

AD. 6/14

CORNWALL.

TEHOIWI

F. MICHEL

DEVORON,

NEW TOWN, FLOATING HARBOUR, &c. &c.

CORNWALL
IN
COURT
RECORD

PROSPECTUS.

THE Quays at *Point Narabo*, and *Devoron*, in *Restronget Creek*, *Falmouth River*, having been principally occupied by a few Merchants, previous to, and since the completion of the *Redruth Railway*, and the Trade and Commerce thereon having greatly increased, many persons engaged in such Trade have become desirous to obtain independent Wharfs, Quays, and Warehouses.

Specification.—With a view to the accommodation of the Traders in general, and to the establishment of Warehouses, Manufactories, and Works which require Quays, and other such conveniences, a Site of Land, containing about *Five Acres*, has been selected and set out at *Devoron*, for the erection of Warehouses, Manufactories, &c., and for a Dock or Floating Harbour, situated between the *Rail Road* and the *Channel of the Creek*, which, by the operation of the Sluices and Lock Gates, in receiving the Tidal Stream at high water, and discharging it at low water, will create, and permanently secure, a seaward passage for Vessels of from Two to Three Hundred Tons Burthen, at half tide, and thus form an excellent Port, independent of the casual aid of back water and Land Floods, and thus, also, prevent the necessity of expensive Inland Reservoirs.

The Life of Commerce (*Regularly and Dispatch*) can only be sustained by a Port of easy access, by convenient Quays, and by cheap and quick internal communications.

These advantages will be found in this favoured situation, in an eminent degree; for, independent of the Vessels being always afloat, the expense of Lighterage will be saved; the Demurrage, Tonnage, and Quayage Labour will be greatly diminished; whilst by the Rail Road and New Turnpike Road, cheap and expeditious Communications are already opened with the principal Towns, populous Villages, and the most wealthy and extensive Mineral District in Cornwall.

The present Trade (consisting of Groceries, Flour, Timber, Coal, Ores, &c.) amounts to *Fifty-five* Thousand Tons annually, with a prospect of increase on the extension of the Rail Road, so considerable as to warrant the estimate of a future Average of, at least, *Sixty* Thousand Tons annually.

The Design for appropriation of this Estate, extends to the erection of a New Town (and the accompanying Plan specifies the Lines of the Roads now making, and the proposed Streets), possessing a Southern Aspect on a gentle Declivity (sheltered on all the other points by an elevated Ridge) commanding the most picturesque Scenery, with beautiful Maritime and Inland Views; a dry Soil and Strata, pure and abundant Springs, excellent Building Stone, and situate adjacent to the Harbour and Communications before described, in a respectable opulent Neighbourhood; but few situations present such advantages for the *Retirement of the Wealthy*, or, for the spirited *Enterprise of Trading and Commercial Men*.

SCHEME.

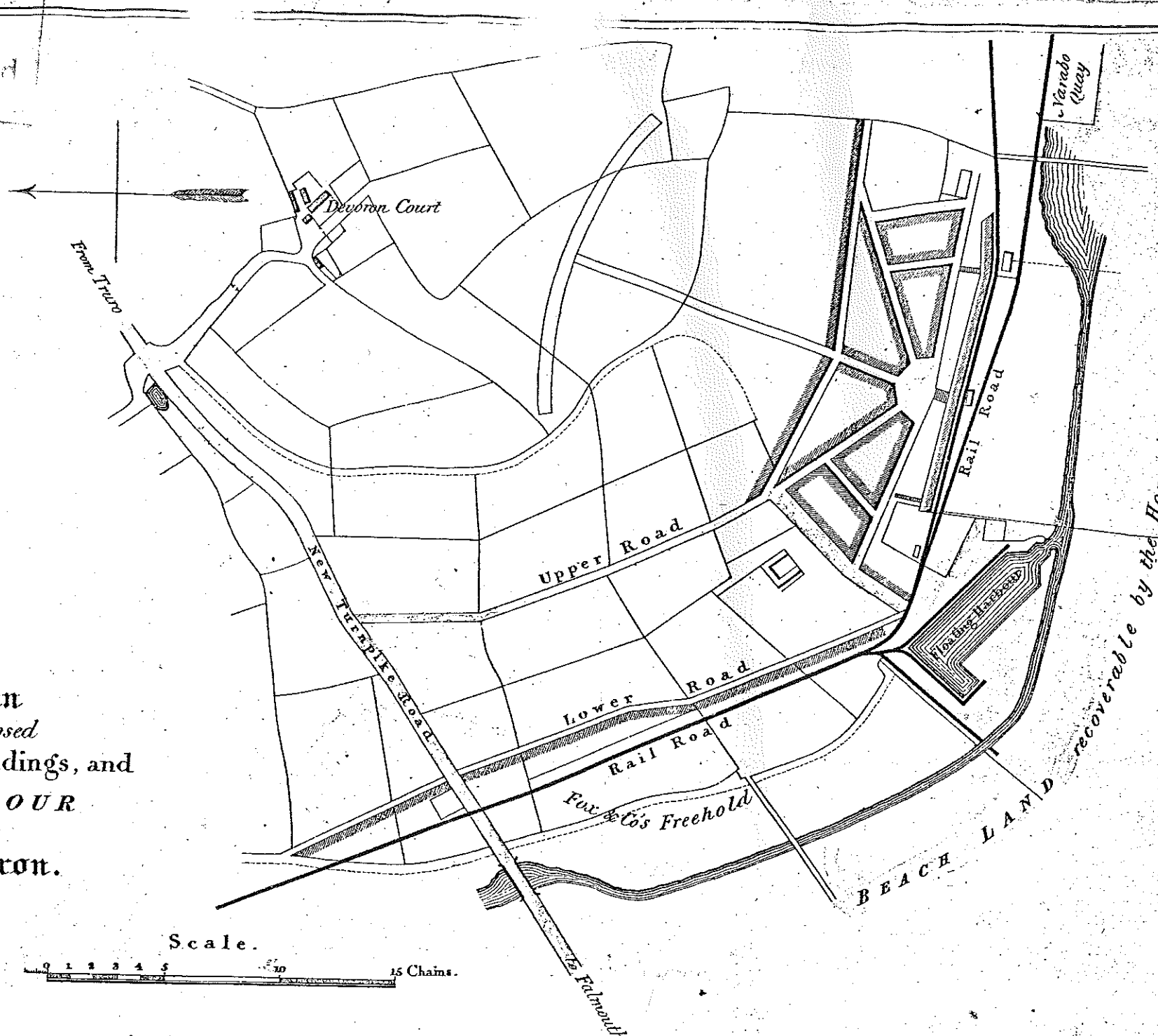
- I. The Land for Floating Harbour and adjacent Quays, is offered under the Conditions and Covenants stated in the Speculation, for Fifty Years, at a small Rent for the first Five Years, and a fixed Rent for the remainder of the Term.
- II. The Land for Building will be Let also for Fifty Years, at a fixed Rent.
- III. The Two principal Roads will be opened from the Turnpike to the proposed Site for Building by the Lessor, with all possible dispatch.
- IV. No Royalty will be required for the Stone from the Quarries, which, previous to the 1st of January, 1834, shall be used upon the Estate; and the Lessees and Tenants will be privileged under the Act in the line of the Rail Road.
- V. No Noxious Trades or Manufactories will be permitted upon the Estate.

Information as to Plan, Rents, and all other Particulars, may be had of WILLIAM JAMES, Esq. Land Agent, Bodmin, and at his Office, Devoron.

Produced
DRAWING OFFICE

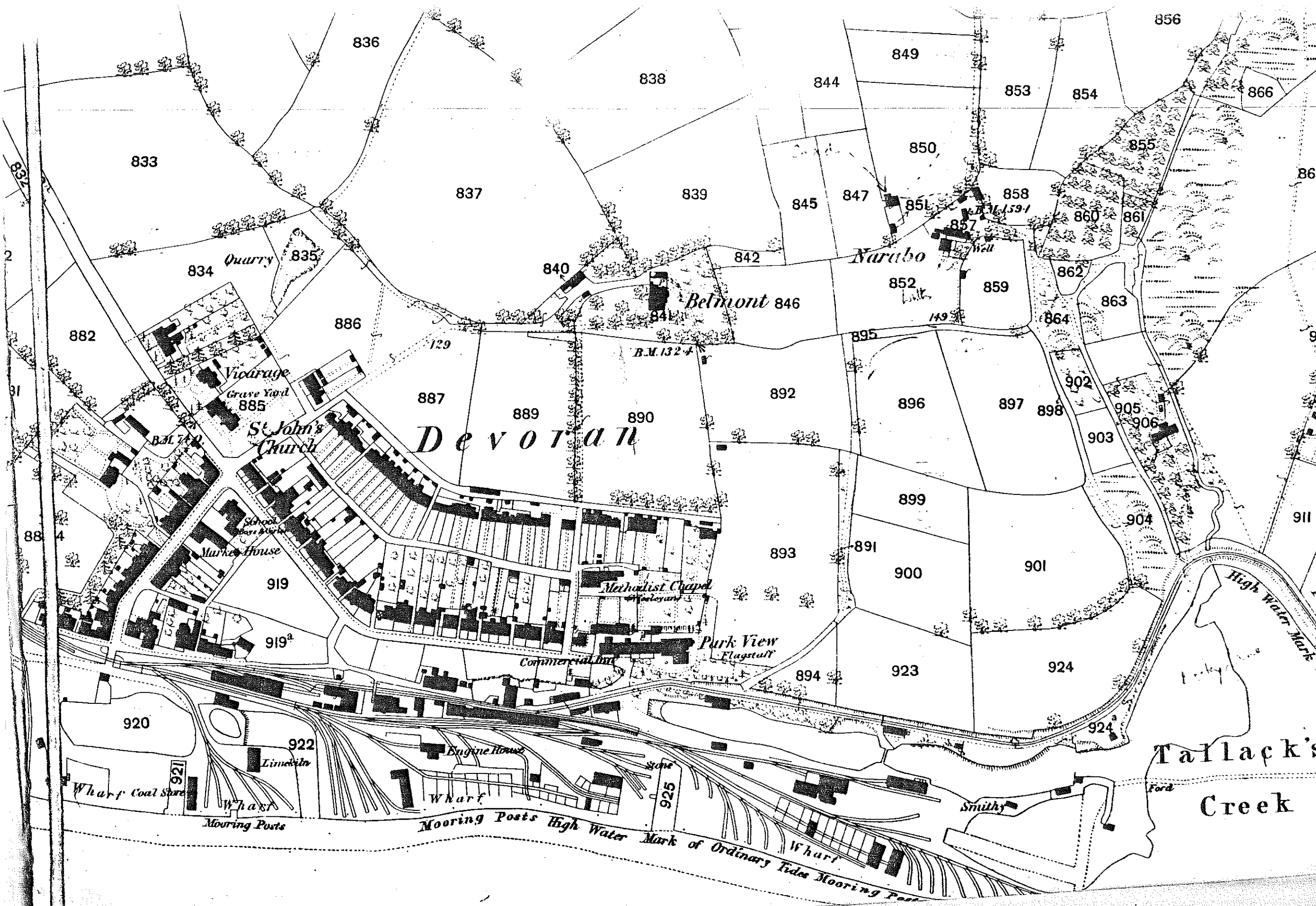
OFFICE

Plan
of proposed
Roads, Buildings, and
HARBOUR
at
Devoron.



Scale.
0 1 2 3 4 5 10 15 Chains.

J. Netherdell Litho. 6 Newman St.



Devotion

834 Quarry

Vicarage
Grave Yard
885

831 7/10
St. John's
Church

School
888 4
Market House
919

Methodist Chapel
919^a

Park View
Flagstaff
920

Wharf Coal Store
921

Wharf
Mooring Posts
922
Limekiln

Wharf
Mooring Posts
925

Smithy

Tallack's
Creek
Ford

Narabo

Belmont 846

B.M. 132-4

High Water Mark of
Ordinary Tides

Important Sale (without reserve) of 150 tons of Iron Goods, Steam Engine, &c.

To Smelters, Ironfounders, Mine Agents, and Others.

MESSRS. OLVER & SONS

Are favoured with directions from Messrs. J. Taylor and Sons, in consequence of their declining the lead-smelting and de-silvering branches of their business, to Sell by Public Auction, at the SMELTING WORKS, POINT, near Devoran,

On Monday, 7th day of July next,

at Two o'clock for half-past to the minute (after the arrival of the 1.45 down train at Perranwell Station, distant about two miles), about

140 TONS OF IRON,

VIZ. :—

Smelting moulds, pans, doors, fire-doors and frames, grate bars, and ironwork complete for eight smelting furnaces, working tools, tramway rails, tram-waggons, ironwork complete for blasting furnaces, kettles, 6 pans on wheels, large quantity of very superior wrought iron, large de-silvering pot to hold 10 tons, 2 ditto to hold $1\frac{1}{2}$ ton each, with crane, fire-doors and frame, and working tools complete, several new cast iron plates, about 13 cwt. in each, a quantity of scrap iron, wire rope.

Assay-offices.—The following first-class weighing beams and scales, by De Grave and other best makers, viz., beams 7ft., 6ft. 6in., 6ft. 4in., 6ft., 5ft., 4ft., 2ft. 6in., 2ft., 18in., &c.; also small silver weighing beam and scales under glass case; also brass troy weights to weigh 4,000 oz., a large number of adjusted iron weights, 2 assay pot furnaces with brick and iron-work complete, 1 cupel furnace ditto, office stove and pipes, pulverising machine, improved cupel making machine by pressure instead of by the hammer, sample plate, bucking iron, several dozen best cupels, office furniture, clock, &c.

Also, in complete working order, 12 horse-power engine, with about 6-ton boiler, with fan, driving belts, and every requisite for the working of the silver-refining furnace and blast furnace, with all standing gear complete.

One spare new 36in. fan, one 4in. working-piece, double handle double action ship's pump, with 4in. pipes to draw water 24 feet deep, 3 large test rings 4ft. by 3ft. 6in. Also the following PLANT:—

Smelting-House.—Large double purchase crab winch, about 40 tons of regulus (samples sent on application), 60 tons fluor spar (from the Tamar), pair of differential pulleys to lift 2 tons, mill for grinding flux, numerous gurricks, hand-beams, excellent large grinding-stone and frame, spare grindstone (large size), large factory bell, &c.; the stone and brickwork in several smelting furnaces.

Smith's Shop.—Anvil, bellows, tools, &c.

Wharf.—Large wood tank to hold 3,000 gallons, ditto 250 gallons, thousands of feet of granite, about 75,000 bricks, 30 wheelbarrows, coal gun and stand, several wheeling planks, office on wheels, 2,000 pantiles for shed roofs, shovels, sledges, petroleum casks.

Carriage and Cart Shed.—A 4-wheel double-seated phaeton with patent axle and patent drag, cart, cart harness, &c.

The above will be sold in lots to suit the convenience of purchasers, and can easily be removed by road, river, or rail.

For further particulars apply to the

AUCTIONEERS, Falmouth.

Dated Falmouth, June 9th, 1873.