

THE MIRFIELD ESTATE,

comprising the excellent Mansion of **KNOWL HOUSE**, with the grounds belonging thereto; many valuable Building Sites for villas, dwelling-houses, and other erections, with extensive frontages; also, several Messuages, Dwelling-houses, Cottages, and Closes of Land, as divided into the following lots.

Lots 1 to 12 inclusive. Plots of **BUILDING GROUND**, at the Nab, with frontage to the Huddersfield and Wakefield Old Turnpike-road, or Nab-lane.

Lots 13 and 15 to 20 inclusive. Plots of **BUILDING GROUND**, at or near to Wasp Nest, with frontages to Nab-lane.

Lot 14. **FOURTEEN COTTAGES**, with cowhouse, barn, yards, and appurtenances, at Wasp Nest, with a large Plot of **BUILDING GROUND**, fronting Nab-lane, containing altogether about 5,507 square yards.

Lot 21. Plot of **BUILDING GROUND**, on the south side of Nab-lane, containing about 4,127 square yards.

Lot 22. Plot of **BUILDING GROUND**, adjoining and east of lot 21, containing about 4,486 square yards.

Lot 23. All that substantial **MESSUAGE**, with the barn, cowhouse, stable, outbuildings, and appurtenances, and **THREE COTTAGES** and Gardens, with **BUILDING GROUND** adjoining, containing altogether about 5,691 square yards.

Lot 24. Plot of **BUILDING GROUND**, adjoining and east of lot 23, containing about 3,262 square yards.

Tenant.	No. on Plan.	Premises.	Contents.
			A. R. P.
Lot 25. Wallis Mallinson	545	House, shop, and yard..	0 0 8
Mary Brook, John Gledhill, and others	542	Five cottages and yard..	0 0 20
			0 0 28
Lot 26. Joseph Smithson	553	Long Lands	3 0 26
John Gledhill.	554	Upper Wasp Nest	1 2 23
	537	Lower Wasp Nest	1 1 32
			6 1 1

Lots 27 to 30 inclusive. Plots of **BUILDING GROUND**, near Knowl Chapel, with frontages to Nab-lane.

Lots 31 to 34 inclusive. Plots of **BUILDING GROUND**, near Knowl Chapel, with frontages to Knowl-lane.

Lot 35. Plot of **BUILDING GROUND**, fronting to Knowl-lane and Water Royd-lane, containing about 7,139 square yards.

Lot 36. Plot of **BUILDING GROUND**, adjoining and south of lot 35, with frontage to Knowl-lane, containing about 9,286 square yards.

Tenant.	No. on Plan.	Premises.	Contents.
			A. R. P.
Lot 37. Frank Webster and his undertenants . .	921	House, barn, cowhouse, stable, 3 cottages and gardens, with appurtenances.	0 1 1
	1,104	Croft	0 2 37
	1,103	Little Close	0 3 9
			1 3 7
Lot 38. Frank Webster	1,011	Far Croft	0 3 9
	1,100	Well Close	1 0 11
	1,098	Milmer Field	2 1 23
In hand	1,102	Plantation & well-house	0 0 7
			4 1 10

Lot 39. Thomas Wade	850	House, surgery, barn, stable, garden, and appurtenances.	0 2 2
	1,107	Land	1 3 25
	1,108	Land	1 0 28
James Midwood	847	Cottage and garden. . . .	0 0 3
			3 2 18

Lot 40. George Hall	831	Barn, cowhouse, stable, weaving shops, warehouse, and yards	0 1 8
	829	Dwelling-house and appurtenances	0 0 5
	1,109	Little Croft	1 2 20
	1,110	Part of Tenter Croft. . .	2 3 29
	1,347	Petty Pearson's Close. . .	1 2 33
Benjamin Wilson.	830	Cottage and appurtenances.	0 0 2
Thomas Wilson.		Cottage and appurtenances.	0 0 2
In hand	832	Plantation	0 0 8
			6 2 27

Lot 41. Mrs. Ingham	825	Capital mansion, called "Knowl house," with coach-house, stables, and appurtenances.	0 0 20
	827	Garden and pleasure grounds	1 0 18
George Hall	1,113	Orchard	0 1 23
	1,111	Tenter Croft	2 0 16
	1,115	Park	7 2 26
In hand	1,119	Plantation.	0 0 22
	1,112	Plantation.	0 0 11
John Taylor	828	Dwelling-house and appurtenances	0 0 5
William Clarkson.		Cottage	0 0 5
Samuel Hall		Cottage	0 0 7
			11 2 33

Lot 42. Plot of **BUILDING GROUND**, adjoining to and east of Knowl-lane, containing about 2,997 square yards.

Lot 43. **FIVE COTTAGES**, barn, stable, garden, and appurtenances, with a Piece of **BUILDING GROUND**, in the occupation of Mrs. Fairburn or her undertenants, containing altogether about 2A. 3R. 13P., or 13,703 square yards.

Lot 45. Plot of **BUILDING GROUND**, adjoining and south of lot 43, containing about 7,411 square yards.

Lot 46. **COTTAGE, GARDEN, and BUILDING GROUND**, fronting to and west of Knowl-lane, occupied by Mrs. Fairburn and her undertenants, containing about 4,377 square yards.

Lot 47. Plot of **BUILDING GROUND**, adjoining and south of lot 46, containing about 4,490 square yards.

Lot 48. Plot of **BUILDING GROUND**, adjoining and south of lot 47, with frontage to Knowl-lane and Doctor-lane, containing about 4,348 square yards.

Lot 49. Plot of **BUILDING GROUND**, adjoining and west of lot 47, with frontage to Doctor-lane, containing about 4,348 square yards.

Lot 50. Plot of **BUILDING GROUND**, adjoining and west of lots 46, 47, and 49, with frontage to Doctor-lane, containing about 8,984 square yards.

Lot 51. Plot of **BUILDING GROUND**, adjoining and west of lot 50, with frontage to Doctor-lane, containing about 8,197 square yards.

Lot 52. Plot of **BUILDING GROUND**, with a considerable frontage to Crow Lees-lane, containing about 2A. 3R. 39P., or 14,489 square yards.

Lot 53. Plot of **BUILDING GROUND**, adjoining lot 52 on the east, and with a considerable frontage to Crow Lees-lane, containing about 2A. 3R. 28P., or 14,157 square yards.

Lot 54. **PLANTATION**, on the south side of the Calder and Hebble Navigation, adjoining the Cleckheaton Branch of the Lancashire and Yorkshire Railway, containing about 2R. 23P.

Lot 55. Close of **LAND**, called Dead Eye, in the occupation of Joseph Crosley, containing about 4A. 2R. 4P.

Lot 56. Close of **LAND**, called Little Bridge End, in the occupation of William Thornton, suitable for a mill site, and situate between the river Calder and the canal, and adjoining Shepley Bridge, containing about 1A. 2R. 31P.

Lot 57. Close of **LAND**, called the Croft, with the old buildings thereon, in the occupation of Francis Heaton, containing about 1A. 2R.

Lot 58. Two Closes of **LAND**, called Upper Long Balk, No. 1,652 on plan, containing 4A. 3R. 32P., occupied by Francis Heaton; and Long Balk, No. 1,662 on plan, containing 4A. 1R. 33P., occupied by William Lister. Total quantity 9A. 1R. 25P.

Lot 59. Close of **LAND** at Northorp, called the Croft, in the occupation of Benjamin Barraclough, containing about 1A. 0R. 33P.

Lot 60. All that **FARM HOUSE**, barn, stable, outbuildings, and yard, forming the western part of Northorp Hall, in the occupation of Benjamin Barraclough, containing about 1R. 5P.

Tenants.	No. on Plan.	Premises.	Contents.
			A. R. P.
Lot 61. Francis Heaton	2,033	Ing	0 3 25
Benjn. Barraclough	2,032	Land	1 1 32
			2 1 17

Subject to a right of road over the north part thereof to Lot 62.

Lot 62. Benjn. Barraclough	2,034	Low Ing.	2 3 15
	2,038	Little Field	1 2 32
Francis Heaton	1,926	Lee Close	3 0 5
	1,921	Near Deads Croft	3 2 33
	1,922	Far Deads Croft	5 0 6
	1,924	Island.	0 1 3
			15 2 14

Lot 63. **THREE COTTAGES** and appurtenances at Well House, occupied by Martha Barker, Samuel Wilson, and Joseph Wilson, containing about 16P.

ESTATE IN HOPTON.

Lot 64. All that **PUBLIC-HOUSE**, called Ship Inn, with brew-house, outbuildings, cottages, and appurtenances, and a Close of **LAND**, called the Croft, situate near to and on the Hopton side of Shepley Bridge, adjoining the river Calder, in the occupation of Chas. Normanton and his undertenants, containing about five acres, be the same more or less.

ESTATE IN DEWSBURY.

Lot 65. All that **PUBLIC-HOUSE**, called the "Old Anchor Inn," with brewhouse, stables, and appurtenances, situate at the bottom of Webster-hill, in Dewsbury; and the Iron Foundry, Workshops, yard, house, and appurtenances adjoining thereto, all in the occupation of William Bagshaw, or his undertenants.

Lot 66. All that Piece of valuable **BUILDING GROUND**, suitable for a mill site, near to Clegg Ford Bridge, in Dewsbury, on the banks of the River Calder, bounded on the east by the highway from Dewsbury to Thornhill, and south by Forge-lane, containing about 7,108 square yards.

Lot 67. A Piece of valuable **BUILDING GROUND**, suitable for a mill site, adjoining and west of Lot 66, bounded north by the river Calder, and south by Forge-lane, containing about 13,703 square yards.

ESTATE IN THORNHILL.

Lot 68. All those **FIVE COTTAGES**, with gardens and appurtenances, together with valuable **BUILDING GROUND**, in the occupation of William Knowles or his undertenants, bounded north by the Calder and Hebble Navigation, and south by the public highway from Thornhill Lees to Thornhill, containing about 5A. 0R. 2P.

Lot 69. Piece or Parcel of **LAND**, adjoining and west of Lot 68, bounded north by the Calder and Hebble Navigation, and south by the public highway from Thornhill Lees to Thornhill, in the occupation of William Knowles, containing about 3A. 3R. 18P.

Printed particulars and plans will be deposited for inspection at the place of sale; and for particulars and further information apply to Mr. Eddison, the Auctioneer, Huddersfield; to Mr. Henry Holt, Surveyor, Wakefield; to Mr. Mallinson Abbey, Surveyor, Lockwood; or to JOHN ARTHUR IKIN, Solicitor, Leeds.

Leeds, 13th September, 1856.