

LUDDENDEN, NEAR HALIFAX.

Valuable Freehold and Copyhold Estates, in Warley and Midgley, near Halifax, in the County of York, consisting of Mills, Mansion-house, Farms, Public-houses, Dwelling-houses, Shops, and other Property.

MR. CARR will SELL BY AUCTION, (by the direction of Messrs. HARTLEY and JOHN MURGATROYD, the Owners), at the MURGATROYD'S ARMS INN, in Luddenden, near Halifax, on WEDNESDAY, the 19th day of JULY next, at Two o'Clock in the afternoon precisely, subject to conditions to be then and there produced, and in the following or such other Lots as shall be agreed on at the time of sale.

AT LUDDENDEN, IN WARLEY.

Lot 1.—All that PLOT of BUILDING GROUND situate in Luddenden aforesaid, on the road leading from Luddenden to Keighley, now used as a Garden, bounded on the north by the garden of Luddenden Parsonage, on the south by Lot 2, on the east by the said road, and on the west by the remainder of the said garden, and containing 260 superficial square yards.

Lot 2.—All that other PLOT of BUILDING GROUND, situate adjoining, and bounded on the north by Lot 1, on the south by property of Mr. Abraham Thomas, on the east by the said road, and on the west by the remainder of the said garden, and containing 186 superficial square yards.

Lot 3.—All that COTTAGE and STABLE with the Outbuildings and Appurtenances, situate in Luddenden aforesaid, together with the Yard in front and a small piece of Garden Ground at the back, as shown on the sale plan, now in the several occupations of Benjamin Tetley and Thomas Crowther, Esq.

Lot 4.—All those THREE COTTAGES and GIGHOUSE, situate in Luddenden aforesaid, fronting to the street, together with the vacant Ground at the back, now in the several occupations of Ellis Chow, Jonas Towensend, and Richard Thomas.

Lot 5.—All that INN or PUBLIC HOUSE, situate in Luddenden aforesaid, called "THE MURGATROYD'S ARMS," now in the occupation of Henry Patchett, with the Brow-house, Stable, Mistal, Glazier's Shop, Outbuildings, and Appurtenances thereto belonging, (except the Out-kitchen and Coal Place, which belong to Lot 7), and also the open space of Ground in front of the said Inn, together with part of the Garden behind, as shown on the plan.

Lot 6.—All that Newly Erected MESSUAGE or DWELLING-HOUSE, situate in Luddenden aforesaid, now in the occupation of James Howarth.

Lot 7.—All that MESSUAGE, DWELLING-HOUSE and SHOP, three stories high, situate in Luddenden aforesaid, in the occupation of Joseph Sutcliffe, together with the Out-kitchen and Coal Place under the same, now used with the said Public House.

And also, part of the GARDEN, now divided for sale, situate at the southerly end of the said Messuage, having a frontage to the street there of 12 yards, and the whole contains 183 superficial square yards.

Lot 8.—All that COTTAGE and BUILDINGS adjoining, situate in Luddenden aforesaid, occupied by Betty Greenwood and William Midgley, together with the remainder of the Garden, situate on the northerly side thereof, and adjoining the Dam, there being the remainder of the said Garden mentioned in Lot 7, and containing altogether 181 superficial square yards.

Lot 9.—All those TWO COTTAGES, situate adjoining Lot 8, now in the occupations of Eli Wilde and Joseph Tetley, together with a space of four feet wide on the southerly end of the said Cottages and the space of ground behind the said Cottages, and adjoining the said Dam as shown on the Sale Plan.

Lot 10.—All that Plot of BUILDING GROUND adjoining Lot 9, and bounded by the street there on the east, by the Dam on the west, by Lot 9 on the south, and by ground belonging to Luddenden Mills on the north, and containing a frontage to the said street of 17 yards, and containing 78 superficial square yards.

Lot 11.—All those SIX COTTAGES, situate in Luddenden aforesaid, now in the several occupations of Thomas Wilkinson, Joseph Murgatroyd, William Greenwood, Richard Hartley, Eli Mitchell, and Jacob Thorpe, together with the Garden at the back of the said cottages, and the Building Ground and Outbuildings adjoining to Chapel Road. The Water is excepted out of this lot.

AT DENHAM, NEAR LUDDENDEN FOOT.

Lot 12.—All those FOUR newly-erected COTTAGES, with the Outbuildings, situate at Denham, near Luddenden Foot, fronting to the Halifax and Todmorden Turnpike Road, now in the several occupations of Samuel Crowther Farmer, Anthony Martin, Jeremiah Waddington, and another.

AT LUDDENDEN.

Lot 13.—All that valuable CORN MILL, called "UPPER MILL," situate at Luddenden aforesaid, lately occupied by Messrs. H. and John Murgatroyd, with the Malt Kiln, Drying Kilns, Warehouses, Stabling for 18 Horses, Waggon and Cart Sheds, Gig-house, Joiner's Shop, Paved Yards, and Outbuildings thereto belonging; and also the Reservoir behind the same, containing 2,008 superficial square yards, with the Water Wheel, and the entire fall of the Luddenden Brook, being about 80-horse power; and also the Weir and Dam-stones, and Plot of Ground adjoining thereto, as shown on the plan; together with the Head and Tail Goit now used therewith.

This Mill, together with that described as Lot 14, usually known as the "Luddenden Mills," have been in Messrs. Murgatroyd's family for two centuries, and have been occupied during that period as Corn Mills, and are now offered for sale in consequence of Messrs. Murgatroyd's retirement from business. They are situate upon the Luddenden Brook, about three quarters of a mile from the Luddenden Station of the Lancashire and Yorkshire Railway, and the same distance from the Rochdale Canal, and about three miles from the borough of Halifax, and are entitled to the entire fall of the Brook, together with the use of the Haigh Cote and Leadbeater Reservoirs, situate on Saltonstall Moor, which were erected for the benefit of the Mills in the Luddenden Valley. And, upon the construction of the works authorised by the "Halifax Improvement Act, 1858," will be supplied with not less than five cubic feet and one-third of a cubic foot

of water per second during 12 hours a day.

It is intended in future that the whole of the water shall be appropriated to the new Upper Mill.

The Mill is five Stories and Attic, and the whole of the premises have been recently re-erected, and are fitted up with machinery of the newest construction, and on the most improved principle, and are ready for immediate use. The Water Wheel is a new iron one, 27 feet in diameter, and nine on the breast.

The purchaser will be entitled to take all the Stones and Machinery in and about the said Mill at a Valuation.

Lot 14.—All that other MILL, called the "Lower MILL," also lately occupied by the said Messrs. H. and J. Murgatroyd, and the Counting House, Sheds, Four COTTAGES (situate in the yard), Yard, Garden, Outbuildings, and appurtenances, together with the STEAM ENGINE, Boiler, Boiler house, and Chimney belonging thereto.

The mill is Three Stories and attic. The steam engine is 12-horse power (Bowling), and the boiler 16-horse.

And also all that CLOSE of LAND adjoining thereto, called the "Holme," containing, including the site of the above premises, 1a. 3r. 36p.

The above mill will have no right to the Fall of Water except for steam engine purposes, the water and Tail Goit from the Upper Mill to the Lower which passes through the Holme being reserved to the Upper Mill.

This mill can be very easily converted into a worsted mill, and is so situate that it can be readily enlarged.

The purchaser will have the right of taking the Water-wheel, Stones, and Machinery, at a valuation.

Lot 15.—All that CLOSE of LAND, called the "Bank," situate near to or adjoining the last Lot, containing 1a. 32p., now in the occupation of the said Messrs. H. and John Murgatroyd.

IN WARLEY.

Lot 16.—All that excellent **FARM** called "**HARTLEY ROYD.**" consisting of the Farm-house and Three **DWELLING-HOUSES**, now in the several occupations of James Bedford, Miss Sim, and others, Garden, Barn, Mistal, Stable, and Out-buildings, and Ten **CLOSES** of **LAND**, commonly called Lower Back Laith Field, the Royd Top, Orchard, Upper Laith Field, Annis Hurst, Middle Hurst, Near Hurst, Broom Bank, Pads, and Croft, above the house, containing together by ad-measurement 18a. 16p.

The buildings are large and commodious, in first-rate repair, and the land is in excellent condition.

Lot 17.—All those Two **CLOSES** now occupied as part of the Hartley Royd Estate, called the Lower Back Laith Field and Royd Bottom, containing together 5a. 11p., and now in the occupation of the said James Bedford.

Lot 18.—All that **FARM** called "**Lowza Stronax,**" consisting of the Farm-house and Five **COTTAGES**, now in the several occupations of the said James Bedford and others, with Four **CLOSES** of **LAND** and Two **PLANTATIONS**, commonly called the Little Ing, Lower Stubbin, Far Little Ing, Ellen Holme, and the Two Shroggs, and containing together 6a. 2r. 8p.

The whole of the above property in Warley is Copyhold of the Manor of Wakefield, and the fine is small, certain, and compounded for.

Lot 19.—All that Valuable **MANSION HOUSE**, called "**The Greave,**" together with the Pleasure Grounds, Gardens, Farm Buildings, and Five **CLOSES** of **LAND**, and the Plantation adjoining thereto, now in the occupation of Mr Hartley Murgatroyd, and commonly called the Meadow, Dick Ing, and Pinnial, Near Deep Acre, Far Deep Acre, Lane Top Field, and the Plantation, containing together 16a. 1r. 32p.

And also all those **TWO COTTAGES** and **GARDEN**, situate at or called Pinnial Top, now occupied by William Greenwood, and the other unoccupied.

This Estate is beautifully situate on the westerly side of Luddenden Valley, and the land is of first-rate character, and the Houses and Buildings are in excellent repair, and immediate possession could be given.

Lot 20.—All those **THREE CLOSES** OF **LAND**, part of the Greave Estate, situate above the road at the back of the Greave, called Pinnial-lane, and bounded on the top by Thorny-lane, and called "the Near High Lee," "the Middle High Lee," and "the Far High Lee," containing in the whole 8a. 8r. 36p., and now in the occupation of Messrs. H. and J. Murgatroyd.

Lot 21.—All that well accustomed **BEER HOUSE**, situate at Lane Ends, built on part of the Greave Estate, now in the occupation of Thomas Horsfall, together with the Beer-house, Outbuildings, and Garden, as shewn in the plan.

All the Property situate in Midgley, is of Freehold tenure.

Lithographed Plans and particulars are in preparation, and will be ready for delivery immediately, and may then be obtained from the Auctioneer, Halifax and Bradford; Mr. Child, Land Surveyor, Halifax; the Murgatroyd Arms Inn, Luddenden; the Sun Inn, Bradford; the Palatine Hotel, Manchester; and also, together with any further particulars and information, of

Messrs. **STOCKS, FRANKLIN, & JERVIS,**
Halifax, 23rd June, 1854. Solicitors, Halifax.

TRANSCRIPT

Luddenden near Halifax

Valuable freehold and copyhold estates in Whalley and Midgley near Halifax in the County of York consisting of mills, Mansion House, farms, public houses, dwelling houses, shops and other property.

Mr Carr will sell by auction by the direction of Messrs Hartley and John Murgatroyd, the owners at the Murgatroyd Arms in in Luddenden near Halifax on Wednesday the 19th day of July next at 2 in the afternoon precisely subject to the conditions to be then and there produced and in the following or such other lots as shall be agreed on at the time of Sale.

Lot 1 all that plot of building ground situate in Luddenden aforesaid on the road leading from Luddenden to Keighley now used as a garden bounded on the north by the garden of Luddenden Parsonage on the South by lot 2 and on the east by the said Road and on the West by the remainder of the said garden and containing 260 superficial square yards.

Lot 2 all that other plot of building ground situates adjoining and bounded on the north by lot 1 on the South by property of Mr Abraham Thomas on the east by the said road and on the West by the remainder of the said garden and containing 186 superficial square yards

Lot 3 all that cottage and stable with the outbuildings and appurtenances situated in Luddenden aforesaid together with the yard in front and a small piece of garden ground at the back as shown on the sale plan now in the several occupations of Benjamin Tetley and Thomas Crowther Esquire.

Lot 4 all those 3 cottages and gig house situated in London aforesaid fronting to the street together with the vacant ground at the back now in the several occupations of Ellis Chew, Jonas Townsend and Richard Thomas.

Lot 5 all that in or public house situated in Luddenden aforesaid call the Murgatroyd Arms now in the occupation of Henry Patchett with the brew house, stable, mistle, glazier's shop, out buildings and appurtenances thereto belonging (except the out Kitchen and coal place which belongs to lot 7) and also the open space of ground in front of the said Inn together with part of the garden behind as shown in the plan.

Lot 6 all that newly erected messuage or dwelling house situated in London aforesaid now in the occupation of James Howarth.

Lot 7 all that messuage dwelling house and shop 3 storeys high situate in Luddenden aforesaid in the occupation of Joseph Sutcliffe together with the out kitchen and coal place under the same now used with the said public house

And also part of the garden now divided for sale situated the southerly end of the said messuage having a frontage to the street there of 12 yards and the whole contains 133 superficial square yards.

Lot 8 together with the remainder of the garden situated on the northerly side thereof and adjoining the dam there being the remainder of the said garden mentioned in Lot 7 and containing altogether 131 superficial square yards

Lot 9 all those two cottages situated adjoining lot 8 now in the occupation of Eli Wilde and Joseph Tetley together with a space of four feet wide on the southerly end of the said cottages and the space of ground behind the said cottages and adjoining the said dam as shown on the sale plan

Lot 10 all that plot of building ground adjoining lot 9 and bounded by the street there on the east by the dam on the West by lot 9 on the South and by the ground belonging to Luddenden Mills on the north and containing a frontage to the said Street of 17 yards and contained in 78 superficial square yards

Lot 11 all those 6 cottages situate Luddenden aforesaid now in the several occupations of Thomas Wilkinson, Joseph Murgatroyd, William Greenwood, Richard Hartley, Eli Mitchell and Jacob Thorpe together with the garden at the back of the said cottages and the building ground and outbuildings adjoining to Chapel Road. The water is excepted out of this lot

At Denholm near Luddenden foot

Lot 12 all those four newly erected cottages with the outbuildings situate at Denholm near Luddendenfoot fronting to the Halifax and Todmorden Turnpike Road now in the several occupations of Samuel Crowther Farrar, Anthony Martin, Jeremiah Waddington and another

At Luddenden

Lot 13 all that valuable Corn Mill called 'Upper Mill' situate at Luddenden aforesaid lately occupied by Messrs H and John Murgatroyd with the malt kiln, drying kilns, warehouses, stabling for 18 horses, waggon and cart sheds, gig house, joiners shop, paved yards and outbuildings there to belonging and also the reservoir behind the same containing 2008 superficial square yards with the water wheel and the entire fall of the Luddenden brook being about 30 horsepower and also the weir and dam stones and plot of ground adjoining thereto as shown on the plan together with the head and tail goit now used therewith

This mill together with that described as lot 14 usually known as the Luddenden Mills have been in Messrs Murgatroyd's family for two centuries and have been occupied during that as corn mills and are now offered for sale in consequence of Messrs Murgatroyd's retirement from business. They are situated upon the Luddenden brook, about 3/4 of a mile from the Luddenden station of the Lancashire and Yorkshire railway and the same distance from the Rochdale canal and about 3 miles from the borough of Halifax and are entitled to the entire fall of the brook together with the use of The Haigh Cote and Leadbeater reservoirs situate on Saltonstall moor which were erected for the benefits of the mills in the Luddenden valley. And upon construction of the works authorised by the Halifax Improvements Act 1858 will be supplied with not less than 5 cubic feet and 1/3 of a cubic foot of water per second during 12 hours a day

It is intended in future that the whole of the water shall be appropriated to the new Upper Mill.

The mill is five stories and attic and the whole of the premises have been recently re erected and are fitted up with the machinery of the newest construction under the most improved principle and are ready for immediate use. The water wheel is a new iron one 27 feet in diameter and 9 on the breast

The purchaser will be entitled to take all the stones and machinery in and about the said mill at a valuation

Lot 14 all that other mill called the 'Lower Mill' also lately occupied by the said Messrs H&J Murgatroyd and the counting house, sheds, 4 cottages (situate in the yard), yard, garden outbuildings and appurtenances together with the steam engine, boiler, boiler house and chimney belonging thereto

The mill is three stories and attic, the steam engine is a 12 horsepower (Bowling) and the boiler is 16 horse

And also all that close of land adjoining thereto call 'The Holme' containing including the site of the above premises, one acre 3 rod 36 perch

The above mill will have no right to the fall of water except for steam engine purposes. The water and the tail goit from the upper mill to the lower mill which passes through The Holme being reserved to the upper mill

This mill can be easily converted into a worsted mill and is so situate that it can be readily enlarged

The purchaser will have the right of taking the water wheel stones and machinery at a valuation

Lot 15 all that close of land called 'The Bank' situate near to or adjoining the last lot containing one acre 32 perch now in the occupation of the said Messrs H and John Murgatroyd

In Warley

Lot 16 all that excellent farm called Hartley Royd consisting of the farmhouse and three dwelling houses now in the several occupations of James Bedford, Miss Sim and others, garden, barn, mistle, stable and outbuildings and 10 closes of land commonly called Lower Back Lathe Field, The Royd Top, Orchard, Upper Laithe Field, Annis Hurst, Middle Hurst, Near Hurst, Broom Bank, Pads and Croft and above the house containing together by admeasurement 13 acres 15 perch

The buildings are large and commodious in first rate repair and the land is in excellent condition

Lot 17 all those two closes now occupied as part of the Hartley Royd estate call the Lower Back Laithe Field and Royd Bottom containing together 5 acres 11 perch and now in the occupation of said James Bedford

Lot 18 all that farm called Lower Stubbin consisting of the farmhouse and five cottages now in the several occupations of the said James Bedford and others with four closes of land and two plantations commonly called the Little Ing, Lower Stubbin, Far Little Ing, Ellen Holme and the two shroggs and containing together 5 acres 2 rod 8 perch

The whole of the above property in Whalley is copyhold of the Manor of Wakefield and the fine is small certain and compounded for

Lot 19 all that valuable Mansion House called 'The Greave' together with the pleasure grounds, gardens, farm buildings and five closes of land and the plantation adjoining thereto now in the occupation of Mr Hartley Murgatroyd and now commonly called the Meadow, Dick Ing and Pinnial, Near Deep Acre, Far Deep Acre, Lane Top Field and the plantation containing together 16 acres one rod 32 perch

And also the two houses and weaving shop situate at or called Croft top now in the occupation of Thomas Greenwood and John Sutcliffe

And also all those two cottages and garden situate at or called Pinnial Top now occupied by William Greenwood and the other unoccupied

This estate is beautifully situated on the westerly side of Luddenden valley and the land is of first rate character and the house and buildings are in excellent repair and immediate possession could be given

Lot 20 all those three closes of land part of 'The Greave' Estate situate above the road at the back of The Greave called Pinnial Lane and bounded on the top by Thorny Lane and called 'The Near High Lee', 'The Middle High Lee' and 'The Far High Lee' containing in the whole 8 acre 3 rod 36 perch and now in the occupation of Messrs H&J Murgatroyd

Lot 21 all that well accustomed BEER HOUSE situate at Lane Ends built on part of the Greave Estate now in the occupation of Thomas Horsfall together with the beer house, outbuildings and garden as shown in the plan

All the property situated in Midgley is of freehold tenure

Lithographed plans and particulars are in preparation and will be ready for delivery immediately and may then be obtained from the auctioneer, Halifax and Bradford: Mr Child land surveyor, Halifax; The Murgatroyd Arms in Luddenden; The Sun in Bradford; The Paletine Hotel Manchester; and also, together with any further particulars and information of:

Messrs Stocks Franklin and Jervis solicitors Halifax

23rd of June 1854