felled or
stacked timber), in so far as they are owned.

Plans, Areas & Schedules

These are based on the Ordnance Survey
and are for reference only. They have been
checked and completed by the vendor’s
agents and the purchaser will be deemed
to satisfy themselves as to the description
of the property. Any error or misstatement
shall not annul the sale nor entitle either
party to compensation in respect thereof.
The floor plans are for identification
purposes only and are not to scale.

EPC Rating

EPCs are available in the data room.

Postcode

Ripley Castle: HG3 3AY

Viewings

All viewings are strictly by appointment with
the vendor’s agent, Carter Jonas – 01423
523423.



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SCHEDULE OF FLOOR AREAS

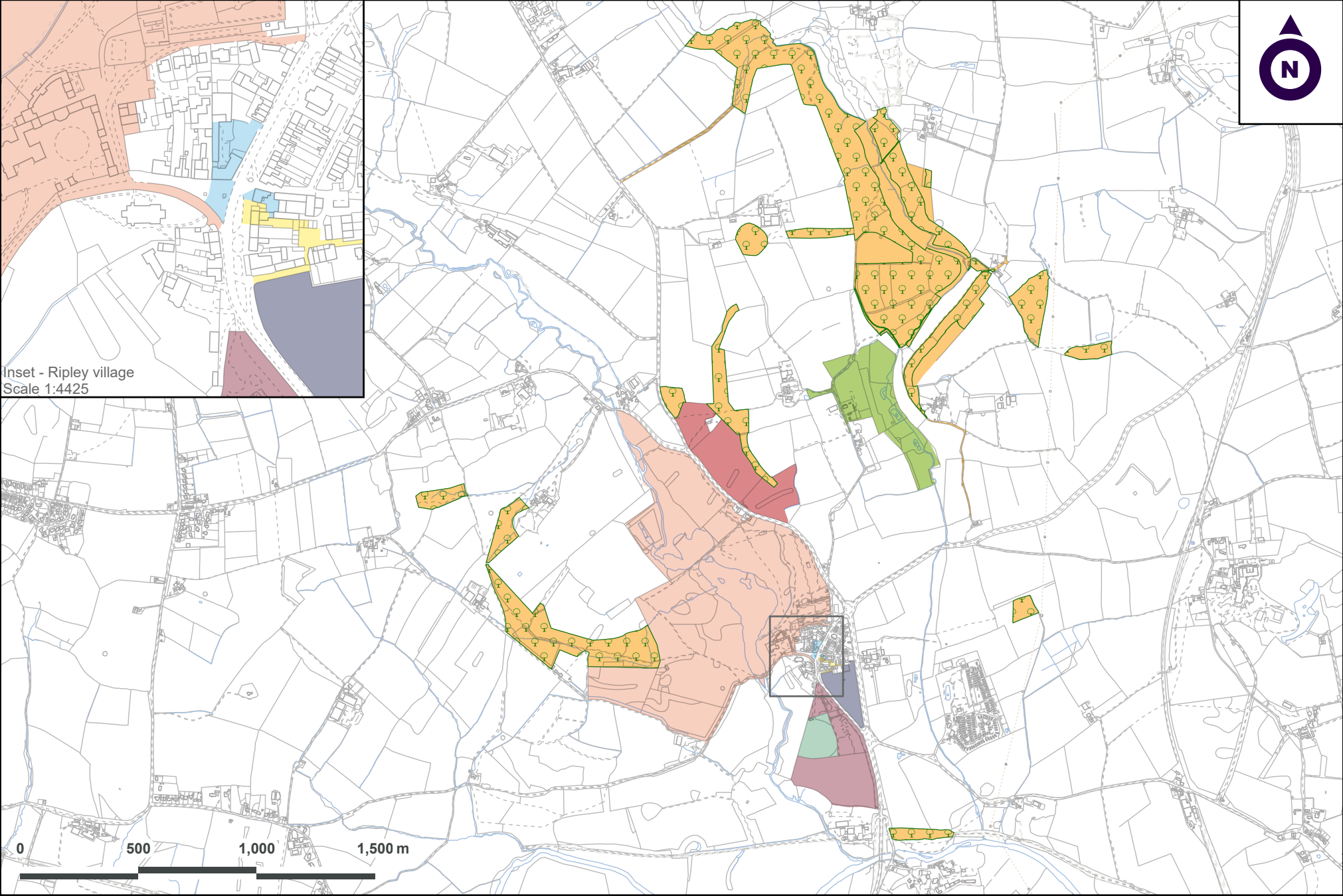
PROPERTY	SQFT	SQM
THE CASTLE	9,845	914.6
THE CASTLE APARTMENT	10,170	944.8
THE GATEHOUSE	1,231	114.4
THE EAST WING	11,757	1092.3
ESTATE OFFICES	3,632	337.4
GRINDHUS COFFEE SHOP	1,838	170.7
GIFT SHOP	1,714	159.2
TEA ROOM	3,003	278.9
THE BOARS HEAD HOTEL	9,166	851.5
BIRCHWOOD HOUSE ANNEXE	1,894	175.9
THE VILLAGE STORE	3,383	314.3
BIRTHWAITE COTTAGE	1,300	120.8

OCCUPANCY SCHEDULE

LOT	DEMISE	OCCUPATION	AGREEMENT	DATE OF AGREEMENT	TERM START DATE	TERM END DATE	RENT
Lot 1	Castle apartment, East Wing, Gardens and Park	In-Hand					
	Caretakers Flat	In-Hand	Service Occupancy	17.12.24	N/A	N/A	N/A
	Gatehouse Flat	Let	AST	19.12.24	N/A	31.03.25	N/A
	The Studio	Harrogate and District Talking Newspapers Assoc.	L&T 1954 ACT	08.07.1997	13.10.1996	12.10.2003	£1,000
	Shop - Castle Courtyard	Just Makers	L&T 1954 ACT	12.04.22	21.06.21	20.06.2026	£13,500
	Premises at Castle Courtyard	Live for Today	L&T 1954 ACT	03.12.24	03.12.24	30.09.2026	£10,000
	Grindhus Coffee Shop	In-Hand					
Lot 2	Tea Room	In-Hand					
	Boars Head Hotel	In-Hand					
Lot 2	Birchwood House Annexe	In-Hand					
Lot 3	Ripley Village Store	Ripley Village Store	L&T 1954 Act	05.08.2015	05.08.2015	04.08.2027	£40,000
Lot 4	Birthwaite Cottage	Let	AST	14.05.2024	14.05.2024	07.02.2025	£18,600
	Sporting Rights	Let	Lease	24.01.2022	02.02.2022	01.02.2027	£27,000
Lot 5	Estate Woodlands	In-Hand					
	Land at Cayton Gill	In-Hand					
	Game Cover	In-Hand					
Lot 6	Scarah Park	Let	AHA 1986 Subject to succession application	16.06.1990	11.10.1990	Year to year	TBC
Lot 7	Village Cricket Ground	Ripley Cricket Club	Lease	Undated	1st Jan 1993	Rolling	£1,000
Lot 8	Chapel Flatts and Village Car Park	In-Hand					
Lot 9	The Front Field	Let	AHA 1986	23.03.1984	06.04.1984	Rolling	£400

Please note

- The Studio - Terms for new lease agreed. To be surrendered on 15.12.26
 - Ripley Village Store - To be surrendered on 30.09.25
- Scarah Park - Agreement to surrender the tenancy in January/February 2025
 - Village Cricket Ground - Terms for new 25 year lease agreed at a rent of £1,500pa

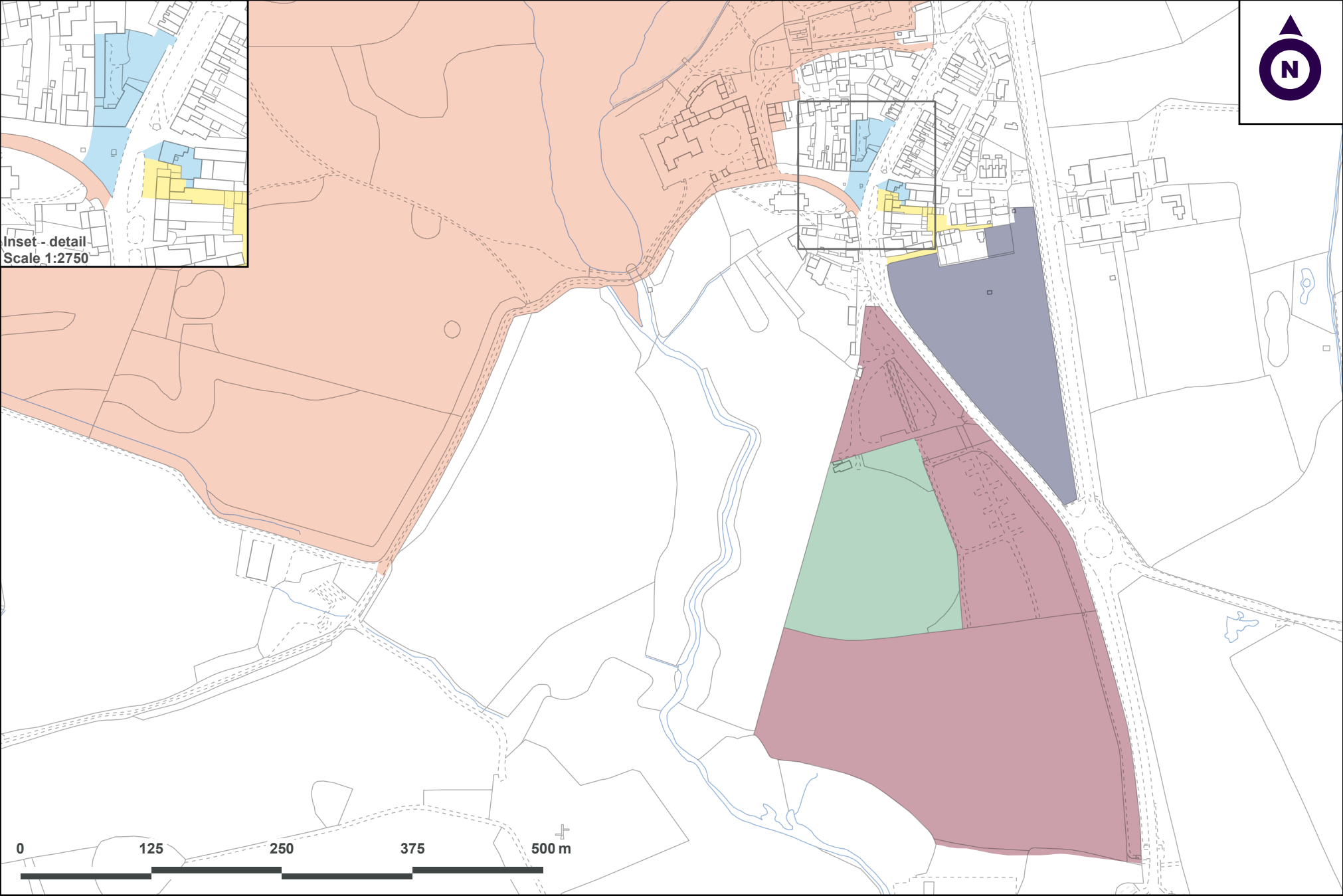


Inset - Ripley village
Scale 1:4425

Lot Plan

- Lot 1: 165.59 acres (67.01 hectares)
- Lot 2: 0.59 acres (0.24 hectares)
- Lot 3: 0.37 acres (0.15 hectares)
- Lot 4: 28.89 acres (11.69 hectares)
- Lot 5: 188.08 acres (76.11 hectares)
- Lot 6: 26.00 acres (10.52 hectares)
- Lot 7: 5.88 acres (2.38 hectares)
- Lot 8: 22.81 acres (9.23 hectares)
- Lot 9: 5.85 acres (2.37 hectares)



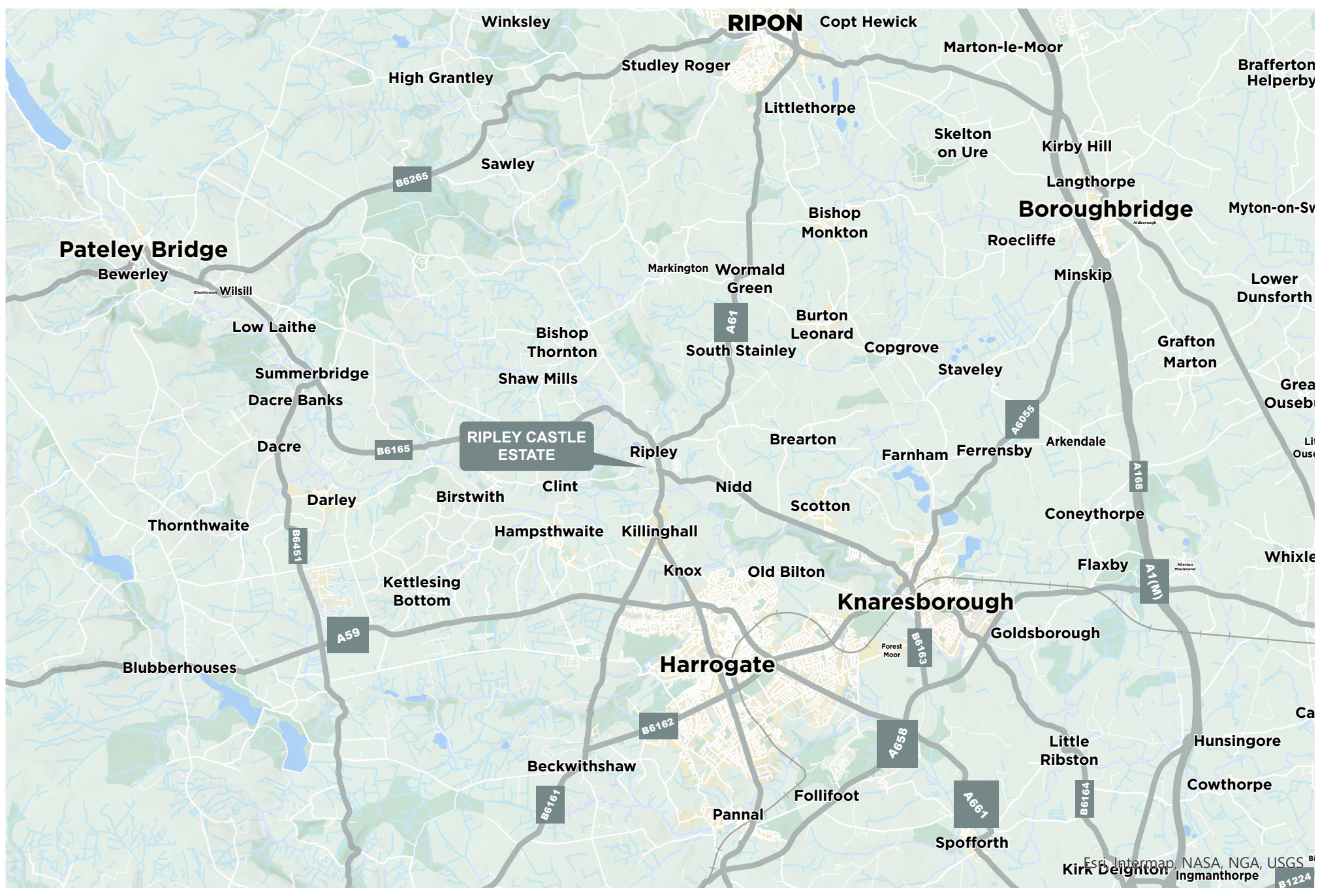


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Ripley Village

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