

Lot 1. All those highly valuable and most extensive freehold premises, situate in Redcross-Street, in the City of Bristol, lately in the occupation of Robert Harding, Timber-Merchant, a Bankrupt, and used by him as a timber-yard and sawing-mills, together with an excellent condensing steam engine of six horse power, newly erected upon the most approved principle, and capable of application to any purpose requiring force, with large steam pit, circular saws, and frames, splitting machines, and steam stove attached thereto.

This lot comprises a most desirable dwelling-house, fitted up with every convenience, a newly erected and spacious warehouse, with three stories of lofts, substantial steam engine-house and workshops, large timber and saw-pit-sheds, range of stabling, built in the most superior style, and calculated to hold fourteen horses, with timber-yard, extending down to the River From, and being, exclusive of the dwelling-house and workshops, upwards of 270 feet in length, and 120 feet in width, with hauling-way thereto. The dwelling-house warehouses, lofts, and workshops are fitted throughout with pipes for lighting by gas, with gas meter complete, and the rooms are heated by means of warm air.

The whole property is in excellent repair, the greater part of the buildings having been recently erected in the most substantial manner, and at an expence almost unlimited. The extent of these premises, and the superior construction and arrangement of the buildings, afford an invaluable opportunity for purchase to any person requiring room, and more particularly as they may be converted, at a trifling expence, to a manufactory of any kind.

There are four wells on the premises, affording an inexhaustible supply of water. The whole is free from ground-rent, and the land-tax, excepting the trifling sum of thirty shillings per annum, has been redeemed.

Lot 2. A policy of insurance for the sum of £999, dated the 31st August 1819, effected in the Norwich Union Insurance Office, by the said Robert Harding on his own life, he being then aged about twenty-five years; the yearly premium payable in respect of this policy is £22 6s. 3d.

Lot 3. A policy of insurance for the like sum of £999, dated 9th June 1823, effected in the same Office, by the said Robert Harding on his own life, at the yearly premium of £24 19s. 6d.

For a view of lot 1, please to apply to the said Robert Harding, on the premises, and for further particulars and conditions of sale to Mr. Palmer, Solicitor, Broad-Street, or Messrs. Bevan and Brittan, Solicitors, Small-Street, Bristol.

Capital Freehold and Leasehold Estates and Iron-Works, in the Counties of Monmouth and Brecon.

TO be sold, pursuant to an Order of the High Court of Chancery, made in a Cause wherein George Price Watkins, Esq. is plaintiff, and George Maule and others are defendants, with the approbation of James Trower, Esq. one of the Masters of the said Court, at the Public Sale-Room of the said Court, in Southampton-Buildings, Chancery-Lane, London, on Tuesday the 31st day of May next, at Two o'Clock in the Afternoon, subject to such conditions of sale as will be contained in the particulars herein referred to;

A freehold estate, in the Parish of Bedwelty, in the County of Monmouth, called the Rumney Estate, late the property of Benjamin Hall, Esq. deceased, whereon iron-works have for many years been carried on, under the firm of the Union Iron Company, together with the furnaces, fineries, and other works thereon, including the machinery and stock, and fifty-two workmen's houses belonging thereto, and the foundations laid, and preparations made for additional furnaces and other works.

Also a farm-house, barn, stabling, beast-house, and other out buildings.

The whole consists of about 1108 acres of land, the greater part whereof is occupied along with the iron-works, and other parts are let to tenants to build on, at reserved rents, amounting to £50. 15s. 8d. per annum, and a further part to tenants at rack-rents, amounting to £52. 4s. 5d. per annum.

A right was granted by the late Mr. Hall for getting coal under 65 acres of the estate, which produces an average rent £228 per annum.

The estate contains very valuable mines of iron ore and coal, and is situate within five miles of Merthyr-Tidvil.

Also a leasehold estate, adjoining the Rumney Estate, and now occupied therewith, consisting of 71 A. 3 R. 5 P. of land, or thereabouts, with the iron-works, finery, manager's house, 39 workmen's dwellings, and other buildings thereon, and the mines, minerals, and veins of coal, culme, iron-ore, fire-

brick clay, and lime-stone, in, upon, and under the same, situate in the Parish of Langanider, in the County of Brecon, and the right of getting iron ore under about 285 acres of land adjoining thereto.

The leasehold premises are held under a lease, dated the 10th of January 1807, for a term of 72 years from Michaelmas 1806, subject to a rent of £26 per annum, for the surface of the land, and to the payment of 2s. per dozen of iron-ore got from the mines.

Also several messuages or tenements, and other buildings, are held under the said lease, now let to different tenants upon under-leases, of which about 36 years are unexpired, at rents amounting to £19. 10s. 6d. per annum.

The sale which took place of this estate and iron-works, in July 1824, has been set aside, by order of the Court of Chancery, and a re-sale directed.

Printed particulars may shortly be had (gratis) at the said Master's Chambers, in Southampton-Buildings, Chancery-Lane, London; of Messrs. Street, Millington, and Gilbert, Solicitors, Philpot-Lane, London; of Messrs. Freshfield, Kaye, and Frisfield, Solicitors, New Bank-Buildings, London; at the Bush Inn, Bristol; and at the principal Inns, in Cardiff and Merthyr-Tidvil, in Glamorganshire, and Chepstow and Newport, in Monmouthshire; and the property may be viewed upon application at the works, where plans of the same may be seen.

Pursuant to a Decree of the High Court of Chancery, made in a Cause wherein George Prescott Wingrove and others are plaintiffs, and Charles Morgan and another are defendants, the Creditors and Legatees of Theodosia Laugharne, late of Langharne, in the County of Carmarthen, Spinster (who died on the 1st of November 1822), are to come in and prove their debts, and claim their legacies, before Francis Paul Stratford, Esq. one of the Masters of the said Court, at his Chambers, in Southampton-Buildings, Chancery-Lane, London, on or before the 16th day of May 1825, or in default thereof they will be preemptorily excluded the benefit of the said Decree.

Pursuant to a Decree of the High Court of Chancery, made in a Cause Proby against Colbrooke, the Creditors of John Joshua Brownlow Proby, late of Calcutta, in the East Indies, Esq. deceased (who died in or about the month of February 1810), are, on or before the 31st day of May 1825, to come in and prove their debts before William Courtenay, Esq. one of the Masters of the said Court, at his Chambers, in Southampton-Buildings, Chancery-Lane, London, or in default thereof they will be preemptorily excluded the benefit of the said Decree.

Pursuant to a Decree of the High Court of Chancery, made in a Cause Nancolas against Nancolas, the Creditors of Anthony Nancolas, late of S. t Austel, in the County of Cornwall, Shopkeeper, deceased, (who died in or about the month of November 1822), are, by their Solicitors, on or before the 16th day of May 1825, to come in before William Wingfield, Esq. one of the Masters of the said Court, at his Chambers, in Southampton-Buildings, Chancery-Lane, London, and prove their debts, or in default thereof they will be preemptorily excluded the benefit of the said Decree.

Pursuant to a Decree of the High Court of Chancery, made in a Cause Long v. Wynn, the Creditors of Augustus John Way Long, late of the Civil Service of the East India Company on the Madras Establishment, deceased (who died in the month of November 1821), are, by their Solicitors, to come in and prove their debts before John Edmund Dowdswell, Esq. one of the Masters of the said Court, at his Office, in Southampton-Buildings, Chancery-Lane, London, on or before the 21st day of May next, or in default thereof they will be preemptorily excluded the benefit of the said Decree.

Pursuant to a Decree of the High Court of Chancery, made in a cause wherein Lucy Orenden is the plaintiff, and Elizabeth Huggett, widow, and others are the defendants, the specialty and unsatisfied Creditors of Benjamin Huggett the younger, (who have become such since his taking the benefit of the Acts of Parliament, for the Relief of Insolvent Debtors), are by their Solicitors, on or before the 30th day of May 1825, to come in before William Wingfield, Esq. one of the Masters of the said Court, at his Chambers, in Southampton-Buildings, Chancery-Lane, London, and prove their