

Mrs Mary Dewsberry of Pocklington

Businesswoman and Philanthropist

Until recently, the listing of 'Prominent People' on the [Pocklington & District Local History Group](#) website could just as correctly have been headed 'Prominent Men' as the ladies have not previously been represented. This was noted in 2011 by the Pocklington Women's History Group who set out to redress the balance by publishing a very interesting booklet called 'Ladies Largely Predominating', covering the lives of many local women.

Reading about the ladies described in the booklet, it is clear that – more often than not – their inclusion came through being relatively well-to-do. The wealth of both spinsters and widows might come through annuities and/or inheritances, typically from parents or late-husbands, allowing them to live comfortably thereafter on their own means.

Likewise, wives' resources usually depended upon their husbands' financial circumstances (bearing in mind that, prior to the Married Women's Property Act enacted in 1882, wives could not themselves own land or property).

Occasionally, spinsters and widows might also enhance their income by being involved in 'genteel' professions such as heading a teaching academy, or through investments. Although not covered in detail in the 'Ladies Largely Predominating' booklet, this applied especially to one of the women whose life was discussed: Mrs Mary Dewsberry of Union Street.

As it happens, I am distantly related to her and, in digging round the roots of my ancestors' lives, her name cropped up on several occasions, often unexpectedly and sometimes in unusual circumstances. During her long widowhood from 1812 to her death in 1846, she accumulated a very considerable fortune through her business interests [most likely close to £1,000,000 at today's valuation].

She was also noted for her many acts of kindness towards her family, friends and, particularly, the poor and needy of Pocklington and district, and which were recorded in the newspapers on several occasions.

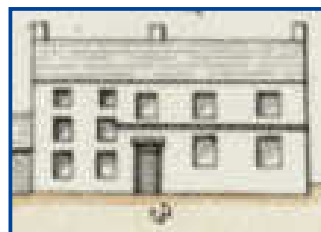
So while Mary Dewsberry is not unique in qualifying for the title of a 'Prominent Lady' in the history of Pocklington & district, in my view her life – particularly during her widowhood – makes for very interesting reading in its own right.

Mary was born *c.* 1771, the daughter of William Tate and Hannah Hilbert. As far as I can ascertain, the Tates lived at one of the 2 farms at either East or West Flotmanby near Filey, where Mary and her elder and younger brothers William and Francis had been born and baptised at the nearby village church in Muston.

The family may have been non-conformist however as both Mary and her mother subsequently left bequests in their wills to various chapels and their ministers, at Muston and elsewhere.

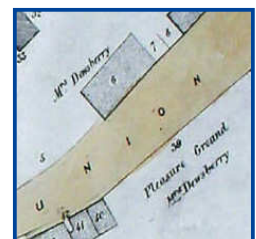
In 1793, Mary Tate married John Duesbury (Dewsberry), the son of farmer John Dewsberry and Alice Timperon of Allerthorpe near Pocklington. [For avoidance of confusion, father and son will be referred to as John (Snr) and John (Jnr)].

John (Jnr) was himself a farmer and initially he and Mary lived in Allerthorpe but they later moved to a substantial residence in Union Street, Pocklington, at what was to become known as Dewsberry House. The photograph below shows an oblique view of Dewsberry House on the near-left, on the north-west side of Union Street.



The illustration (left) is a front-aspect sketch of the 9-bedroomed house, taken from a detailed map of Pocklington by William Watson, drawn in 1855.

Opposite the house on Union Street was an area of open land which was part of their property and which Mary later set aside for use by the townspeople as a 'Pleasure Ground' (right); taken from Watson's 1844 map.



John & Mary Dewsberry had 2 daughters, Jane and Alice born in 1794 and 1796 but, sadly, both died aged only 5 and barely 3 years. Mary suffered a third tragedy in 1812 when her husband John also died, aged only c. 37. Her daughters, her husband John (Jnr), and her father-in-law John (Snr) who had died in 1794, were interred in the same plot at All Saints church at Pocklington, near the south door. So from being a young wife and mother, Mary Dewsberry became a childless widow by the age of 40.

John Jnr's will, dated 1812, ensured that Mary was well catered for in her bereavement, bequeathing Dewsberry House and its contents to her, along with the sum of £300 [£22,000 today]. The residue of his estate, comprising unspecified properties and lands in Allertorpe and Barmby Moor, was placed on trust.

Initially, income and dividends from the trust were to be paid to Mary until either her re-marriage or upon her death, and thereafter to John Jnr's youngest sister, Elizabeth Timperon Megginson of Towthorpe near Sledmere. Upon Elizabeth's death, the trust was to be wound up and the proceeds were to pass in equal shares to Elizabeth's children plus John Dewsberry Tinson, the son of John Jnr's second sister, Ann Tinson of Pocklington.

It is most unfortunate that another document contains an entry which, on the face of it, might imply that Mary Dewsberry had sought to frustrate the content of her husband's will in respect of the condition of the trust; namely that upon her remarriage or death, the income from the trust should be paid to her sister-in-law Elizabeth Megginson.

In the event, Elizabeth pre-deceased Mary and the available documentation signifies that, after Mary's death, the trust was indeed wound up and the proceeds were passed to her nephew John Dewsberry Tinson and to Elizabeth Megginson's children, all fully in accordance with John Jnr's will.

From the foregoing account of Mary Dewsberry's financial circumstances following her husband's death, we can see that there was no imperative for Mary to improve her lot during her widowhood. She received a regular income from the trust and both Mary and her widowed mother Hannah Tate lived in relative comfort as 'gentlewomen' in Mary's property at Dewsberry House, staffed by 5 servants.

Mary Dewsberry, businesswoman

Nevertheless, within 2 years of John Dewsberry Jnr's death in 1812, both ladies had already set out to enhance their finances by investing directly in several business ventures.

Some available details are set out in the following paragraphs but, that said, they are based on periodic discoveries and are unlikely to be an exhaustive list. So I believe it is safe to presume that they are only examples.

First, following a public meeting at the Feathers Inn in Pocklington in August 1814, both Mary & Hannah joined in the initial application for shares in the nascent [*Pocklington Canal*](#).

Of the total share allocation, amounting to £20,500 [£1,300,000 today], the local aristocracy and landed gentry applied for shares of £1,000-£3,000 each, but the next applicants were Mary and Hannah who invested £600 each [£37,750 apiece today], closely followed by a Thomas Johnson (£500) and many smaller investors at £100-200 each.

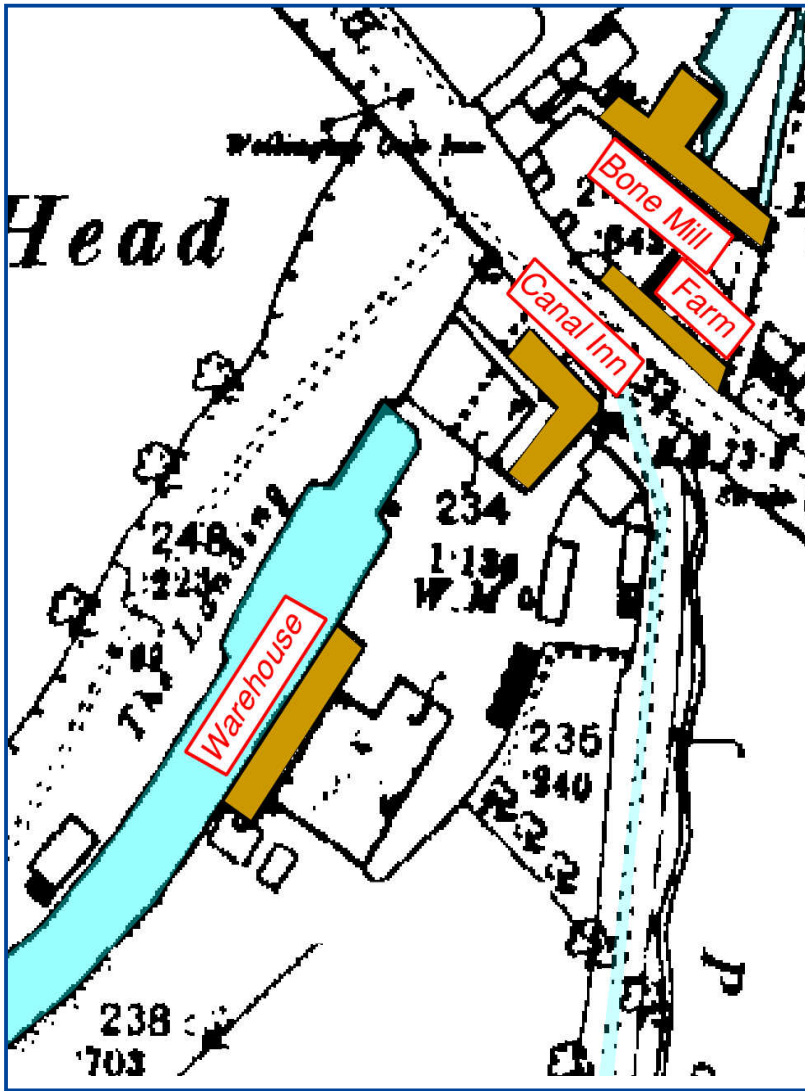
(Thomas Johnson and his wife Priscilla were good friends of Mary & Hannah and figure later in this article.)

To put Mary and Hannah's investments in perspective, between them, they acquired almost 6% of the total share allocation in Pocklington Canal at the outset; no mean holding for 2 widowed ladies.

Indeed, over the succeeding years, Mary went on to purchase many tenanted business premises at Canal Head: a bone mill, a farm and associated buildings, the Canal Inn with dwelling house, a granary and coal staites, plus several other commercial ventures, all contained within 16 acres of land at Canal Head as far as the first lock (illustrated on page 3).

Mary's friend Thomas Johnson had been allowed to provide the wharves and a substantial 3-storey warehouse at Canal Head (below), and a term in Mary's 1846 will to the effect that she cancelled "*all monies [Thomas Johnson] may stand indebted to me on Bond Note Mortgage*" might suggest that she had provided the capital for the wharves and warehouse by mortgage loan, although it may of course refer to some other, unknown transaction.





(As with many canals however, Pocklington Canal was later purchased by the railways, 2 years after Mary's death, and its condition – and therefore profitability – allowed to deteriorate.)

Mary's presumed mortgage loan to her friend Thomas Johnson was not the only like transaction to come to light as the 1845 will of a Henry Ogle contains the surprising caveat that his bequests were "*subject to the payment of the sum of one hundred and fifty pounds [£17,250 today] due from me to Mrs Dewsberry of Pocklington on mortgage of my houses and premises in Redeness Street [York]*".

Henry Ogle was a brickmaker of Melbourn and had most likely provided bricks, tiles and related products to meet Pocklington's needs in the early decades of the 1800s, probably including the extensive culverting of Pocklington Beck.

At least one of Henry's sons worked at a brickyard in York, close to Redeness Street, so it seems likely that the son and his family lived in a property in Redeness Street, owned by his father, but which was subject to a mortgage loan from Mary Dewsberry.

However, for Mary and Hannah to be able to raise the considerable sums involved in acquiring their shares, plus Mary's extensive purchases at Canal Head, gives a clear indication of their wealth, but this does not take into account any equity which Mary or Hannah might have brought to Pocklington from their earlier lives in Flotmanby.

Hannah Tate died in 1816 and, of several bequests, the sum of £1,500 [£120,000 today] was placed on trust and the interest paid to Mary during her lifetime. The residue of Hannah's estate was bequeathed to Mary but there is no indication of its then worth.

The value of Hannah's 20 shares in Pocklington Canal was stated to be £2,000 at the time of her will, so we may deduce from this that the value of Mary's own shares in the canal had also increased by over 300% since the inaugural meeting – 2 years before the canal even reached Pocklington!

By all accounts, the canal prospered at least during Mary's lifetime, so by being founder shareholders in 1814, Mary and Hannah's investments most likely proved to be highly profitable.

However, how Mary and Henry Ogle had met and subsequently entered into the mortgage transaction recorded in Henry's will is not at all clear as the Ogles never lived in Pocklington. (There are several plausible explanations for their meeting but these are beyond the scope of this article.)

Nevertheless, this loan is yet another indication of Mary's aspirations to supplement her income, in this case through the interest on mortgage loans.

Perhaps not surprisingly, Mary also benefitted by rental income from several properties in and around Pocklington which she owned and presumably had purchased; for example, a dwelling house, shop, cottages and other premises, all at Smithy Hill, are listed in a sale notice after her death.

As for land ownership, the 1839 Tithe Apportionment for neighbouring Allertorpe parish lists Mary as being the owner of several closes, amounting in all to 28 acres and tenanted by a Charles Weddall. How Mary came to be the owner of these lands is unclear. She may of course have purchased them in her own right but arguably is it perhaps more likely that they

had been inherited by her mother-in-law Alice Dewsberry from her brother William in 1767 and handed down to her son John Dewsberry Jnr.

Whatever the circumstances, Mary's rental income from Charles Weddall at Allertorpe, plus her other tenants at Smithy Hill in Pocklington, perhaps over several decades, would no doubt have enhanced her financial situation.

A trawl of the National Archives revealed several intriguing transactions in respect of a large corn mill in Carshalton, plus other properties and lands at Croydon and Wimbledon, all then in Surrey, and with Mary Dewsberry being named as the mortgagee. So what was all that about?

It transpired that the Upper Corn Mill ('three mills under one roof') and extensive estate connected with it in Carshalton, plus the other holdings, had previously been owned by a John Hilbert who died in 1819.

Hilbert was related to Mary's late-mother Hannah (*née* Hilbert) and, in his will, he bequeathed his various estates in Surrey to Hannah's elder son William, then living in Chelsea (at that time part of Middlesex).

Mary first became part of the saga in 1827 when her brother William ran into financial difficulties and Mary lent him the very considerable sum of £6,800 [worth over £600,000 today] by mortgage loan, the security being his inherited estates in Surrey.

The mortgage was formalised by a 'Lease and release (mortgage)' transaction which required that the principal be repaid within 6 months, otherwise Mary would have the right to sell the corn mill at Carshalton.

The lease and release documents detail the extent of the Carshalton estate, comprising the Upper Corn Mill, several houses and other buildings associated with the mill, 2 large, interconnected ponds and stream providing the head of water for the mill, and even part of the River Wandle passing through Carshalton (illustrated right).

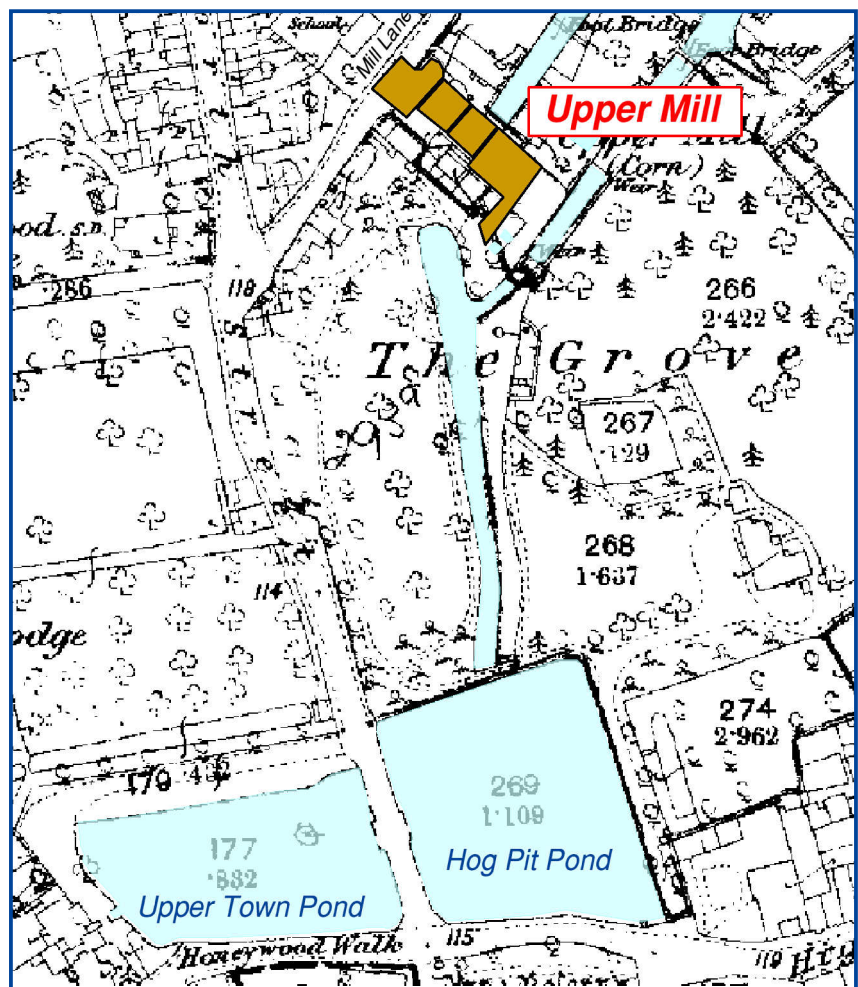
The Croydon properties also described in the lease and release

document comprised a bleaching mill and 16 cottages, within 5 acres of land, while the holding at Wimbledon consisted of a further 30 acres of land.

Mary's mortgage loan to her brother William was evidently later redeemed and, when he died in 1834, he bequeathed the Carshalton, Croydon and Wimbledon estates in equal shares to Mary and their younger brother Francis – albeit with the proviso that, if necessary, the mill at Carshalton was to be sold to pay off William's residual debts.

In the event, this proved to be the case but it is reported that Mary and Francis were unwilling to sell the mill. (Presumably they would have preferred to settle their brother's debts by other means.) However, William Tate's executors chose to enforce the terms of his will through the Courts of Chancery which, in 1838, issued a 'Peremptory Sale Notice' requiring that the mill and the other holdings in Surrey be sold.

The amount of residual capital paid to Mary and Francis following the enforced sale in 1838 and settlement of William's debts is unknown. But we can nonetheless credibly deduce that, when Mary made the large mortgage loan to her brother William in 1827, by then she had already become a very wealthy woman.



Sale notices dated after Mary's death in 1846 show that she had apparently retained the bulk if not all of her estates in Allerthorpe and Pocklington, at Canal Head and very possibly elsewhere – and yet she was still able to make sufficient capital available in 1827 to provide the £6,800 mortgage loan to the brother.

So to summarise this section, we do not know whether Mary Dewsberry brought any wealth to her marriage in 1793, nor whether her inheritances of the residues of the estates of her husband John (Jnr) and mother Hannah Tate were significant.

However, there can be very little doubt that, by the late-1830s, Mary had become a woman of very considerable means; nor that this had most likely come about primarily through her extensive business interests by way of share dividends, interest on mortgage loans, rents on commercial and residential properties, plus any capital appreciation.

An intriguing question is whether, by the date of her death in 1846, the gross value of her estate might have exceeded the sum of £9,000 – which represents £1,000,000 pounds at today's value!

Mary Dewsberry, philanthropist

From several contemporary press reports, it is evident that Mary was very highly regarded for her generosity and benevolence during her lifetime, particularly to the needy of Pocklington (example right; note the reference to the 'pleasure grounds' identified on page 1).

A later report was in similar vein:

Mrs Dewsberry of Pocklington, with her accustomed liberality, has bestowed a quantity of coals to the poor people residing at that place and Allerthorpe, which must prove very acceptable at this season of the year.

The Hull Packet, January 14, 1842

An especially charitable commitment was that, in her later years, Mary Dewsberry adopted a teenage girl from Pocklington as her daughter.

The background to this noteworthy event is that her good friends Thomas and Priscilla Johnson of George Street, Pocklington, had three grand-nieces – Mary, Priscilla and Caroline Ann – whose parents were John Gardam (Gardham) and Priscilla Hughes.

No record of their mother Priscilla has been found but, in the 1841 census, their father John was lodging with a rope maker William Gardham (brother?) in Chapmangate, Pocklington, while in

the 1851 census John was a 53-year-old labourer, lodging in Bootham, York.

Whatever the family circumstances, and in the absence of any other explanation, it is presumed that John and Priscilla Gardham were unable to properly support their daughters, and the 2 elder sisters, Mary and Priscilla Hughes Gardham, were adopted by their grand-uncle and grand-aunt Thomas and Priscilla Johnson of George Street, with whom they were recorded as living in the 1841 census.

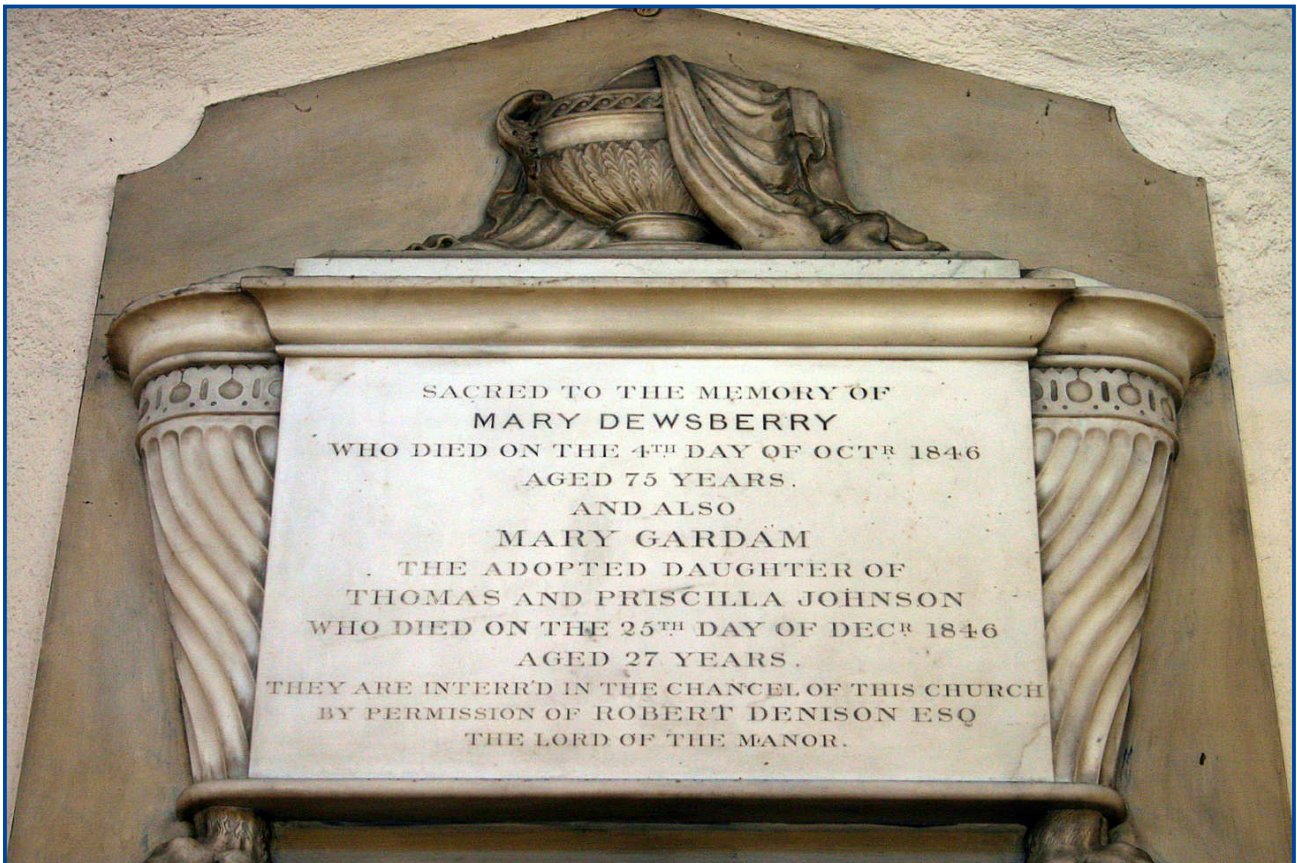
Caroline Ann Gardham was several years younger than her sisters, having been born in 1827. (Another sister, also called Caroline Ann, is recorded as having been born in 1825 but presumably did not survive infancy.)

So with Mary Dewsberry's good friends Thomas and Priscilla Johnson having adopted Mary and Priscilla Hughes Gardham, arguably it was a logical yet compassionate decision for Mary to have adopted the youngest sister, Caroline Ann, still in her teens.

POCKLINGTON

Mrs. Dewsbury, with her usual loyalty and benevolence, gave a treat to all the poor widows, widowers and other necessitous persons in Pocklington. The morning was ushered in with the ringing of the church bells, and a white banner floated upon its steeple. The dinner was served up in the hall belonging the Odd Fellows, and consisted of a bounteous supply of that good old English fare roast beef and plum pudding, with that excellent beverage good and wholesome home-brewed ale. At one o'clock, the company began to muster in the pleasure grounds belonging to this charitable lady, and at two, they were ushered to their repast, and gratifying it was to see the assembly thus liberally made to rejoice. S. W. Swiny, Esq. presided, and H. Powell, Esq. solicitor, officiated as vice, assisted by the principal ladies and gentlemen of the town, as supporters and waiters. After dinner a bountiful supply of punch was placed upon the table, in which the healths of the Queen and Prince Albert were enthusiastically drank, as well as several other loyal and appropriate toasts, including the health of the worthy benefactress. Several suitable addresses were delivered, and at half-past four the company, which consisted of upwards of 250, separated, highly delighted with their treat. There was likewise a party of the most respectable tradesmen dined together at the Star Inn, and the utmost harmony prevailed.

The Hull Packet, February 14, 1840



Mary Dewsberry died on 4th October 1846 aged 75 and, as a mark of respect, she was interred in the chancel of Pocklington church. Only 2 months later, a further tragedy took the life of her adopted daughter Caroline's eldest sister Mary Gardam (Gardham), then aged only 27, and who was buried with Mary Dewsberry. A very handsome memorial plaque to the pair is on the chancel wall (above).

Mary Dewsberry's will, written shortly before her death, was lengthy and very detailed, with many alternative clauses in the event that one or more beneficiaries failed to survive, plus caveats intended for the protection of her adopted daughter Caroline Ann Gardham's inheritance. So for brevity, the following notes cover only Mary's smaller bequests, mainly of a charitable nature, plus details of the bulk of her estate placed on trust for the benefit of several people.

Mary appointed her good friends Thomas Atkinson of Driffield and Thomas Johnson as her executors. Her will included the bequest of £50 [£5,500 today] to the British & Foreign Bible Society, and a like amount to the "Charitable Purposes of York County Hospital", subject to the Overseers of the Pocklington Poor being able to recommend patients for admittance.

Mary's housekeeper Mary Ann Hawkins was to receive an annuity of £10 during her lifetime, provided she remained unmarried.

The sum of £245 [£27,000 today] was to be placed on trust, from which £200 was to be paid out towards repairs to the chapel and the maintenance of the minister at Muston, with the balance of £45 being for the maintenance and benefit of the Muston Sunday School. (This £45 had previously been paid to Mary for that purpose, under the will of a Francis Hindson).

Mary's shares in the York Union Bank were to be placed on trust and the interest and dividends paid to Thomas Atkinson during his lifetime. Following his death, the capital in the trust would form part of the ultimate residue of Mary's estate.

Similarly, all the contents of Dewsberry House were bequeathed to Thomas Johnson for him to hold on trust during his lifetime for the benefit of Mary's adopted daughter Caroline. As already mentioned, Mary also wrote off the mortgage loan owing to her by Thomas Johnson.

The bulk of Mary's extensive estate, amounting to £7,000 [£770,000 today] was to be placed on trust and invested, initially with £200 *per annum* [£22,000 today] to be paid to Caroline for her maintenance, support and benefit until she attained her majority (she was then only 19 years old).

After that, the dividends and interest from the trust were to be paid to Caroline "for her personal and separate use only"; that is, should Caroline marry,

her husband would not have any call upon the trust (e.g. for the settlement of his personal debts).

Upon Caroline's death, the capital in the trust would then be gifted to Caroline's surviving children in equal portions upon their attaining their majority or, if there were no children, to Caroline's sisters Mary and Priscilla Hughes Gardham.

Taking into account all the foregoing bequests and considerable sums put on trust, any residue of Mary's estate was also to be placed on trust and paid to Caroline upon her reaching her majority.

Although Mary made no specific mention in her will of appointing a guardian for her adopted daughter Caroline should she not have attained her majority at the date of Mary's death, it seems to have been presumed that Caroline's recently-widowed grand-uncle Thomas Johnson would assume her guardianship.

However, an interesting clause contained in the will was that, were Thomas to die before Caroline attained her majority, Mary requested that Caroline's sisters Mary and Priscilla should reside at Dewsberry House with Caroline, provided they were unmarried. In the event, both Mary Dewsberry and Mary Gardham did of course die while Caroline was still a minor (aged 19).

In 1850, aged 23, Caroline Ann Gardham married a John Richardson. But Mary's request had in effect been honoured as, in the 1851 census, the residents of Dewsberry House were the newlyweds Mr and Mrs John Richardson, Thomas Johnson, his grand-niece Priscilla and the staff of 5.

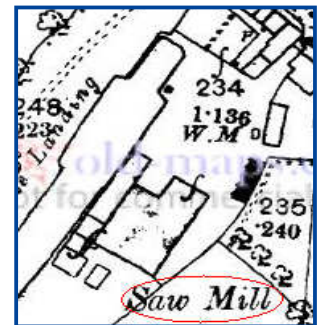
John Richardson was born at Healaugh near Tadcaster but was living with his widowed mother on Hull Road in York at the date of his marriage to Caroline. The 1851 census records his profession as a 'Drug merchant employing 10 men'; this is thought to refer to the bone mill at Canal Head (page 3), implying that he had assumed ownership upon his marriage to Caroline and, therefore, that she had inherited the mill (and possibly the land and other business premises at Canal Head) as part of her inheritance of the "any residue" of Mary Dewsberry's estate detailed above.

Mary's executors evidently decided there was no particular urgency to call in her real estate to make the capital available to set up the main trust of £7,000 (as allowed for in Mary's will) as it was not until 1856 that a sale notice appeared, covering all Mary's holdings: Dewsberry House; the 2-acre Pleasure Ground on Union Street; the properties in Smithy Hill; plus the land and business premises at Canal Head.

An all-embracing sale notice is reproduced on page 8, noting that the owner of the real estate was now Caroline's husband John Richardson (dating from their marriage); also that the 'family' appear to have already vacated Dewsberry House in anticipation of the sale and moved to John's former home at St. Nicholas House on Hull Road, York.

In the event, the sale may not have proceeded however as, in the 1861 and 1871 censuses, John and Caroline had returned to reside at Dewsberry House, with Caroline's sister Priscilla and (in 1861) John's mother and sister. John's profession was listed as an 'Artificial manure manufacturer', so evidently he still owned the bone mill at Canal Head.

To complete the picture, John Richardson briefly became a farmer, with Caroline, Priscilla and John resident at Manor Farm, Waplington (Allerthorpe) in the 1881 census, while in 1891 they were at Myrtle Grove on Chapmangate, Pocklington. John's profession was now listed as a 'Timber merchant', very likely referring to his ownership of a short-lived saw mill located alongside the warehouse at Canal Head (the bone mill was by then disused).



John Richardson died in 1893, Priscilla Gardham in 1914 and Caroline Richardson in 1916, all 3 being interred in the churchyard at Barmby Moor.

To summarise Mary Dewsberry's active life, it is very clear that, following the tragedies in her marriage, she set out to spend what became her long widowhood as a successful businesswoman, in Pocklington and the local area, and in Surrey.

By the time of her death in 1846, she had also clearly become a very wealthy woman. The fact that her executors were able to establish a trust containing £7,000, evidently without the need to convert any of her extensive real estate in Pocklington and Canal Head into money, might imply that her gross estate could even have exceeded £9,000 – £1,000,000 today!

At the same time, she was well noted for her many charitable acts towards the townspeople of Pocklington and her adopted 'family' and friends. In my view, she well deserves the status of being a 'prominent lady' in the history of Pocklington.

John Nottingham September 2016

Valuable Freehold Property. – Pocklington, in the East Riding of the county of York

By Mr. THOMAS SCAIFE, on Tuesday. the Twenty-second day of January, 1856, at the Feather's Inn. Pocklington, at three o'clock in the afternoon {subject to such conditions as will be then and there produced, unless previously disposed of by private contract, of which the earliest notice will be given). in such lots as may be agreed upon and determined at the time of sale.

ALL that capital, convenient, and substantial DWELLING-HOUSE, in Union-street, late the residence of Mrs. Dewsberry, deceased, containing good dining and drawing rooms, breakfast room, library, servants' hall, nine bed rooms, spacious kitchen. butler's pantry, larders, cellars, and out offices, with three-stalled stable and bay-loft over double coach-house, saddle room, and paved court yard, thereunto adjoining.

Also, all the extensive and beautiful GARDEN and PLEASURE GROUNDS, opposite the said dwelling-house, containing by recent admeasurement, 2 acres and 27 perches, more or less, eligibly situated for building purposes in the centre of the town. Also that well-built substantial and commodious DWELLING HOUSE, used as an inn, known by the sign of the Pocklington Canal Inn, at the canal head, with the convenient Dwelling-house adjoining, and the brewhouse, barn, stables, granaries, farm buildings, fold yard, stack yard, gardens, grass bank, warehouses, coal yards, crane, and landing places, comprising all the ground on that side of the canal to the first lock.

Also, all those several Closes of excellent rich old sward LAND, called Wandales, adjoining and near to the said premises, containing altogether, by recent measurement, 14 acres 1 rood and 32 perches, more or less, which said premises are now in the several occupations of Andrew Oliver, Robert Thomas, Messrs. Musgrave and Scott, the North-Eastern Railway Company, Richard Rhodes, and the owner. And also all that DWELLING-HOUSE, SHOP, COTTAGES, and Premises, in the centre of the town, called Smithy Hill, and now in the occupation of George Dales or his undertenants and Matthew Haines.

The whole of the above property is freehold, offers investments rarely to be met with, and the opportunity of purchasing most of the property only occurs in consequence of the owner ceasing to occupy the property first named, which forms a most comfortable residence, replete with every convenience for any genteel family, within a few minutes' walk of the railway station, where trains pass to and from York six times daily, and where there is a well endowed celebrated Free Grammar School for the education of youth residing at Pocklington, conducted upon the first-class system of the present day. The property at the Canal Head is a very good investment, and affords the privilege of entering into and carrying on business in corn, coal, artificial manure, linseed cake. timber, &c., in the centre of a most prosperous agricultural district to an extent which can seldom be procured.

Immediate possession of the house and pleasure rounds in Union-street may be had, and of the remainder at Lady-day next. Further particulars may be known, and plans of the property seen, by applying to Mr. John Richardson, Saint Nicholas' House, York, the owner; or at the office of Mr. POWELL, Solicitor, Pocklington.

Pocklington, Dec. 22nd, 1855.

The Leeds Mercury, January 12th, 1856