

Valuable Messuages and Cottage Property at Werneth, Oldham.

By order of the trustees of the late James Platt, Esquire, TO BE SOLD BY AUCTION, by Messrs. ALLEN, MELIOR and JAGGER, at the Angel Hotel, High-street, Oldham, on Monday, the 28th day of July, 1875, at Seven (or Eight) o'clock in the evening, subject to conditions of sale to be then produced,

Lot 1. TWO Excellent Semi-detached MESSUAGES, called Hartford Cottages, situate at Werneth, Oldham, at the junction of Wellington-road with Grege-street, and the Stables, Coach-houses, Servants' Dwelling, and Outbuildings thereto belonging, occupied by Mrs. Duncuft and Mr. Nuttall, with the Garden and Grounds attached and belonging thereto, containing (including the site of the buildings, but exclusive of streets) 3,583 superficial square yards or thereabouts. Each house contains a good lobby, dining-room and drawing-room, kitchen, five bedrooms, bath and lavatory, and water-closet. These houses are very well built and commodious, and the gardens stocked with well-grown trees and shrubs. Mrs. Duncuft's tenancy will expire on the 1st July, 1875, and the tenancy of Mr. Nuttall is from year to year. This lot will be sold by way of underlease for the residue of a term of 999 years, created by lease dated 24th March 1849 (except the last ten days thereof), reserving a yearly chief rent of £34 3s. 10d.

Lot 2. Nine COTTAGES at Werneth (near to St. John's Church), being Nos. 9 to 17 (odd numbers), Commercial-street, and one at the back, occupied by Peter Sutton, William Harper, James Sutton, and others, and the LAND forming the site thereof and adjoining thereto, containing (including half in width of Commercial-street and of certain adjoining passages) 1,350 square yards or thereabouts. There is vacant land sufficient for the erection of four additional cottages besides space for yards. The property produces a gross rental of £75 14s. 6d. per annum. This lot will be sold by way of lease for a term of 999 years, reserving a yearly chief rent of £15 13s. 9d.

Lot 3. Thirteen COTTAGES at Werneth, being Nos. 23 to 45 (odd numbers), Alfred-street, and No. 3, Parsons-street, occupied by William George, Elizabeth Brown, and others, and the LAND forming the site thereof, containing (including half in width of Alfred-street and Parsons-street, and of a passage of four feet wide) 1,240 square yards or thereabouts. The property produces a gross rental of £127 3s. 8d. per annum. This lot will be sold by way of lease for a term of 999 years, reserving a yearly chief rent of £19 7s. 8d.

Lot 4. Seventeen COTTAGES at Werneth, being Nos. 53 to 64 (even numbers), Alfred-street, No. 1, Wade-street, and Nos. 2 and 4, Harry-street, occupied by Thomas Lockett, Robert Booth, Jane Fletcher, James Scholes, and others, and the LAND forming the site thereof, containing (including half in width of Alfred-street, Wade-street, and Harry-street, and a passage four feet wide) 1,631 square yards or thereabouts. The property produces a gross rental of £156 17s. 4d. per annum. This lot will be sold by way of lease for a term of 999 years, reserving a yearly chief rent of £22 1s. 8d.

Lot 5. Six COTTAGES at Werneth, being Nos. 18 to 26 (even numbers), Davison-street, and No. 8, Harry-street, occupied by Moses Funney, Elias Turner, Elizabeth Greaves, and others, and the LAND forming the site thereof and adjoining thereto, containing (including half in width of Davison-street, and Harry-street) 653 square yards or thereabouts. There is space for two additional cottages, one fronting Davison-street and one fronting Suthers-street. The property produces a gross rental of £44 4s. per annum. This lot will be sold by way of lease for a term of 999 years, reserving a yearly chief rent of £9 13s. 4d.

The cottage property is all of recent erection, and its proximity to extensive mills and works ensures its being always well tenanted.

Further particulars may be obtained, and a plan of the lots inspected, on application to the Auctioneers, No. 1, St. Peter-street, Oldham; Messrs. Blackburne, Page, and West, Land Surveyors, Union-street, Oldham; to Messrs. William Wrigley and Son, No. 9, Clerg-street, Oldham, or to Messrs. MURKAY and WRIGLEY, Solicitors, Oldham.

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£2600 - same Platt.*