

Roehead, in Mirfield.

By Mr. LANCASTER, at the house of Mr. George Mitchell, the Yew Tree Inn, in Robert Town, in the county of York, on Wednesday, the Thirtieth day of July, 1851, at five o'clock in the afternoon, in the following or such lots as shall be agreed upon at the time of sale, and subject to such conditions as shall be then produced,

Lot 1. THE truly valuable Freehold ESTATE, called the "Roehead Estate," consisting of the capital MESSUAGE, or Mansion-house, with the extensive offices and outbuildings, gardens, plantations, and grounds, situate at and called "Roehead," in Mirfield, in the county of York, and the several Closes of rich old-inclosed LAND, immediately adjoining upon the mansion, and lying within a ring fence, and which said estate (including the site of the buildings) contains by admeasurement the quantities following, namely—

	A.	R.	P.		A.	R.	P.
The Mansion House, Buildings & Grounds	1	2	8	The Broom Field.....	2	3	6
The Tenter Croft Plantation.....	1	2	27	The Birch Close	3	3	12
The Tenter Croft.....	1	0	3	The Boundary Plantation.....	1	0	34
The Roadside Plantations	1	1	39	The Little Wood Close	1	3	6
The Ing.....	5	2	26	The Great Wood Close	3	2	31
The Pasture	4	0	4	The Brier Close	4	3	16
The Ridings	5	2	20	The Lane End Field..	3	2	27
					44	3	18

The house is well cellared, and contains entrance hall, dining and drawing rooms, breakfast room, library, and two kitchens on the ground floor; six best lodging rooms and dressing room on the first floor; with other lodging rooms and closets in the upper floor. It is now occupied as two dwellings, by John Hanbury, Esq., and Mr. Hellowell, common brewer, but may easily be converted into one as heretofore; and part of the outbuildings have been converted into a spacious brewery, where an extensive and thriving business is now being carried on. In addition to the buildings so occupied, there are two stables for ten horses, coachhouse, barn, mistal, and other outbuildings, and two Cottages for servants or workmen.

The situation of the house is pleasant and salubrious. It commands a fine view of Huddersfield and the adjacent hills, of the rich and well-timbered scenery of Kirkstiles Park (immediately adjoining on this estate), and of the vales of the Calder and the Colne, forming altogether a landscape of great extent, variety, and beauty. The house is on the line of the Huddersfield and Leeds turnpike road, and is within half a mile of the Cooper Bridge station on the Lancashire and Yorkshire Railway, and within one mile of the Mirfield station of that company and of the London and North Western Railway.

The land is in a high state of cultivation, the timber and plantations are thriving and well-grown, and both the house and land are abundantly supplied with water in the droughest season, having a well in the house that is always full, and an ever-flowing stream running through the centre of the estate. There is also a good supply of game on this estate, as it adjoins on three sides upon the extensive and well stocked game preserves of Sir Geo. Armytage, Bart.

The land contains the following beds of coal, namely—The Lime Coal, 25 inches thick, 11 yards from the surface; the Blocking Coal, 3 inches thick (of which a large portion is got), 35 yards lower; the Lousy Bed, 36 inches thick, 28 yards lower; the Stone Coal, 20 inches thick, 40 yards lower; the Black Bed, 36 inches thick, 99 yards lower; the Low Moor Better Bed, 20 inches thick, 40 yards lower; and below these the beds of the Halifax coal field. It also contains bed of first-rate ashlar stone and clay.

Also (to be sold as part of lot 1), the MESSUAGE or Dwelling-House, and premises, now occupied by Mrs. Marriott, at or near Roehead aforesaid, and forming part of the Roehead estate. It is three stories high, has two sitting rooms and kitchen on the ground floor, and six lodging rooms.

Lot 2. All those FIVE COTTAGES or Dwelling-Houses, and outbuildings, stables, and plantation, adjoining upon the old turnpike road from Huddersfield to Leeds, near to Roehead aforesaid, but separated therefrom by the Hartshead road, as the same are now in the occupation of Mr. Edward Marriott and others, and comprise an area of 1A. 1A. 31P.

Lot 3. All that Plot of BUILDING GROUND, at Robert Town aforesaid, to the south of and adjoining upon the said old turnpike road, and also adjoining on the road immediately in front of the Star Inn, and containing by admeasurement 1,754 square yards or thereabouts.

Lot 4. Another Plot of BUILDING GROUND, to the south of and adjoining upon lot 3 and lots 9 and 10, containing by admeasurement 2,752 square yards or thereabouts.

Lot 5. Another Plot of BUILDING GROUND, to the south of and adjoining upon lot 4, containing by admeasurement 2,813 square yards or thereabouts.

Lot 6. Another Plot of BUILDING GROUND, to the south of and adjoining upon lot 5, containing by admeasurement 2,662 square yards or thereabouts.

Lot 7. Another Plot of BUILDING GROUND, to the south of and adjoining upon lot 6, containing by admeasurement 3,932 square yards or thereabouts.

Lot 8. Another Plot of BUILDING GROUND, to the south of and adjoining upon lot 7, containing by admeasurement 4,840 square yards or thereabouts.

Lot 9. Another Plot of BUILDING GROUND, to the west of and adjoining upon lot 3, and also adjoining the said old turnpike road, containing by admeasurement 1,240 square yards or thereabouts.

Lot 10. Another Plot of BUILDING GROUND, to the west of and adjoining upon lot 9, and also adjoining the old turnpike road, containing by admeasurement 1,089 square yards or thereabouts.

Further particulars may be obtained on application to Mrs. MARRIOTT, or her Sons, at Roehead; to Mr. WM. ARMITAGE, of Castle Hall, in Mirfield, Land Agent; to Mr. CHARLES FIRTH, of Birstal, Solicitor; or to Messrs. BROOK, FREEMAN, and BATLEY, of Huddersfield, Solicitors, where a plan of the estate may also be seen.