

**HOPTON.**—By Mr. LANCASTER, on *Friday the Seventh Day of August, 1840*, at Five o'Clock in the Evening, at the Beaumont's Arms Inn, in Kirkheaton, in the County of York, subject to such Conditions as will be then and there produced:

**A**LL those truly valuable and compact **FREE-HOLD ESTATES**, situate at Hopton and Kirkheaton, in the County of York, late the Property of John Blackburne, Esq. deceased, which will be offered for Sale, in the following or such other Lots as may be determined upon at the Time of Sale.

Lot 1. All that **CLOSE** or **PARCEL** of **LAND**, called the **FAR JAMES CLOSE**, situate at Hopton aforesaid, adjoining upon the Highway leading from Kirkheaton to Mirfield, now in the Occupation of Henry Harling, and containing, by Admeasurement, 3A. 1R. 22P. be the same more or less.

Lot 2. All that **CLOSE** or **PARCEL** of **LAND**, called the **NEAR JAMES CLOSE**, West of and adjoining the last Lot, now in the Occupation of Ebenezer Jackson, containing by Admeasurement 2A. 2R. 25P. be the same more or less.

Lot 3. All that **MESSUAGE** or **FARM-HOUSE**, situate at Hopton aforesaid, called **HOLLIN HALL**, with the Barn, Stable, Mistal, and Outbuildings, Yard, and Garden thereto belonging, now in the Occupation of the said Ebenezer Jackson; and also a **COTTAGE** adjoining thereto, also in the Occupation of the said Ebenezer Jackson, or his Tenants; and also, all those **SIX** several **CLOSES** or **PARCELS** of valuable **LAND**, numbered on the Sale Plan, called by the several Names, and containing by Admeasurement the Quantities after mentioned, be the same respectively more or less, and now also in the Occupation of the said Ebenezer Jackson.

| No. on Sale Plan. |                               | A.      | R. | P. |
|-------------------|-------------------------------|---------|----|----|
| 91                | House Close .....             | 1       | 3  | 13 |
| 92                | Far Part of House Close.....  | 1       | 1  | 39 |
| 96                | Great Quarry Close.....       | 1       | 1  | 1  |
| 95                | Little Do. ....               | 1       | 0  | 6  |
| 93                | Well Clos .....               | 2       | 2  | 6  |
| 94                | Rough Close, now in Two ..... | 3       | 1  | 37 |
|                   |                               | 11 2 22 |    |    |

Lot 4. All those **TWO MESSUAGES** or **FARM HOUSES**, situate at Hopton aforesaid, with the Barns, Stables, Mistals, and Outbuildings thereto belonging, now in the Occupation of Messrs. George and Richard Jessop; and also a **COTTAGE** adjoining thereto, also in the Occupation of the said George and Richard Jessop or their Tenants; and also, all those **ELEVEN** valuable **CLOSES** or **PARCELS** of **LAND**, numbered on the Sale Plan, called by the several Names, and containing, by Admeasurement, the Quantities after mentioned, be the same more less, and now also in the Occupation of the said George Jessop.

| No. on Sale Plan. |  | A.     | R. | P. |
|-------------------|--|--------|----|----|
| 113               | Pond Close .....                       | 3      | 0  | 32 |
| 115               | Near Horse Close.....                  | 2      | 2  | 3  |
| 116               | Far ditto .....                        | 2      | 0  | 12 |
| 114               | Middle Close .....                     | 2      | 2  | 24 |
| 149               | Far Close .....                        | 2      | 3  | 11 |
| 112a              | Part of Tenter Croft .....             | 0      | 1  | 13 |
| 111               | Part of Laith Croft.....               | 1      | 0  | 25 |
| 110               | Little Close.....                      | 1      | 1  | 31 |
| 150               | Joaney Close .....                     | 3      | 3  | 2  |
| 117               | Far Horse Close.....                   | 4      | 2  | 28 |
|                   | Part of Tenter Croft, in Kirkheaton .. | 0      | 3  | 22 |
|                   |  | 25 2 3 |    |    |

The Property comprised within the Two last Lots, each lie within Ring Fences. The Buildings are in good Repair. The Land is of a superior Quality, well Fenced, and in a high State of Cultivation; the Whole is situate within a short Distance from the Manchester and Leeds Railway, and affords an Opportunity for the safe and permanent Investment of Capital rarely to be met with. The Property is occupied by respectable Tenants, who will show the different Lots.

Further Particulars may be had, and a Plan of the Estate seen, on application at the Offices of Mr. JONES, Land Agent, Huddersfield; Messrs. STANSFELD and CRAVEN, Solicitors, Halifax; or

Messrs. FENTON and JONES, Solicitors, Huddersfield.