

RESIDENCE and ESTATE in MIRFIELD.—By Mr. LANCASTER, at the Black Bull Inn, in Mirfield, in the County of York, on *Thursday the 23d Day of August next*, at Four o'Clock in the Afternoon, unless previously disposed of by Private Contract, and subject to the Conditions to be then produced :

THE highly valuable **FREEHOLD RESIDENCE** and **ESTATE** called Netherfield, or Brickhouse, agreeably situate in the much admired Village of Mirfield, and containing by Survey 41A. In. 38P. the Whole lying within a Ring Fence, on the South Side of the Turnpike Road, leading from Dewsbury to Huddersfield, and forming one of the most compact and enviable Demesenes in the Neighbourhood.

The Residence consists of a capital Stone-built **MESSUAGE**, containing Breakfast, Dining, and Drawing-Rooms, Kitchens, Counting House and other Domestic Offices on the Ground-Floor, with 6 Lodging-Rooms above. At a convenient Distance from the House, are a Barn, Stables, and Cow-houses, and Two Maltkilns, capable of Turning off 64 Quarters every Eight Days, the Whole in excellent Repair, abundantly supplied with good Water, and Sheltered by thriving Ornamental Timber.

The **LAND** is justly admitted to be of the finest Quality, and is in a high State of Cultivation.

The **ESTATE**, which will be offered in 5 Lots, (about 24 Acres of Land going with the Residence and Buildings,) possesses the great Advantage of a ready Communication with all Parts of the Country, being bounded to the Extent of nearly Half a Mile by the Turnpike Road on the North, and the Navigable River Calder on the South, presenting an Opportunity rarely afforded for the investment of Capital, either as a genteel and comfortable Family Residence, or for the purpose of Letting, the Situation being such as will at all Times ensure a Tenant.

If required, a considerable Part of the Purchase Money may remain on Security of the Property.

The Estate may be viewed on Application to Mr. Robert Holdsworth, the Owner; and further Particulars may be had, and a Plan of the Property, as intended to be offered, inspected at the Office of Mr. Francis LEDGARD, Solicitor, Mirfield, near Dewsbury
Mirfield, near Dewsbury, 31st July, 1832.