

MIRFIELD & HOPTON.—TO CAPITALISTS.—IMPORTANT AND VALUABLE FREEHOLD ESTATES FOR INVESTMENT.—By Mr. LANCASTER, at the Black Bull Inn, in Mirfield, in the West-Riding of the County of York, on Thursday, the Twenty-sixth Day of October, 1843.

THE following very valuable **FREEHOLD ESTATES**, late the Property of Samuel Walker, Esq., deceased, consisting of—

Lot 1. All that **MESSUAGE** or **DWELLING-HOUSE**, at Low Little Moor, in Mirfield aforesaid, most pleasantly situated on the North Bank of the River Calder, with the capital **MALT-KILN** adjoining, (capable of turning off 30 Quarters per Week;) also the Stable, spacious Yard, and Garden, with the Kiln Croft; as the same are now in the Occupation of Mr. Benjamin Walker, his Assigns, or Under-tenants. And also Three **COTTAGES** or Dwelling-houses, with the Gardens thereto belonging, now in the Tenures or Occupations of Joseph Green, Thomas Woodward, and John France, or their Under-tenants, containing altogether a Site of 1A. 1R. 3P.

Lot 2. All that **DWELLING-HOUSE** or **TENEMENT**, and Garden, situate to the East of Lot 1, now in the Occupation of John Waller, containing a Site of 395 Square Yards.

Lot 3. All that **COTTAGE** or **DWELLING-HOUSE**, and Garden thereto belonging, now in the Occupation of Benjamin Barker; also the Stable and Yard, in the Occupation of Mr. Benjamin Walker; as the same are situate to the North of Lot 2, and fronting upon the Elland and Dewsbury Turnpike Road, containing a Site of 515 Square Yards.

Lot 4. All that very desirable **ESTATE**, known as **THE CHADWICK FOLD ESTATE**, situate, standing, lying, and being in Hopton, in the Township of Mirfield aforesaid, comprising all that **MESSUAGE** or Dwelling-house, with the Barn, Stable, and Yard, in the Occupation of Mr. Benjamin Walker, and his Under-tenants; and also all those several **COTTAGES** or Dwelling-houses, and Gardens, as at present occupied by John Hirst, George Webster, John Sykes, Ann Crawshaw, Betty Holroyd, John Blackburn, William Dunhill, George Armitage, Luke Holroyd, and Joseph Brown, their Assigns or Under-tenants, containing a Site of 3A. 8P.

And also all those the very valuable **CLOSES** or **PARCELS** of Arable, Meadow, and Pasture **LAND**, situate in a Ring Fence, contiguous to the said Messuage and Premises, and called or commonly known by the several names, and containing the several quantities following, (that is to say):—

	A.	R.	P.
The Tenter Croft	1	1	7
Laith Croft	4	2	1
Green Gates	2	3	9
Lower Pighill	2	0	15
Upper Pighill	4	0	4
Upper Sunny Wood Close	3	0	10
Lower Do.	2	1	3
Upper New Close	1	2	36
Lower Do.	3	1	36
Near Stubbin	2	0	3
Far Stubbin	3	0	7
Ing	6	3	20
Lower Ing	1	0	6
Far Rein	3	2	16
Near Rein	2	1	9
Garden in the Occupation of John Armitage	0	0	35
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	45	0	25

And also all those the valuable **BEDS OF COAL**, being under the same above-mentioned Closes of Land,—that known as the **LEDGARD BRIDGE SEAM**, containing a thickness of 2 Feet 3 Inches, being estimated at about 30 Acres in extent, one-half of which is supposed to be loose or free from Water.

Lot 5. All those **TWO** several **COTTAGES** or **DWELLING-HOUSES**, and Gardens attached thereto, situate near to Ledgard Bridge, in Mirfield aforesaid, in the Occupation of Mary Buckley and Samuel Belfitt, containing a Site of 420 Yards.

Lot 6. All that the **ANNUAL GROUND RENT** secured upon Modern Freehold Buildings, situate at Ledgard Bridge aforesaid, belonging to Mr. William Ewart, and in the several Occupations of himself, and of Richard Wildsmith, and Samuel Blackburn.

Lot 7. All that other **GROUND RENT** secured on Freehold Buildings, held under Lease by Mr. John Darley, and situate to the North of and adjoining the last Lot, and now in the Occupation of George Armitage, John Armitage, John Hinchliffe, and one at present unoccupied.

Lot 8. All that valuable **CLOSE** of Arable **LAND**, situate near to Low Mill, in Mirfield aforesaid, on the East side of and adjoining the Elland and Dewsbury Turnpike Road, called the "Mistress Close," in the Occupation of Mr. Benjamin Walker, containing by Admeasurement, 5A. 0A. 17P. (more or less.)

Lot 9. All that **ONE UNDIVIDED MOIETY** or equal **HALF** or **SHARE** (the whole into Two equal Parts being considered as divided) of and in all that very valuable **ESTATE** known as "THE LOW MILL ESTATE," consisting of all that substantial and very superior Stone-built **WOOLLEN MILL**, Three Stories high, and Attic over the same; also the **NEW MILL** adjoining, Four Stories high, with the Weir, Water Wheels, Water Power, and Going Gear, Forebay, Shuttles, and Goits, Dyehouse, Drying-house, Warehouse, Cottage, and Shed, Yard and Gardens; situate and being at Low Mill, in Mirfield aforesaid, as the same are at present in the Tenure or Occupation of Messrs. Nussey and Sykes, containing a Site of 3A. 27P.

And also all that **MESSUAGE** or **DWELLING-HOUSE**, with the Out-Kitchen, Barn, Mistal, and Stable, Yard and Garden, in the same Occupation, and one Cottage under-lot to George Marriott, containing a Site of 32P.

And also all the following **CLOSES**, **PIECES**, or **PARCELS** of **LAND** or **GROUND**, also in the Tenure or Occupation of the said Messrs. Nussey and Sykes; Gardens containing 1R. 21P.:—

	A.	R.	P.
Mill Hill and Boulder Bed	0	1	21
Mill Field	2	1	31
Do	2	1	13

And also all that large and excellent **CORN MILL**, in the Occupation of Mr. Joseph Pilling, Worked by Water Power, situate at Low Mill aforesaid, being on the South side of and adjoining the Calder and Hebble Canal, with the Drying Kiln, Counting-house, Yard, and Goit, containing a Site of 3A. 23P.

And also all that the **MESSUAGE** or **DWELLING-HOUSE**, Barns, Stables, Cowhouses, Sheds, Yard and Garden; also in the Occupation of the said Joseph Pilling, and Three **COTTAGES** held by his Under-tenants Daniel Ledgard, Michael Spring, and Samuel Pearson, containing a Site of 2A. 4P. And also all those several **CLOSES** Pieces or Parcels of **LAND** or **GROUND**, called or commonly known by the several Names, and containing the several Quantities following (that is to say):—

	A.	R.	P.
The Croft	1	0	39
Kiln Croft	2	0	36
Bolton Butts	2	0	35
Site of Lockhouse and Gardens in the Occupation of William Oates	0	0	26
Sands	5	3	13
Towing Path adjoining	0	1	26
Goit Close (in Two)	3	2	36
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	23	3	26

The whole of the foregoing Estates are situate in a populous neighbourhood of great respectability, and afford an opportunity for the Investment of Capital seldom occurring. They possess every facility of communication either by Turnpike, Canal, or Railway; the Three bounding and intersecting them.

The Land is in a high state of cultivation, and with respect to quality, may safely vie with any in the County. The whole abounds in Coal, for which there is an unlimited demand by Land and Water Carriage, the Calder and Hebble Canal being close at hand. Cooper Bridge Station on the Manchester and Leeds Railway (which touches the Estate) is distant Two Miles, Dewsbury Station One, and the Locale may be stated as central on the great Thoroughfare between Halifax, Huddersfield, Dewsbury, Wakefield and Leeds. The Mills are situated on One of the best Falls on the River Calder, and worked each by Two powerful wheels, and a scarcity of Water is never apprehended by the fortunate Tenants, who hold them under a Lease, several Years of which are yet unexpired.

The respective Tenants will show the Premises, and further Information may be had on application to Uriah Bradbury, Esq., Ings Grove, in Mirfield; Mr. Crowther, Land Agent and Surveyor, and Mr. Lancaster, Auctioneer, Huddersfield, of whom, and at the place of Sale, descriptive Particulars may be had, and Plans of the Estates as divided into Lots, inspected, and also at the Offices of

Messrs. **STEPHENSON, FLOYD, & BOOTH**,
Solicitors, Huddersfield and Holmfirth.
Huddersfield, 4th October, 1843.