

A particular and Valuation of the Lordship and Manor of Broseley in the County of Salop with the Cottages, Chief rents Mines of Coal and Ironstone, Privileges and Advantages thereunto belonging the Property of John Stephens Esq<sup>r</sup>

Tenants Names	Description of Premises	Ann. value			Yr 's	Total Val.			Observations
		£	s	d		£	s	d	
	<u>Chief rents</u>								
Forester George	A perpetual chief rent of 10 <sup>s</sup> per annum payable out of the Stocking Farm		10						
Littlehales Jnr	D <sup>o</sup> of 6/8 per Annum from the Amies Farm		6	8					
			16	8	35	29	3	4	

Premises in lease for Lives									
Aston Marg <sup>t</sup>	A Tenement and good Garden situate at the back of Mr Rushton the Butchers in Broseley Town in Lease for Lives at the Annual Rent of 15/- renewable perpetually on paying a Fine of 20/- at the demise of each Life		15	-	35	26	5	-	
Barber Fran <sup>s</sup>	Two moderate Tenements and Gardens in Broseley at the Annual rent of £1. 5s. 0d renewable perpetually at the demise of each Life at the Payment of a Fine of 50/-	1	5	-	35	43	15	-	
Jones Mary	Three Tenements and some garden land situate near the Market House the whole being very substantially built annual Rent 15/- renewable as the before mentioned on paying a Fine of 20/-		15	-	35	26	5	-	
Morris & Onions	A Piece of Land in Broseley Wood near to Benthall Brook renewable perpetually on Fine of one Guinea on each life Annual Rent being	1	-	-	25	25			This Land adjoining to Benthall Brook and was taken by Morris and Onions for the Purpose of building a Mill or other work thereon which has never been done
Wild Martha	A Tenement and Garden held by her for her Life aged 80 Yr's at the annual rent of 11/- but worth 30/- a year if out of Lease and 16 Yr's Purchase	1	5	-	13	16	5	-	

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	<u>Premises in lease for 99 Yr's</u>								
Barber Fran <sup>s</sup>	A tenement near his own Dwelling House in Broseley the lease commencing Mich <sup>s</sup> 1783 at the Annual Rent of 6/-.		6	-	30	9	-	-	
Evans Thomas	A Tenement in Broseley very substantially ? of Built and Brick of Tiled the lease thereof commencing Lady day 1784 at the Annual rent of 7/-.		7	-	30	10	10	-	
Hardacre G <sup>s</sup>	A small piece of waste land adjoining his House in Broseley at the Annual Rent of 6/- the Lease thereof commencing Lady day 1785.		6	-	20	6	-	-	Possession of this Land was never given up to Hardacre and the same is now in the Occupation of ( <i>blank</i> )
Holding Corb <sup>t</sup>	An old House and Garden in the Wood occupied by __ Evans with another new built Tenement and spacious Garden adjoining the same, the yearly rent for the whole being 13/- and the Lease commencing lady day 1782.		13	-	30	19	10	-	
Jones Charles	An ordinary Tenement and two small Gardens situate in Broseley Wood the Lease commencing Lady day 1780 at the Annual Rent of ( <i>blank</i> )		5	-	30	7	10	-	
Lee William	A new built Brick and Tiled House in two Dwellings with the Appurtenances thereto belonging Yearly rent being 10/- and the lease commencing Lady day 1790 .		10	-	32	16	-	-	
Lloyd Thomas	A substantial Dwelling House and other Buildings with a small garden near the Delph at the Annual rent of 20/- and the Lease commencing about 5 Yr's ago.	1	-	-	32	32	-	-	
Love Robert	Two good Brick and Tiled houses with the Appurtenances occupied by John and ( <i>blank</i> ) Leadbettors the reserved rent for the same being 20/- a Year and the Lease commencing.	1	-	-	30	30	-	-	
Lister Thomas	Two newly built Houses in the Wood with good Gardens thereto the Lease commencing Mich <sup>s</sup> 1784 Yearly rent.	1	10	-	26	39	-	-	
Lister Thomas	An ordinary thatched House situate near the Delph the Lease commencing about 1784 at the Yearly Rent of		5	-	20	5	-	-	
Russell Rich <sup>d</sup>	A new built Tenement in the Wood with a good garden adjoining the Lease thereof commencing Lady Day 1780 Rent		14	-	28	19	12	-	

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	being 14/-								
Wilkes Zacherus	A good and substantial new built House in two Dwellings with the Appurtenances thereto belonging the same being situate near to Robert Lloyds in Broseley Yearly rent 10/- and the lease commencing Lady day 1785.								
Jones Tho <sup>s</sup>	A Brick and Tiled House in good order with a small garden situate near Hockley the lease commencing about 11 Yr's ago at the Annual rent of 8/-								
Lee Jeremiah	Three tenements with small gardens situate near Mr Rushton the Butchers the lease commencing 23 Yr's ago Annual rent 20/-								
Morgan Edw <sup>d</sup>	An ordinary House now in two dwellings with two good gardens adjoining the same being situate in Speeds Lane and there remains about 80 years unexpired in the lease, yearly rent								
Roberts Jn <sup>o</sup>	Four Tenements Gardens and other Buildings most of them newly erected of Brick and Tile and very substantially built situate at ( <i>blank</i> ) in Broseley the lease thereof commencing about 14 Yr's ago at the Annual rent of 10/- only								
Bill Saml	The Kings Head Public House, Brewhouse Shop &c situate in Broseleywood with a good Garden and small Tenement adjoining the Buildings having been all lately erected and are substantially built with brick and Tiled, the Lease thereof commencing Lady day 1781 Yearly rent 10/-								
Bill George	A new substantial Dwelling House with Brewhouse Stable spacious Malthouse and Appurtenances also situate in Broseley Wood the Lease commencing Mich <sup>s</sup> 1783 at the annual rent of 10/-.								
Bryan Will <sup>m</sup>	A dwelling House lately erected in Broseleywood with a Garden and small tenements adjoining the reserved rent being 15/- a year and the Lease commencing at lady day 1781.								
Bayley W <sup>m</sup>	A very poor house and small garden also in the Wood the								

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	Lease commencing Lady day 1783 at 12/- a year.		12	-	12	7	4	-	
Leg Thomas	Four new built Dwelling Houses in excellent order situate at Ferney Bank with Shops Stable Brewhouse Gardens and Appurtenances the Yearly rent being 9/- and the Lease commencing Lady day 1783		9	-	33	14	17	-	
Patten George	Two Houses with Brewhouse Garden &c at bottom of Broseley Town the same being in good Order and the lease commencing Lady day 1764 at the Yearly rent of 3/4.		3	4	32	5	6	8	
Lister Will <sup>m</sup>	A good tenement and garden in the Wood the lease thereof commencing about Lady day 1759 at the Annual rent of 5/-.		5	-	24	6	-	-	
Wild George	A moderate House in two Dwellings with small gardens adjoining the reserved rent being 7/- a year and the Lease commencing about 13 Yr's ago.		7	-	30	10	10	-	
Oakes Geo	A Dwelling House and small Garden in Broseley Wood the same being in very moderate Repair there remains about ( <i>blank</i> ) Yr's unexpired in this Lease and the reserved Rent is 30/- a year.	1	10	-	14	21	-	-	The Lease of these Premises was originally granted to Samuel Aston and Assigned by him to George Oakes.
Rathbon Mrs ( <i>Rathbone?</i> )	Three ordinary Tenements and some Garden Land situate in the Wood the reserved rent for the same being 16/- a Year and there remains about 77 Yr's unexpired in the Lease.		16	-	22	17	12	-	
Patten Josiah	An indifferent tenement with a small garden in the Wood the Lease granted about 8 Yr's ago the Yearly rent of		5	-	28	7	-	-	
Southern Ch <sup>s</sup>	A tenement and Garden in the Rough lane the yearly rent of 8/- the lease granted about 13 Yr's ago for the term of 99 Yr's		8	-	28	11	4	-	
Leg Samuel	An old House and garden the yearly rent thereof being 14/- held under lease for the Term of 99 Yr's commencing about Lady day 1781 or 1782		14	-	20	14	-	-	

Premises in lease for other different Terms

Griffiths Ja <sup>s</sup>	A new built Brick and Tiled House in a very good situation under lease for 1000 Yr's commencing 8 O( <i>blank</i> ) at the								
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	Annual rent of 3/4.		3	4	30	5	-	-	
Macalaster And <sup>w</sup>	A good tenement and Garden situate near Hockley held by lease of 1000 Yr's commencing 8 October 1757 at the Yearly rent of 6/8.		6	8	25	8	6	8	
Prestwick Elias	A small Parcel of Land at the back of his Dwelling House under a Building Lease for 40 Yr's commencing Lady day 1789 at the Annual Rent of 10/-.		10	-	35	17	10	-	On these Premises is erected a Stable and a part of the land is inclosed in Mr Prestwich's Garden the other part let out to ( <i>blank</i> )
Wyke James	A Capital Dwelling House with all convenient offices, situate near the Market Place Broseley, also a good Garden at the back of the said premises walled round the whole being under a Lease granted for 500 Years 35 of which are now unexpired at the Annual rent of two Guineas		2	2	-	35	73	10	-
	An ordinary tenement and part of a Garden lying contiguous to the before mentioned Premises and under Lease for the same term at the Annual rent of 20/-		1	-	-	25	25	-	-
Perry Richard	Two good Brick and Tiled House at Ferney Bank and another at Broseley Wood the whole being in lease for 120 Years from 6 April 1782 at 10/- a year.		10	-	30	15	-	-	
Smith Thomas	A Capital Messuage or Dwelling House with Shop Brewhouse and small garden and Appurtenances well situate opposite the Delph in Broseley in the Occupation of Mr Smith and also a tenement and Shop adjoining the whole thereof being under a Lease granted about 34 years ago for the term of 99 Yr's at the annual rent of 3/4.		3	4	35	5	16	8	
	A newly erected Brick and Tiled house with a garden adjoining situate at the bottom of Broseley Town and in the Occupation of Cornelius Reynolds the same being in Lease for Lives renewable perpetually on Death of each on the Payment of a Fine of 10/- the reserved rent being 5/- a year		5	-	33	8	5	-	
Rushton Widow	A Dwelling House newly and substantially built situate near the market place Broseley with Shop and other Outbuildings held under a Lease granted Lady day 1760 for 1000 years at								

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	the reserved rent of 3/4.		3	4	35	5	16	8	
The before mentioned Premises being in Lease for such a long term of Yr's without a possibility of any Advantage on Emolument to a Proprietor other then the reserved rent which may be considered as a Chiefage only yet as many of the takes consist of excellent Buildings of very considerable value we have rated such at some Years Purchase according to the Average Values of Chief rents and according to the Situation of the Premises the Quality of the Buildings and the Proportion which the reserved rents bear to the annual value of the Premises for at the end of the term of such leases far distant to the Income of this Estate its understood the Lessees are bound to keep up and leave all the Buildings and future Erections in proper order and Repair.									

<u>Cottages and other Premises on the Rack</u>									
Aston John	A tenement sufficient for two Dwellings situate in Broseley at the Yearly rent of ¾.	1	7	6	15	20	12	6	
Armstrong T <sup>os</sup>	A good Tenement with a small Garden in Broseley at the Yearly rent of ¾ the same being now in the occupation of William Hale.	1	10	-	17	25	10	-	
Aston Thomas	An ordinary tenement with a Garden adjoining situate in the Wood the present rent being 10/- a year	1	-	-	14	14	-	-	
Bradley Francis	An old Thatched House and small Garden near the Delph. Annual rent being 5/-.		13	-	12	7	16	-	
Cartwright Jn <sup>o</sup>	An indifferent thatched House with a Garden near the Quakers Meeting House at the yearly rent of 5/-.	1	10	-	16	24	-	-	
Gammon William	An ordinary Tenement and garden in the Wood the yearly Rent thereof being now 10/-.	1	10	-	16	24	-	-	
Hill John	A new brick and tiled House in two dwellings with a good garden adjoining the same being situate near Syners Hill and the Annual Rent thereof ¾.	2	16	-	19	53	4	-	
Hartshorne Will <sup>m</sup>	An ordinary Tenement and garden situate in Broseley near Mr Rushton the Butchers the yearly rent being ¾.		16	2	12	9	18	-	

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Hartshorne Edw <sup>d</sup>	A newly erected Brick and Tiled House situate in the Wood with a good Garden adjoining the present rent being 20/- a year.	2	-	-	19	38	-	-
Hare Mary	A small Tenement near to Francis Benbow in Broseley held at 3/4 a year		16	6	13	10	14	6
Hartshorne Rob <sup>t</sup>	A moderate tenement with a Brewhouse and small Garden in the Wood at the Annual Rent of 10/-.	1	10	-	16	24	-	-
Jones Ann	Two Dwelling Houses in tolerable Repair with a small garden adjoining rented together at 3/4 a year.	3	-	-	19	57	-	-
Jones George	A Tenement and Garden in Broseley rented at 10/-.	1	15	-	15	26	5	-
Jones William	A Tenement near the Market place in moderate repair the rent thereof being 3/4 a year.	1	-	-	16	16	-	-
Jones Thomas	A Tenement rented at 4/- a year the same being now in the Occupation of John Rhoden.	1	-	-	14	14	-	-
Lloyd Joice	Two good Tenements near the Delph at the Annual rent of 3/4.	3	15	-	18	67	10	-
Lloyd Francis	Two Houses in tolerable repair with a Brew house and small Garden Rent 3/4 a year.	3	-	-	19	57	-	-
Lister Thomas	A Tenement newly erected with a small Garden situate in the Wood Yearly rent 3/4 The House damaged by the Coal Mines	1	-	-	15	15	-	-
Lister Jn <sup>o</sup>	A tenement also newly erected and situate in the Wood with a small garden at the Yearly Rent of 3/4.	1	10	-	17	25	10	-
Nevett Mary	An ordinary House and Garden in the Rough Lane Annual Rent 3/4.	1	7	6	15	20	12	6
	Another House in the Occupation of John Speak in the same take.	1	7	6	16	22	-	-
Povey William	An ordinary tenement and Garden in the Wood at the Annual Rent of 10/-.	1	4	-	14	16	16	-
Pugh Joseph	A House and Garden near the Delph in Broseley at the yearly rent of 10/-.	1	10	-	15	22	10	-
Pinner Joseph	A good Tenement and Garden in the Wood at the yearly rent of 10/-.				18	36	-	-

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Poole Thomas	A Tenement in good repair with a garden adjoining at the yearly rent of 3/4.				19	52	5	-
Rushton Widow	A good and substantial Dwelling House situate near the Market House in Broseley with shop and other Buildings thereunto belonging Yearly rent 3/4	9	-	-	18	162	-	-
Randle Eleanor	A Tenement and small Garden held by her at the Annual rent of 3/4	1	10	-	17	25	10	-
Simpson A <sup>n</sup>	A good and substantial Brick and Tiled House with an excellent Garden Stable and Appurtenances at the Yearly rent of 3/4.	10	-	-	18	180	-	-
Tenant Edw <sup>d</sup>	A Public House Garden Brewhouse and Appurtenances situate at Hockley Rent the same being 3/4.	4	10		17	76	10	-
Tenant Jn <sup>o</sup>	A tenement and garden adjoining to the last mentioned Premises the same being in tolerable repair and the Yearly rent 3/4.	1	10		16	24	-	-
Wheeler William	Two Tenements and small garden at the Annual Rent of 3/4.	2	5		17	38	5	-
Wilkes Zaccheus	A small parcel of Garden land lately inclosed and adjoining to his Leasehold premise at the Annual Rent of 2/6.		2	6	24	3	.	.
Wells Ann	A Tenement at Hockley of Brick and Tiled and in good order the Annual Rent being 3/4.	1	2	6	16	18	-	-
Yardley Jn <sup>o</sup>	A Brick and Tiled House with a small Garden in the Occupation of Jn <sup>o</sup> Evans the Yearly rent being 3/11.	1	-	-	15	15	-	-
Leadbeator William	A very substantial and newly erected Brick and Tiled House with Shop and Appurtenances near the Delph Broseley the Annual Rent being 3/4 and the Premises are now in the Occupation of (blank) Preen.	3	15	-	20	75	-	-
Lloyd Edward	A good Brick and Tiled House near the Delph at ....	1	7	6	18	24	15	-
Russell Richard	An old house and Garden in the Wood at the Yearly rent of 5/-		14		12	8	8	-
Page James	Two tenements and small gardens in Rough Lane and relet to Benjamin Oakes and John Jones the annual Rent for the same being.	2	7	6	17	40	7	6
Tipton	A Freehold Dwelling House garden and small Croft of Land							



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	situate in Rough Lane and now in the Occupation of Thomas Perry the same being rented by ( <i>blank</i> ) Tipton from year.	4	10	-	24	108	-	-
Barber Fran <sup>s</sup>	A Dwelling House with a Shop Stable Slaughter House and Appurtenances situate near the Market House Broseley the same being in tolerable order and the Annual Rent as now paid for the same being 3/4 a Year for the House and £1 for the shop.	8	-	-	18	144	-	-
	Another Dwelling House nearly adjoining to the last mentioned premises in the Occupation of Glover the rent being 3/4 a year.	1	10	-	16	24	-	-
	Another D <sup>o</sup> rented by Mr Barber at 3/4 a Year and now in the Occupation of William Aston.	1	7	6	15	20	12	6
Many of the Buildings on the last mentioned premises are in excellent Order others but moderate. As the rents have in general been hereunto considered merely as Cottage rents and as it is likely many of the Tenants would not be moved or advanced without much Trouble and Expende of a proprietor we have thought proper to take them up at about two thirds of their real Annual Value and placed the Number of Years Purchase according to the Situation and Quality of the Premises not exceeding in any the fair Number of Years purchase the same may justly be deemed to be worth, so that a Proprietor will be able to let them at very easy Rents, the tenants keeping the Repairs or if he chooses to advance them to the Outside Value there will be an Ample Overplus in the Rents to defray any necessary Expenses and to keep the Buildings in Order								
Mines of Coal and Ironstone								
Morris and C <sup>o</sup>	The Coal and Ironstone under the Tynning part of Syners Hill, Dixons Yard and Keates Yard and also divers Parcels of Waste Land at the Top of the Fault containing in the whole about 16 acres under a Lease commencing 20 July 1785 for 21 Years or until all the said Coal and Ironstone be gotten at the respective Royalties of 1/6 per Ton of 48 Cwt for the Clod and two Foot Coals and all other little Coal and for every ton							

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	of other Coal 1/8 also at and under the Royalty of 1/6 for every Stack of Ironstone which said Royalties have produced on the Average for the last 7 Years the sum of £32.13s. 8d per Annum and it is presumed that the same will produce £50 per Annum during the remainder of the Leases provided the Mines are got in a?? and proper manner and the same will not then be exhausted as there is considerable Quantities of Ironstone at this Time remaining untouched and which is understood the be gettable.							
Wyke James	The Coal and Ironstone under Halls yard, Matthews or Barratts Yard, Legs Leasow and part of Syners Hill also under divers parcels of Waste land below the Fault which said mines are held by Mr Wyke under Promise of a Lease for 99 Yr's from 1786 paying the Royalty of 1/8 per Ton for 48 Cwt for all coal and Ironstone of any Denomination which said Royalty has produced on the Average for the last 4 years the Sum £26. 10s. 4d per Annum and as an Engine is at this time erecting which is likely to drain the Water from the Mines it is presumed they will produce considerably more on the Average for 13 or 14 years to come particular as it is well understood there remains a considerable Body of Ironstone easy to be got. The Sum in Hand that ought to be taken for the mines comprized in the before mentioned leases from the Information had concerning the same and from a proper Calculation appears to be about					650	-	-
	the Advantages an Emoluments continually mining from Waste Lands an privileges appurtenant to the Manor					150	-	-
						329		
		124	13	8		3	5	6
The Manor or Lordship of Broseley being subject to an Annuity of £25 per Annum for the joint Lives of Mrs Charlotte Adams aged ( <i>blank</i> ) and Mrs Elizabeth Purcell								

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aged ( <i>blank</i> ) and the survivor of them and it being intended to sell the Manor subject to such Annuity, the same must be deducted from the Valuation and we Estimate the Lives at 7 Yr's Purchase amounting to	175	-	-					
Deduct an Error in the Take of Mr Simpson valued at £180 a small part of the Garden only being Mr Stephens's Property the remainder being freehold Property of Mr Simpson which make a difference	175	-	-		350	-	-	
				£2943	5	6		