

CALDER IRON and COAL WORKS,

In the West-Riding of Yorkshire.

To be **SOLD** by **PRIVATE CONTRACT,**

A FREEHOLD ESTATE, consisting of **Three Farm Houses,** with extensive **Out-buildings, 21 Cottages, a Blast Furnace,** with **Patent Engine 50 Horse-power,** and **185 Acres of Land.** The Land contains almost inexhaustible Stores of excellent **Coal and Ironstone,** which, from more than **30 Pits** now open, are brought down by an easy **Descent** to the **Furnace,** and to the navigable **River Calder** immediately adjoining. At the **Furnace,** **34 Tons per Week** of **Pig-Iron,** of a fine **Quality,** are now made;—the **Engine and Blast** are sufficient for another **Furnace.** The **Pig-Iron** is conveyed by **Water-Carriage** to many of the **Foundries,** and to all the great manufacturing **Towns** in the **Neighbourhood,** at a very moderate **Freight,** and to **Manchester** at **12s.** to **Hull** at **10s. 6d.** and to **London** at **20s.** per **Ton.** Exclusive of **Coal** of the best **Quality** for smelting the **Ironstone,** the other **Coals** now getting in the **Estate,** take a ready **Sale** both up and down the **River Calder;**—in short, the **Advantages** of this, as a **Mineral Estate,** can scarcely be excelled. An **Annuity** of **2237*l.*** is payable out of the **Estate** for the **Lives** of **Three Persons;** but the **Principal** (**20,133*l.***) for which the **Annuity** was granted, may be paid off at the **Option** of the **Purchaser,** by moderate **Instalments;** this affords much **Facility** in the **Payment** of a great **Portion** of the **Purchase Money.**

The **Estate** lies **3 Miles** from **Dewsbury,** **8** from **Wakefield,** **12** from **Bradford,** **6** from **Huddersfield,** **13** from **Leeds,** and **14** from **Barnsley.**

A perpendicular **Section** of the **Minerals** and **Strata** may be inspected, and other **Particulars** known, by applying to **Mr. Butler,** on the **Estate,** or to any of the **Assignees** of **Messrs. Butler and Hodgson,** the late **Owners;** viz. **Mr. Thompson,** of **Leeds;** **Mr. Hague,** of **Crow-Nest;** **Mr. Ikin,** of **Mirfield;** **Mr. Crawshaw,** of **Wakefield,** or **Mr. John Hartley,** of **Wakefield;** or to **Mr. Birks,** of **Hemingfield,** near **Barnsley;** or **Messrs. Bleasdale, Alexander and Holme,** **New Inn,** **London.**