

Valuable Freehold Property, at Stretton, near Warrington, on Monday, the 20th day of June, 1836, at 4 o'clock in the afternoon, subject to conditions then to be produced, and in the following or such other Lots may be agreed upon the time of sale:

Lot 1. THE ROOLEY MOOR FARM, with five substantially built cottages and Gardens, attached, comprising in the whole in statute measure 27A, 0R, 4P., or thereabouts.

Lot 2. A field of excellent LAND, called the Alms Yard, with Stockley Wood adjoining comprising together in statute measure 8A, 0R 39P or thereabouts.

Lot 3. Two CLOSES, called Buckley's Crofts, with plantation cottage and garden comprising in statute measure 1A. 3R. 3P., or thereabouts.

Lot 4. A field of superior LAND, called Worrall's Field, comprising in statute measure 4A, 0R. 16P., or thereabouts.

Lot 5. A field of rich Meadow LAND, called the Well Meadow, comprising in statute measure 2A, 0R. 12 P., or thereabouts.

Lot 6. Two COTTAGES with Gardens, in situate on the easterly side of the high road, comprising in statute measure 0A. 1R. 16P., or thereabouts.

Lot 7. Two substantially built COTTAGES with gardens, situate on the westerly side of the high road, comprising in statute measure 0A. 1R. 12P., or thereabouts.

Lot 8. All that substantially modern built DWELLING HOUSE, called Stretton House, with the farm buildings, gardens, and land, thereunto belonging, comprising in statute measure 39A. 2R. 12P., or thereabouts.

The above valuable lots are situate near the village of Stretton, and adjoining the high road leading from Warrington to Northwich, about four miles from the former and six miles from the latter place, and conveniently near the church of Stretton. The land is exceedingly rich quality, in a high state of culture, and only a small portion of it in tillage. The fields are conveniently divided and the fences in good order. Lots 2,3, and 5, are suitable to build upon, having considerable frontages to the high road, upon which several London daily coaches pass and repass. Lot 2 possesses a command of prospect pleasingly varied and extensive, and Stockley Wood well-timbered with thriving oaks, forms an excellent shelter on the east. The cottages are in good repair and well tenanted; those in Lot 1 (moderately let) produce an annual rent of £27 15s. They might at small expense be converted into a farm house and out buildings.

Lot 8 presents a desirable residence for a genteel family. The house is in excellent repair, the rooms are commodious and well arranged. The dairy and farming establishment do not interfere with the better rooms. The gardens and orchard are good, well stocked with choice fruit trees in a full bearing state.

The farm buildings are judiciously placed and in excellent repair, consisting of a large barn, 2 good stables with granary and hay loft over, room cow-houses for 28 cows, with lofts over, calf houses, loose box for horses, tool house, gig house, cart shed, straw yard for young cattle, and superior piggeries conveniently near the dairy, also a detached wash-house, baking and boiling house.

The above offers a valuable opportunity to capitalists either for residence or investment of capital.

The property may be viewed one month prior to the sale, on application to Mr. OKELL, of Stretton House, near Warrington.

Descriptive particulars may be had (at one shilling each) at the principal inns in Northwich, Knutsford, and Warrington; at the Star Inn, Manchester, and King's Arms, Liverpool; and further information may be obtained from the said Mr. Okell; Mr. Oakden, Land Agent, Over Knutsford, or at the office of Mr. T. B. Dumville, Solicitor, Tarporley.