



SHM:FZQ

1897.

“**T**he Ashway Gap Estate,”

IN THE WEST RIDING

YORKSHIRE.



CHARLES LORD, Esq.,

Solicitor,

13, Spring Gardens,

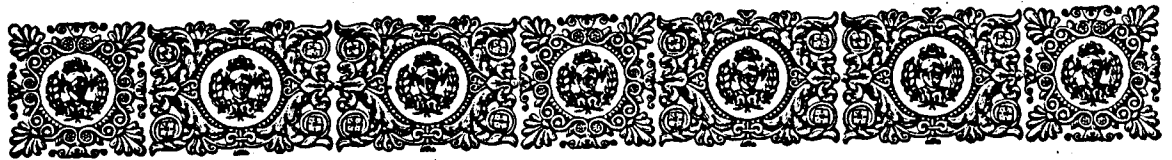
Manchester.

Messrs. MABBETT & EDGE,

Auctioneers,

99, Mount Street,

Grosvenor Square, London, W.



Yorkshire—in the West Riding

On the Borders of Lancashire and Cheshire, about two miles from Greenfield and Friezland Stations on the London and North-Western Railway, eight from Huddersfield and twelve from Manchester.

PARTICULARS AND PLAN

OF THE IMPORTANT AND UNIQUE

FREEHOLD SPORTING PROPERTY

KNOWN AS THE

“Ashway Gap Estate,”

COMPRISING A

HANDSOME RESIDENCE OR SHOOTING BOX

containing two Reception, Billiard and thirteen Bed and Dressing Rooms, Gun Room, Bath Room, Domestic Offices and Cellarage.

EXCELLENT RANGE OF STABLING,

KEEPER'S LODGE, KENNELS, &c.; and an

EXCEPTIONALLY FINE GROUSE MOOR

lying entirely within a Ring Fence and extending to about

2,300 Acres.

POSSESSION ON COMPLETION OF PURCHASE.

MESSRS.

MABBETT & EDGE

Are instructed to offer the above for Sale by Auction,

At “The Mitre” Hotel, Cathedral Gates, Manchester,

On TUESDAY, the 27th day of JULY, 1897,

AT THREE FOR FOUR O'CLOCK P.M.

(UNLESS PREVIOUSLY DISPOSED OF BY PRIVATE CONTRACT).

Copies of these Particulars, with Plan, may be obtained of CHARLES LORD, Esq., Solicitor, 13, Spring Gardens, Manchester; and of the Auctioneers, at their Offices,

99, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

The Noble Dining Room,

33 feet by 24 feet 4 inches, with lofty roof spanned by carved oak groins and supported by massive rafters, handsome carved oak mantel with twisted pillarettes and tiled hearth. This stately apartment is lighted by three windows, one of which is a spacious bay, and by a handsome Gothic window with Cathedral glass.

ELEGANT * DRAWING * ROOM,

35 feet 6 inches (into bay) by 17 feet 4 inches, lighted by four windows, fitted with sculptured stone chimney-piece, magnificently carved oak overmantel (with ecclesiastical canopies and plate-glass panels) and tiled hearth.

Spacious Billiard Room,

27 feet 6 inches by 19 feet 6 inches, with marble mantel, tiled hearth and kerb fender, fitted with window lounges and a six-light pendant burner, and amply lighted by three large windows; and adjoining are CLOAK ROOM and LAVATORY, with tessellated floor, fitted with marble slab, two revolving basins and supplied with hot and cold water; W.C. with patent flush apparatus by Jennings.

Side Entrance opening to GUN ROOM, which is divided from the Corridor by a handsome oak screen and door fitted with Cathedral glass.

THE PRINCIPAL STAIRCASE

with handsomely carved balustrade, massive fluted handrail and corner pillars, conducts by an easy ascent to a

CORRIDOR ABOUT 70 FEET IN LENGTH,

relieved by Gothic stone arches, from which are approached

Six Principal Bed Chambers,

measuring respectively 24 feet (into bay) by 18 feet 6 inches; 19 feet 6 inches by 13 feet 9 inches; 17 feet 6 inches by 13 feet 8 inches; 17 feet 6 inches by 14 feet 6 inches; 16 feet by 13 feet 9 inches, and 14 feet by 12 feet 10 inches; TWO DRESSING ROOMS; BATH ROOM with Lavatory (hot and cold supply); W.C. with Jennings' patent fittings; and Housemaid's Pantry.

All the above sleeping apartments have fireplaces with tiled hearths, two being fitted with carved oak overmantels.

There is also a SECONDARY STAIRCASE affording convenient communication between the rooms on this floor and the Domestic Offices.

ON THE SECOND FLOOR

ARE

FIVE GOOD BED ROOMS,

measuring respectively 18 feet by 15 feet 6 inches, 18 feet by 11 feet 6 inches, 16 feet by 14 feet 6 inches, 16 feet by 10 feet 6 inches and 10 feet by 10 feet.

A door opens to roof of House, and a circular staircase affords an exit to roof of the main Tower.

The Excellent Domestic Offices

which are on the Ground Floor level, are singularly well arranged with a view to convenience. They are shut off from the rest of the House, and comprise SERVANTS' HALL, 22 feet 6 inches by 18 feet 6 inches; KITCHEN, fitted with a 5-feet "Eagle" range, with boiler, oven, plate warmer and tiled back, and dressers with shelves over, cupboards under and white glazed tiled backs; SCULLERY, with copper and sink; BUTLER'S PANTRY, hot and cold supply; Furnace Room, Larder, Dairy, cooled by an overflow tank with constant supply of spring water, with slate slabs and white tiled walls; Meat and Game Larders.

THE OUTBUILDINGS

include Coal-house, Coke-house, Wood-house, Boot-house, Lamp Room, Poultry-house and Paved Yard.

THERE ARE WINE AND ALE CELLARS IN THE BASEMENT.

The Residence throughout is in absolutely perfect order. The Reception Rooms, Principal Bed Rooms and Domestic Offices are heated by a system of hot-water pipes, supplied and fitted by a well-known London firm; the interior appointments are luxurious, modern and convenient, and the House is AN IDEAL SHOOTING BOX for the occupation of Sporting Gentlemen of position.

THE PLEASURE GROUNDS

are judiciously limited, thus dispensing with outlay in the way of maintenance. They include a

Scientifically-levelled Tennis Lawn,

Grassy Slopes and Forest Trees, and from the fact of being inexpensive to keep up, are suitable to the character of a property of this description.

Situate at a convenient distance from the Residence is a recently-erected

RANGE OF STABLING,

substantially built of Stone, and consisting of Five Loose Boxes and Two Stalls, with large Carriage-house, Harness Room, Washing-house, Men's Rooms and Paved Yard.

Adjacent are the

WELL-ARRANGED KENNELS,

sub-divided into Bench-houses and Yards, and with Boiling Room, etc., attached.

THERE IS A NEVER-FAILING SUPPLY OF PURE SPRING WATER,

from the neighbouring hills, also an excellent well, and the sanitary arrangements are modern and complete.

The Residence is amply Furnished throughout, and the whole of the Furniture (including the Full-sized Billiard Table by Burroughes & Watts), Plate and Linen, may be taken by the Purchaser at a Valuation in the usual way if so desired; otherwise the Vendor reserves the right to sell same by Auction as stipulated in the General Conditions.

The Exceptionally-fine Grouse Moor

included in this Sale forms undoubtedly one of the

CHOICEST SHOOTING GROUNDS IN THE NORTH OF ENGLAND.

Lying with singular compactness in a Ring Fence it is easily worked, and includes

NINE DISTINCT DRIVES,

with conveniently-arranged Butts, which latter may be reached by secluded paths and gullies, without disturbing the game.

The Moor, which with the Residence and Grounds extends to about

2,300 ACRES,

is reached from the House by a pony track with easy gradients. It has not been throroughly shot over for several seasons, and the average game bag may be safely estimated at 500 brace; there is now a fine head of game, the birds are plentiful, forward and strong on the wing, and a bag of 1,000 brace ought to be shot during the ensuing season. There is also a good sprinkling of Scotch Hares, Rabbits, &c., and if properly worked, this will undoubtedly compare favourably with many of the best known Scotch Shootings.

The Moor includes Ashway Moss, Ashway Hey, Slate Pit Moss, Feather-bed Moss, Dove Stone Moss, Long Ridge Moss, Dish Stone Moss, Laddow Moss and part of Blindstone Moss.

There are Luncheon Cots, Stable, and several Shelter Huts conveniently placed on the Moor.

There are Reservoirs on the Estate belonging to the Ashton-under-Lyne, Stalybridge, and Dukinfield District Water Works, and the Fishing and Boating Rights in connection with these are held in conjunction with the Property.

The beds of valuable Building Stone on the Estate could readily be made to yield a good annual income, the outcrop being on the surface and near the main road; the expense of clearance and removal would consequently be nominal.

The sole grazing rights are included in this sale, and the Moor is capable of carrying a flock of upwards of 1,000 sheep, the whole being intersected by streams. It is remarkably secluded, and, in addition to its natural capabilities of producing a large head of game, the Estate is exceptionally valuable from the fact of its accessibility from Manchester and other large Manufacturing Towns, while London can be reached in about five hours.

There are certain rights over Lands adjoining the Estate, as shown on the Plan by crossbars, viz.—

$\frac{31}{41}$ ths Share in 13 Acres or thereabouts.

$\frac{52}{74}$ ths Share in 12 Acres or thereabouts.

The bulk of the land was formerly Common Land, which was enclosed by an award dated March 8th, 1834, and will be sold subject to the provisions in such award, with respect to roads, fences and quarries, or such of them as are now subsisting and otherwise, as in the conditions mentioned.

There are Post and Telegraph Offices, Church and Medical Men at Greenfield, about one-and-a-half miles distant, and conveyances may be hired at the "Wellington" Inn in that Village.

Apart from the sporting facilities which form the chief attractions of an Estate of this character, the natural beauty of the surroundings conduces to its desirability from a residential standpoint.

From the craggy summit of Dean Brow, near to the house, views are obtainable which exceed in rugged grandeur those of many favourite resorts of the tourist and the admirer of mountain scenery.

The entire district is an unbroken succession of **HILLS AND VALLEYS OF MAGNIFICENT CONTOUR**. To the right are the Pastures of "Upperwood"; beneath is a pretty Valley, which stretches as far as the eye can reach; hundreds of feet below flows a mountain stream; and the hill side is dotted with ponderous masses of rock and slopes precipitously to a ravine, the whole forming **A VERY STRIKING PICTURE**.

Combining as it does the beautiful scenery of the Highlands, the sport of the Northern Moors, and the luxury of a Town Residence, with the accessibility which its position affords, this unique property may be truthfully described as **ONE OF THE MOST DESIRABLE SPORTING ESTATES FOR ITS SIZE IN THE UNITED KINGDOM**.

In order that the purchaser may avail himself of the ensuing Grouse Shooting, an early date for completion has been fixed upon which possession will be given.

GENERAL REMARKS.

1. The Plan has been prepared from the Ordnance Survey of Great Britain, and is intended to show the general position of the property; both it and the quantities stated in the Particulars are believed to be correct, and shall be so accepted by both Vendor and Purchaser, and no error or misstatement either in the Plan or the Particulars shall annul the sale, or entitle either of the parties to compensation.
2. The Property is sold subject to all rights of way, rights of water and easements of every description that may affect the same, and to all existing tenancies and rights of off-going tenants (if any); and to all outgoing of every description that may be subsisting or charged thereon, and the Purchaser is to be deemed to have had notice thereof, whether mentioned in these Particulars or not.
3. The Outgoings are practically nil beyond the usual Rates and Taxes, which are very low.
4. In case any dispute shall arise between the Vendor and Purchaser as to the boundaries of the Estate, or on any point whatsoever contained in the Plan and Particulars attached hereto, or in the interpretation of any part thereof, the matter in dispute shall be referred to the sole arbitration of the Auctioneers, whose decision shall be binding and conclusive on all parties.
5. The whole of the fixtures, Timber and Minerals will be included in the Sale.
6. The Vendor reserves the right to Sell by Auction, on the Premises, the Furniture and other Effects at present in the residence at any time previous to the Completion of the Sale,
7. These General Remarks are to be taken as forming part of the Conditions of Sale.