

**KIRKHEATON AND MIRFIELD.**

By Messrs. STEWART & SON, on *Thursday, the Ninth Day of January, 1845*, at Three o'Clock in the Afternoon, at the House of Mr. JOHN HOWGATE, the White Cross Inn, in Bradley, near Huddersfield, in the County of York, subject to the Conditions to be then and there produced

Lot 1. **A**N equal undivided Third Part or Share of and in the undermentioned valuable WOODS and WOODLAND, situate in the Parish of Kirkheaton, and in Hopton, in the Parish of Mirfield, all in the County of York, and now in the Occupation of Messrs. Stancliffe and the Trustees of the late Mr. Edward Hinchcliffe, (the Owners) and containing the several Quantities following (be the same more or less) viz:—

	A.	R.	P.
The Upper Chadwick Wood .....	9	0	3
The Middle Chadwick Wood .....	11	2	23
The Lower Chadwick Wood .....	11	0	19
The Boyfe Hall Wood.....	18	0	19
The Lower Helm Wood.....	14	1	19
The Upper Helm Wood.....	11	0	13

Acres 75 1 16

Lot 2. An equal undivided Third Part or Share of and in all the MINES, VEINS, BEDS, and SEAMS of COAL, and other Minerals, lying and being under the above-mentioned Woods, and also under such Part of the said Helm Wood, Boyfe Hall and Chadwick Woods, as are occupied by the Site of the Manchester and Leeds Railway passing through the same, containing 5A. 2R. 8P. more or less.

The above Estate is situate but a short Distance to the West of Ledgard Bridge, in Mirfield, and to the East of Cooper Bridge. From its locality in a flourishing and enterprising District, it will always command an extensive Market for the Coal. It also possesses great Facilities for Carriage as well by Land as Water.

For further Particulars apply to Mrs. HINCHCLIFFE, Coopers Bridge Villa, near Huddersfield; Mr. JOHN SCHOLKS, Farmer, Bradley, or of **W. STEWART, Solicitor.**  
Horbury, near Wakefield, 16th Dec., 1844.