

VALUABLE FREEHOLD ESTATES and BANK SHARES EXEMPT from AUTION DUTY.

By Mr. LANCASTER, at the Wilson's Arms Hotel, in Mirfield, in the County of York, on Monday, the Thirty-First Day of May, 1841, at Four of the Clock in the Afternoon, by Order of the Assignees of Mr. Benjamin Crowther, a Bankrupt, with the consent of the Mortgagees;—

SEVERAL most desirable and Valuable **FREEHOLD ESTATES**, situate in Mirfield; and also, **TWENTY SHARES IN THE WEST-RIDING UNION BANKING COMPANY**, in the following or such other Lots as may be agreed upon at the Time of Sale, and subject to such Conditions as may be then produced.

Lot 1. A **FREEHOLD ESTATE**, situate at or near East-thorp Lane, in Mirfield, lately in the Occupation of Mr. Benjamin Crowther or his Undertenants, and comprising all that capital and well-built **MESSUAGE or MANSION HOUSE**, called **WATER HALL**, with the Barn, Stables, and other Outbuildings, **MALT KILN**, Gardens and Conveniences belonging thereto; together also with 14 Acres (or thereabouts) of **LAND**, of first-rate Quality (the greater Part thereof being alluvial Soil) adjoining and near to the said Messuage.

The Malt-kiln is calculated to work upwards of 20 Quarters every Eight Days. The Buildings are in good Repair, and the Estate is well supplied with Water both for Domestic and Malt-ing Purposes.

This Estate adjoins on the North Side the Dewsbury and Elland Turnpike Road, the Calder and Hebble Navigation, and the Manchester and Leeds Railway pass through it (the former at a very short Distance from the Malt Kiln) and it is expected that one of the Railway Stations will ere long be made at Ledgard Bridge, being about a Quarter of a Mile from the Homestead.

Lot 2. A **FREEHOLD ESTATE**, situate at Bracken Hill, in Mirfield, and comprising all that newly erected and substantial **CORN MILL**, being Four Stories high, with a Steam Engine and Metallic Piston of 16 Horse Power or thereabouts, and Four Pairs of French Stones, each of 4½ Feet in Diameter, and One Pair of Grey Stones, One Pair of Shelling Stones, One Pair of Stones for Cleaning Wheat, Dressing Machine, Malt Rollers, Bean Splitters, and other Apparatus, recently fitted up on the most modern and approved Principles; together with the Drying Kiln, Warehouses, Counting House, Stable, Mill Dam, Yard, Garden, and other Conveniences and Appurtenances to the same belonging, containing (with the Site of the Buildings) 935 Square Yards (more or less) formerly in the Occupation of Mr. John Scholefield, afterwards of Mr. Benjamin Crowther, but now of Messrs. Lister and Co., under Lease, for the residue of a Term of Seven Years from the Tenth Day of June, 1840, at a clear Annual Rent of £100.

Lot 3. A **FREEHOLD ESTATE**, situate at East-thorp Lane, near the Black Bull Inn, in Mirfield, comprising Three Messuages or Dwelling Houses, with their Appurtenances, formerly occupied by Messrs. Benjamin Crowther, Charles Wooler, and Thomas Lawton, but now or late by Messrs. Thomas Rylah, — Brown, and John Kent.

Lot 4. A **FREEHOLD ESTATE**, situate at Stocks Bank, in Mirfield, fronting the Dewsbury and Elland Turnpike Road, adjoining the Estate of Benjamin Wilson, Esq., and comprising a Messuage or Dwelling House, with the Appurtenances, and a Plot of Land, containing (including the Site of the Buildings) 280 Superficial Square Yards, or thereabouts, built and occupied by the late Mr. Joseph Dearden, deceased.

Lot 5. **TWENTY SHARES** of £100 each in the Capital Stock of the West Riding Union Banking Company.

The Four first Lots are most eligibly situated, adjoining the Turnpike Road, and being distant only from Leeds 12, Bradford 9, Wakefield 8, Huddersfield 5, Heckmondwike 4, and Dewsbury 3 Miles, or thereabouts.

The Tenants will show the respective Properties, and further Particulars may be had on Application to Mr. Lancaster, of Huddersfield, the Auctioneer; Mr. Turner, of Hopton, Solicitor to some of the Mortgagees; and to

Messrs. **JACOMB & TINDALE**,
Of Huddersfield, Solicitors to the other Mortgagees, and also to the Assignees.