

Particular and Valuation of the Estates called Easthope situate at Broseley in the County of Salop with the very valuable Mines of Coal and Ironstone under the same the Property of William Taylor Esq. (1794?)

No on Plan	Tenants Names	Description of Premises	Quantity			Ann Value			yr s rem	Total Value			Observations
			A	R	P	£	s	d		£	s	d	
1	John Jones	A Messuage or Dwelling House with Garden and Appurtenances in the Occupation of John Bate as an Undertenant to the said John Jones at the Annual tent of £2.2.0 Also a Tenement and garden adjoining the same held by Widow Ann at the Yearly Rent of £1.10.0.			36	3	10		20	70			These Premises are Rented by John Jones as Tenant from Year to Year. The Buildings are substantially Built of Stone and are Tiled being at this time in good repair. The gardens are well stocked with Fruit Trees and there is a Walnut tree worth 12/-.
2	John Barnett	A Dwelling House with garden and Appurtenances in the occupation of John Barnet from Year to Year.			4	1	5		16	20			This House is thatched and the Roof thereof is at this time but in moderate Repair. There is a Hogsty on the vacant Land belonging to this house.
3	Benj. Ashwood	A Dwelling House with large Garden Warehouse and Appurtenances in the Occupation of the said Benjamin Ashwood also a Tenement nearly adjoining to the same occupied by Edward Ashwood the Father.			32	2	15		17	46	15		The Principal of these houses is built with Stone and is Tiled the same being at this time in tolerable Repair. The Garden is very pleasantly situated and in excellent Order.
4	Saml. Barnett	A Dwelling House with garden and Appurtenances in the Occupation of Thomas Wound as under Tenant to the said Samuel Barnett at the Annual Rent of 20/-.			11	1	15		17	28	15		Samuel Barnett holds these Premises of Mr Taylor as a Yearly Tenant. The House is Thatched and in tolerable repair.
5	John Nevett	Dwelling House Garden and Appurtenances as in the Occupation of Richard Guilt as Under Tenant to the said John Nevett at the Yearly Rent of £2.2.0.			9	1	15		17	29	15		These Premise were formerly held of Mr Taylor by Mary Barnett Widow bit now by John Nevett as tenant from Year to Year the Building is Thatched and in tolerable order.
6	R ^d Thomas	Five several Dwelling Houses and Gardens with the Appurtenances therewith held under a Lease granted by Mr Taylor (and dated 27 June 1781) to William Holmes for the Lives of William Holmes the Son,											There is now only one Life in this Lease Thomas one of the Grand Children about 13 Yrs of Age.

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		<p>Ann Thomas and Mary Thomas the Grand Children of the said William Holmes the Father and the survivor of them at the reserved rent of 40/- per Annum subject to the Tenant keeping and leaving the buildings in complete repair which said premises are thereafter more particularly mentioned viz:</p> <p>All that House with the Brewhouse garden and Appurtenances occupied by Thomas Bennett as Undertenant to the said Richard Thomas at the Annual Rent of £2.2.0 but well worth £2.5.0 per Annum and if out of Lease would be worth 18 Yrs Purchase.</p> <p>All that other House with garden and Appurtenances in the Occupation of John Cookson as Under tenant at the Annual Rent of £2.2.0 but worth £2.5.0 a Year and if out of Lease 18 Yrs Purchase. Also all that Dwelling House containing a good Kitchen and Parlour with the Brewhouse Garden and Appurtenances occupied by the Widow of William Holmes Junior well worth £3.0.0. a year and if out of lease 20 yrs Purchase. Also that new Erected Dwelling House adjoining to the last mentioned with a Brewhouse Workshops garden and are held by George Geary as Under Tenant to the said Richard Thomas at the Annual Rent of £2.10. a year but well worth £3.0.0. a year and if out of lease 20 yrs Purchase. Also all that other</p>										<p>This House is built of Stone and is Tiled. Cooksons House is of Brick and Tiled and in good repair. Widow Homes is of Stone and Tiled and that held by George Geary hath been lately built of Brick and Tile and is in excellent order.</p> <p>NOTE. In making this Calculation the life reckoned at 19 Yrs Purchase</p> <p>The Mines are reserved with power of getting them.</p>	

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		Tenement or Dwelling House adjoining to the Back part of the before mentioned Premises now let out by the Week but worth 12/- a year and if out of Lease 12 Yrs Purchase		32	11	2	-	11		122	15		
7	John Barnett	A Messuage or Dwelling House with the Brewhouse Shop good Garden Orchard and Appurtenances in the occupation of John Masey as Under Tenant to the said John Barnett at the Annual rent of £3 a year. These Premises are under a Lease dated 19 February 1747 and granted by Richard Taylor Uncle of the present Mr Taylor for the Term of 99 Yrs at the Annual rent of 10/- Tenant doing repairs. if free of said Lease these Premises would be worth £3.0.0. a Year 20 yrs Purchase.		1	4	3			8	24			John Barnet holds these Premises as Administrator of Michael Barnett. The House is built of Stone and is Tiled and the garden is well planted with kind Fruit Trees. The mines are reserved with power for the Landlord to get them.
		All that other Tenement nearly adjoining to the last mentioned occupied by Saml Barnett Brother of the said Jn Barnett				1			16	16			It is contended by John and Saml Barnett the these premises are included in the last mentioned lease but the Buildings were erected since the commencement thereof and it is presumed on no part of the Lands included therein
9	Jonathan Ronley	All that House with the Brewhouse garden and Appurtenances in the Occupation of Jonathan Ronley and held by him as a Yearly Tenant			22	2			13	26			The House is of Stone and Thatched and at this time but in moderate repair
10& 11		All those two old Houses now void with the Gardens and Appurtenances thereunto belonging with little more than the Value of the old materials and the Land		1	60

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12	Banks & Onions	All that Piece or Parcel of Land formerly known as Beards Coppice, otherwise Yates Coppice afterwards Easthope Coppice and sometimes known as Croppers Hole lying amongst the before mentioned Houses and Premises held by said Banks and Onions as Tenants from Year to Year and who also pay Mr Taylor £2. 0. 0. Annually for the Privilege of Mounting the spoil from their Furnaces and Works on two Places part of these Premises but they have no Assurance of a continuance of such privilege and are liable to quit at 6 Months Notice.	1	..	3	5	30	150	..	.	These Premises are close adjoining to Benthall Furnaces and Works and are well adopted for extending the said Works upon with the Lands and Premises hereafter mentioned on for erecting of other Works Manufactories or Buildings to any extent and they adjoin the Turnpike Road within about (<i>blank</i>) Yards of the Iron Bridge. Mr Taylor has a Share in Benthall Brook.
Part of No 13 and No 14		All those three Pieces of most excellent and rich Meadow and Pasture Land now also held by said Banks and Onions as Yearly Tenants situate close to the End of Broseley Town adjoining to part of the before mentioned Premises and having Communications with every part thereof capable of being Watere'd and Manure'd solely from the Sock (<i>sic</i>) of the said Town of Broseley	11	2	32	41	12	..	35	1456	..	.	These Premises abound with Mines of Coal and Ironstone of which mention is hereafter made but its proper now to observe that the same may be got in an horizontal Direction without any injury to the Surface.
13	British Tar Co	All that piece or Parcel of land as now marked off from the other part of No 13 (said to be in the hands of Banks and Onions) having the Tar Works Still House and other buildings erected thereon the same being now under lease to the British Tar Company for 13 Yr's to come from Lady Day 1795 at the Annual Rent of £11.											These Premises are situate between the Meadow Lands and the Premises marked in the Plan No 12 said to be held by Banks and Onions and with such Premises and very eligible for extending the Works of Benthall Furnace or erecting of Fresh ones most part if the Ground being made level and having the Materials contained in the Tar Works on the Spot.

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		2. 6. but as the Tar Works are not at this time in Use nor likely to be applied to such purposes again shall only recon for the Value of the Surface of the Land tho' the Company are liable to pay the Rent agreed upon during the Term of the Lease.	2	..	36	5	30	150	..	.	
		As the Company by the Covenants of their Lease engage to leave on the Premises for the use of Mr Taylor at the End of their Term all the Erections and Buildings there may be upon the Premises taking away certain Fixtures only the Value of the Materials in the Buildings and Erections must be considered at the Time, and as the said Works contain 20 Kilns with the Coolers and Appurtenances for extracting the Tar and as each (Kiln) is said contains of Brick exclusive if the Warehouse Still Room &c. it is presumed the whole may be reckoned to contain One Mile of Bricks and estimating the same to be worth 10/- per Thousand clear of taking down and dressing		500	..	.	NOTE. Much Timber and Iron Work will also remain for Mr Taylor but in Case of his selling the Estate the Purchaser will sink the Interest of his Money for the Buildings it is fair also that the seller winks the Value of these Materials which it is presumed will refund the Purchaser.
			16	1	21	79	14			2700	7	-	

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Mines of Coal and Ironstone

All these Valuable Mines of Coal and Ironstone lying under the Premises before mentioned, part of which are held under a Lease dated 1 May 1776 and granted by Mr Taylor to Messer's Mathews and Homfray to hold from lady day then proceeding for the Term of 21 Years paying the following Royalties viz

*	For Best Coal ..	.. 2/- per Ton each from 40 to 50 Cwt	
+	Rider Coal ..	.. 1/6	
*	Top Coal ..	.. 1/6	
*	Bottom Coal ..	.. 1/6	
	Clod Coal ..	.. 1/6	} Very Good
	Flint Coal ..	.. 1/6	
+	Lancashire Lady Coal ..	1/6	
	Geyney Coal ..	.. 1/6	
+	Vigo Coal ..	.. 1/-	
	Two Foot Coal	.. 1/- good	
	Penny Stone ..	.. 1/- per Dozen of 60 Cwt	} both exceeding good
	Crawstone ..	.. 2/- per do	

* These three sorts of Coal were in part gotten in former Days and its unknown what Quantity now remains.

+ These three sorts of Coal remain untried and are doubtful.

which said Mines are now in part worked by Alexander Brodie Esq. to whom the said Mathews and Homfray assigned their lease and it appears that the respective sorts of Coal and Ironstone which are now in actual Work are of the Thicknesses and have in this and other Neighbouring Works produced on the Average the N^o of Tons per Acre thereafter mentioned and considering the great Royalties non paid must be worth the royalties fixed to each sort viz.

				£	s	d
Clod Coal	27 In ^s thick producing	1325 Tons per acre	at 2/- ..	132	10	0
Flint Coal	24 In ^s thick do ..	1180	at 2/- ..	100	0	0
Gayney Coal	10 In ^s do ..	884	at 1/6 ..	66	6	0
Two Foot Coal	16 In ^s do ..	784	at 1/6 ..	58	16	0
Penney Stone	.. ..	1700	at 2/6 ..	212	10	0
Crawstone	.. ..	807	at 2/6 ..	100	17	6

It is to be observed that the present royalties for Coal and Ironstone in the Neighbourhood are considerably more than the Royalties here stated but considering that part of these Mines will be got under the present Lease at a lower Royalty it is fair to reckon them in the Medium.

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Also sulphurous or Stinking Coal not included in the said Lease being 22 In^s thick and producing 1074 Tons per Acre at 1/6.. £80 11s 0d
The above Mines having been inspected by Skilful Persons and the Land under which the same remain ingot having been ascertained the Quantity of each sort still to get is found to be as following viz:

	A r p	£ s	£ s	
Clod Coals remaining	1. 2. 0. at	132. 10. per Acre	198. 15	Note.- As well as these Mines which are partly in Work and existing there are the greatest Prospects of the following besides those named in the Lease viz. Penny Stone Roof and Iron Stone Roof the same Quantity as the Penny Stone Poor ?obin an Ironstone all over the Land Vigo an Ironstone And it is well known the Premises abound with some other sorts untouched.
Flint Coals	3. 0 .0.	118	354.	
Geyney Coals	16. 0. 0.	66. 6.	1060. 16	
Two Foot Coal	13. 0 .0	58. 16.	764 8.	
Penney Stone	13. 0. 0	212. 10.	2762. 10.	
Crawstone	6. 0. 0.	100. 17. 6.	605. 5.	
Sulphurous Coal	6. 0. 0.	80. 11. 0.	483. 6.	
			6229. 0.	

Totals

Description	Quantity	Total value
	A r p	£ s
The Surface of the Estate including all the Buildings as they now stand	16 1 28	2700. 7
The Mines now n Work & proved which at this Time remain ungotten		6229 0
		8929 7

Exclusive of the Mines calculated in the above estimate the Estate abounds with Black Slip Clay for the Potteries, and an immense quantity of Clay for Bricks and Tiles, a good Bed of Sand and Quarry Stone.
Exd