

Survey and Valuation of Broseley Estate situate in the County of Salop the property of William Yalverton Davenport Esq (1803?)

N <sup>o</sup>	Name of Fields	Tillage	Quantity			value per acre	Ann'l Value			
			A	r	p		£	s	d	
<i>The Hall Farm Edward Blakeway Esq<sup>r</sup></i>										
1	Mansion House, offices, Stables Field Yard etc		2	27		42				
2	Garden and Pleasure Ground		1	32						
3	Rick Yard	Orchard &c	1	8						
4	Barn Fold &c.		1	21	80	4	18	6	This is a large Brick and Tiled Barn now of little use as the Land is chiefly in Meadow and Pasture. It should come down and the Land be laid open together	
5	Orchard	Orchard	2	7	80					
6	Land laying between the Road and Hay Cop		3	26	10		9	1		
7	Kennel Meadow	Meadow	2	14	85	10	5	7		
	Pools in ditto		1	13						
8	Skinner's Croft	Meadow	5	14	75	19	1	6		
9	Hay Cop	Pasture	7	1	36	30	11	4		3
	Pool in ditto		1	24	60	1	4			
10	Dovehouse Meadow	Meadow	7	31	80	30	4	6		
	Pool in ditto		1	18						
11	Kitchen Garden	garden	1	5		2				
12	Church Yard Meadow	Meadow	1	3	28	90	8	13		3
13	Lower Church Yard Meadow	Meadow	2	2	24	60	7	19		
	Malthouse adjoining Barn Yard					10			A good Brick and Tiled Malthouse capable of making (blank) P?--- annually relet to	
	Road from Furnace Bank to Church Yard		2	8						
			32	1	17	£	147	19	8	

The Mansion House is well built of Brick and tho' contiguous to Broseley Town is much retired and suitable for the Residence of a Gentleman, having all necessary and convenient offices. The lands in this take are very compact and convenient to be occupied with the Mansion or they would let out to great advantage.

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The Old Hall      Edward Blakeway Esq

14	Dwelling House, garden and Appurtenances in the Holding of John Jones				25	£	6	6	
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This House is situate adjoining to the yard belonging to the Mansion and is capable of being converted to 3 Dwellings

Late Weavers Premises      Edward Blakeway Esq

15	A Dwelling House and Brewhouse, Row of Shopping Iron House, garden and Appurtenances in the occupation of Francis Davies Blacksmith				20		9	10	
	Another Dwelling adjoining in the holding of John Bell Hancox				2		3	10	
16	Another House adjoining in the holding of John Bell				2		2	10	
17	A Garden				11				
18	A ditto				27		1	5	
				1	22		16	15	

These Premises are chiefly of Brick and Tiled and in tolerable order. Mr Blakeway has a Lease of them at the yearly rent of £3. 6. 0 for the joint lives

Coneyberry Farm      Edward Blakeway Esq

19	Messuage, Outbuildings, Garden Fold etc			3	38	38	10		
20	A Tenement adjoining the same						2		
21	Cowpasture including pool	Meadow	5		19	19	14	6	7
22	Orchard	Meadow	1	2	24	24	6	12	
23	Pool and Land below Garden			2	12	12	1	3	
24	Three new Houses and Gardens			1	22	40	10		
25	Furnace, Cinder Bank, Pit Mounds etc		7	2	35	35	13	10	2

This House if in order is suitable for the residence of a genteel Family but is at this time much out of repair as well as the Outbuildings  
Formerly part of the Offices

These Houses have been lately erected by Mr Onions for use of the works and are well built of Brick and tiled  
This land is chiefly mounted upon and entirely spoiled for all Agricultural purposes and whilst the Furnace is in being is essentially necessary for its present uses the valuation is the same as tho' the Land had not been injured and such

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										rent the Company ought to pay.
26	Brick kiln Leasow	pasture	4	1						This land is much incumbered with Pitmounds and Roads and for taking off the Mines
	Rough in ditto			1	27	35	8	5	4	
27	Little Brick kiln Leasow	Pasture	2	2	8	35	4	9	3	
28	Shops, Tenements etc				8		2	10		Built by Banks and Onions for use of the works
29	Little Hay Cop	Meadow	6	2		35	11		6	Relet to Mr Thursfield at £27.6.0 year
30	Great Ox Leasow	Meadow	8		35	40	16	8	9	
31	Broomy Leasow	pasture	4		8	35	7	1	9	Part much incumbered with Pitmounds and Rough but very improvable. Relet to C Guest at 9 Guineas a year
32	Penny Furlong	Pasture	1		3	35	1	11	10	
33	House, garden, Stable			3	24	18	3			This House was lately built by W <sup>m</sup> Davies at his own expense and he pays Mr Blakeway 3 Guineas a year for it and Little Ox Leasow
34	Little Ox Leasow	pasture	2	1	17		4	4	3	
35	Barn Yard	Meadow	2		35	55	9	17	7	For Road and Mounts used by Mr Brodie
36	Slang fenced from Barn Yard			2	20					Fenced out by Mr Brodie and covered with Mounts
37	Part of Strang Marsh etc	Mounts etc		3	1	40	9	5	9	Part encumbered but improvable
38	Strang Marsh	pasture	3	3	22					
39	Cother Croft	Pasture	3	3	24	40	12	8	9	Part incumbered with Rough wants stroking and ridding
40	Cother Croft	Corn	2	1	11					This has lately been improved
41	Jenkins Meadow	Meadow	1	3	32	55	5	7	3	
42	Amies Field	Meadow	6	3	32	70	24	6	6	
43	Little Amies Field	Meadow	2	2	3	79	8	16	3	
44	Broad Meadow	Meadow	8	3	14	45	19	17	7	Relet to Edward Davies at £
			81	1	34		206	8	1	
	Deduct N <sup>o</sup> 24 being in Lease to Banks and Onions in lieu of other Premises which were thrown down the land now being comprised in the above take		..	1	22		10	..	..	
			81	.	12	£	196	8	1	

This Farm is in lease to Mr Blakeway for his life at the Yearly rent of £56. The Lands are most suitable to be let Piece meal as they are at present let out by Mr Blakeway, when his Lease is expired the Furnace Bank etc should be charged to the Mining Company.

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Isaac Bagnal

46 | House Smiths Shop, garden etc | | | 2 | | £ | 4 | 10 | |  
 Brick and tiled House now in moderate repair with a good Garden. the shop is a part in ruins and the situation of it is too remote for much business

Willaim Pugh

47 | House in to Dwellings garden etc | | | 1 | 13 | £ | 4 | 10 | |  
 This House is thatched and in tolerable order, the Garden well planted and in perfection

Charles Guest

48	Yew Lands	Meadow	4	14				
49	Yew Lands	Meadow	3	3	37			
			8	11	£	20	3	5

These Premises have been held at will by Mr Guest for some Years the are naturally cold indifferent land but have been much improved by the Tenant.

Late Morris Take

now Mr Daniel Boden

Now relet to Mr Thursfield

50	Yew Lands	Meadow	3	24	52	8	3	9	
51	Astley Field	Meadow	3	3	36	} 54			
52	Astley Field	Meadow	4	2	13		29	4	3
53	Astley Field	Meadow	2	1	1				
	Rough in Astley Field			1	1	10		2	6
			14	36		37	10	5	

These Premises were late Lease to Mr John Morris at £14 a year and taken to by Mr Boden at (blank) last at this valuation.

Elias Prestwich

54	Two Dwelling Houses held by Mr Hartshorne and Mr Prestwich with shops etc			27				
55	Warehouses Shopping etc			10				
56	House, Shop, Warehouse etc held by Mr Gay			12				
			1	09	£	52		

These Premises are most digitly situated in Broseley and the Houses are very substantially built, and in good order. Mr Prestwich hold them under a lease granted to \_\_\_\_\_ about\_ years of which are now unexpired at the yearly rent of 5/-

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Richard Leadbetter

57 | House in Broseley | | | 4 | £ | 2 | 10 | |  
 Brick built and part tiled and part slated the present Tenant pays no rent

Astley Parish Officers

58 | House adjoining the last | | | 4 | £ | 1 | 10 | |  
 An ordinary House claimed by the Representatives of Millichap to whom the rent has been last paid

William Adams

59 | House adjoining the last | | | 3 | £ | | 10 | |

On Hand

60 | The Delph Pool | | | 1 | 15 | | | |

The premises comprised in N<sup>o</sup> 57,58,59 & 60 are situated nearly in the centre of the Town of Broseley and adjoin to Mr Foresters Property but are so formed, and the Buildings so wretched as to prevent any improvement taking place. It is carr??ly recommended to Mr Davenport to present the whole of the Buildings to be taken down and the lands so arranged as to let out under Building leases forming one side of a street, there is no doubt but such an arrangement might readily be as would be advantageous to Mr Davenport as well as the next possessor of the estate.

John Holmes

61 | Messuage, Buildings Garden etc | | | 1 | 29 | £ | 6 | 16 | 6 |  
 This House is of Brick and tiled in tolerable order lately repaired by the Tennant

Thomas Bryan In lease for his life aged

62	Messuage with Garden, Timber Yard, Workshops etc			1	24		15	15	
63	Adams Yard or Goose Acre			1	16	30		10	6
64	New Tyning	Meadow	4	2		65	14	12	6
65	Little Tyning	Meadow		2	10	70	1	19	4
66	Black Lands	Meadow	2	1	7	60	6	17	7
67	Parcel taken from Black Lands	Arable		1	10	45		14	
68	Old garden by Foundry	Mounds			17			5	
69	Morgans yard	Arable		1	7	35	1	7	9
70	Upper Tyning	Arable	4	1	26	45	9	18	6
	Pit Mounds on Upper Tyning	Mounds		1	16	10		3	6

This is a well built house brick & tiled erected a few years ago with Carpenters Shopping &C all occupied by Robert Griffiths who has a lease under Bryan for his term at the yearly rent of £10.

} Relet to Geary ay 10 guineas a year

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71	Temple House and Garden			1	2		4				The house of Brick & tile built by Lessee & let by him at £4 a year.
			14	1	15	£	56	3	6		

These Premises are comprised in one Lease at the annual rent of 1£ Tenant bearing all Taxes

Another Take

72	Messuages Buildings, Garden				38	£	18				
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These Premises consist one good brick and tiled House and 4 smaller tenements chiefly erected by the Tenants and now in tolerable order. Mr Bryan holds by Lease for the remainder of a term of 99 years granted.

Another Take *at will*

73	A Garden				9	£	10				
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John Onions

74	Barley Furlong		2	3		45	6	3	9	These 2 pieces have been in Mr Onions hands for a short time at £10 a year and he has levelled and improved the last mentioned very much
75	Wet Reans		3	1	12	25	4	3	1	
76	Cotbrooke		2	3	21	50	7	4		Late a pert of Mr Evans take
			8	3	33	£	17	10	10	

John Geary

77	Rodens Meadow	Pasture	2	3	15	25	3	11	1	Open to Guests
78	South Field	Pasture	4		22	30	6	4	1	
79	Round Meadow	Pasture	2	3	38	30	4	9	7	
80	Parcel of South Field	Pasture		3	4	20		15	6	
81	Carters batches		1	2		30	2	5		
82	Carters batches		2	3	38	30	4	9	7	
			15		37	£	21	14	11	

These premises have heretofore been in the holding of Mr William Evans deceased and the old rent paid for the same was £13. 18. 0 a Year, they are much dispersed and intermixed with Mr Foresters Property and an exchange with him with so as to lay the Lands together would be very eligible and it is presumed there are no Mines in this quarter to interfere.

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Mr Hartshorne

83	Land in the Park			1	17				
84	Another Parcel in the Park			1	14				
85	Another Parcel in the Park				25				
86	Another Parcel in the Park			2	6				
87	Parcel in the Knowle				6				
				1	1	28	£	2	3

These Premises were formerly held under a Lease but the same is not expired, they are a fit object to exchange with Mr Forester. Mr Guest whose lands they adjoin and are open to, and no substantial improvement can be made until an arrangement of that sort takes place.

Francis Barker

88	Betchams yard	Meadow		2		5	55	5	11	8
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This Piece is in Lease to Mr Barker for (blank)

William Onions

89	Cole Meadow			2	1	30	50	6	1	10
90	Enclosure out of Moon Wood			1	1	7			10	
				2	2	37	£	6	11	10

These Premises are in Lease with an old Mill place that was thereon drawn by the ? granted in 1769 for 42 years at the rent of 4 Guineas.

John Guest

91	Parcel in Amis Field	Meadow			3	34	£	3		
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Mr Guest holds this at will at the yearly rent of £3

John Benbow

92	House garden &c.			2	9			4	4	
93	Croft adjoining				35				6	
				3	4			4	10	

Part enclosed from Moon Wood and lately cleared by the Tennant

This House is well built of Brick and Tile consisting of a Kitchen, parlour and Brewhouse on the Ground floor with three good lodging rooms over. It was erected nearly 30 years ago by the Mining Company in the lieu of another House thrown down by them in getting the mines and is now in good order some cracks occasioned in like manner.

The Garden is in good condition and well planted with trees in a very flourishing state.

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William Dent

94	House in two Dwellings Garden etc			1	12		5		
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This house is part tiled and part thatched in tolerable condition, said to have been erected by the Ancestors of Dent, and on lease to the present Tenant at £1. 10. 0 a Year for the term of (*blank*).

George Evans

95	House and Garden			1			2	5	
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This House is of Brick and tiled but much injured by the Pits.

James Yern

96	House and Garden				24		1	10	
97	Garden			1	10			12	
				1	32		2	2	

Relet to Edward Davies

A very moderate thatched House much injured by the working of the Mines

Edward Wilde

98	House and Garden				19		2	2	
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John Wilde

99	House and Garden				19		2	5	
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These Houses are under the same roof are chiefly Brick and Thatched in moderate order

Alexander Brodie Esq.

*at will*

45	The Bewdley			4	2	36		10	12	7
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This Piece is detached from the other property held by Mr Brodie and is well situated to be let to Broseley

The Woodhouse Farm

Alexander Brodie Esq.

100	House Outbuildings Lane etc			1		22		8		
101	Garden				2	35	40	1	8	9
102	Another Garden				1	33	40		18	3
103	Orchard			1	2	38	30	4	6	10

A substantial brick and Tiled house suitable for the residence of a Clerk and Family as well as a Farming Labourer for both of which it is applied. The outbuildings are chiefly of timber and thatched and in moderate order.



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104	Sheep Leasow	Corn stubble etc	9	2		35	16	12	6	Formerly a Meadow broken up 3 years ago
105	Stable Hill Meadow	Fallow	4	1	14	40	8	13	6	Formerly a Meadow broken up 2 years ago
106	Stable Hill House, Buildings Garden etc				20		2	10		Consisting of a brick and tiled tenement in moderate order with Hay bay etc
107	Moor Hays Meadow	mMeadow	7	2	34	40	15	8	6	
108	Stable Hill	Arable		3	15	25	7	6	1	Stocked and ridded and much improved by the Tenant within the two last years.
109	Mood ( <i>Moon?</i> ) Wood	Rough	3		6	5		15	2	Sidelong and incumbered
110	Another part of ditto	Spoil Bank			32	10		2		Entirely mounted upon and the surface worth nothing in its present state.
111	Garden	garden		1	4			10		Relet to Jos Morgan and by him cleared from the Coppice
112	Another part of Moon Wood	Coppice	14		20	5	3	11	7	} The Wood fallen. Years ago and ought not to have been burned (?) in at present the wood being reserved
113	Ox Leasow	Pasture	6	2	12	27	8	17	6	
	Rough in Ox Leasow	Rough		1	35	4		1	10	Part sidelong.
114	Part of Moon Wood	Pasture	1	2	39	12	1		11	Cleared form the coppice but sidelong and indifferent
115	Part of Moon Wood	Pasture		3	27	25	1	2	11	Cleared form the coppice but sidelong and indifferent
116	Sandhole Leasow and Slang	Pasture	3	2	11	30	5		6	
117	Furnace and Coaking Banks, Cinder Banks etc for use of works		5	1	2	20	5	5	3	This was formerly Rough and incumbered Land and it is reckoned in its value at what it would be worth if applied for Herbage or Tillage; in its present state it is valuable to Mr Brodie on account of its contiguity to other works; but at all events it could hardly be reckoned otherwise than as an appendage to Mr Davenports own works
118	Boring Mill and Appurtenances				14		25			The Boring mill was entirely set up by Mr Brodie and as it hath nothing to do with the occupation of the Coal and Ironstone Mines and is advantageously situated for the Tennant it is presumed Mr Davenport ought reasonably to require the rent foe it at expiration of the present lease.
119	Public House and Garden				4		6	10		A Brick and Tiled House consisting of a Kitchen, brewhouse, two Parlours etc occupied by Widow Yates
120	Engine etc built on the Waste for the use of the Works				4			1		
121	Ashtree Field	Pasture etc M <sup>d</sup>	4	1	10		2	3	1	Chiefly mounted upon and surface destroyed

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122	The Alder Coppice	R? pasture	7	3	11		4	13	1	Reckoned independent of the Underwood which is reserved by the Landlord
123	Garden in the Alder Coppice				24			10		
124	Two Gardens in Alder Coppice			1	4			10		
125	Great Cow Pasture	Oat stubble	11	3	42	25	16	15	7	
	Rough in Great Cow pasture			2	14	3		1	9	
126	Little Cowpasture	Corn Stubble	4		4	30	6		9	
127	Little Tuckies Meadow	Meadow			30	35	1	12	9	
126	Great Tuckies Meadow	Meadow	6	3	20	36	11	9	6	
129	Little Croft	Meadow	1	1	35	46	4	10	6	
130	Well Meadow	Meadow	4	3	2	48	10	4	7	
131	Dial Meadow	Meadow	5	1	30	45	11	13	3	Broke up 5 years
132	Big Rye Grass Piece	Barley stub.	11		14	38	22	9	9	
133	Middle Rye Grass Piece	Oat stubble	7	1	27	42	15	11	7	
134	Little Rye Grass Piece	Wheat	4		17	42	8	12	5	
135	Piece over Dingle	Lays	4		19	25	5	2	11	
	Rough in Dingle			1	5	4		1	1	Exclusive of the value of the growth of Underwood which is reserved
136	Corbets Dingle	Ro. pasture	15	2		8	6	4		
137	Little Dingle Piece	Arable	1		28	25	1	9	4	
138	House and Garden				17		2	10		
			160		24		255	9	8	

This farm lies chiefly together and is held by Mr Brodie with the Mines Works for the term (*blank*) Years from Lady day (*blank*) the rent of the Farm being £84.0.0 per annum

Alexander Brodie Esq.

Late Winnington

139 | Four Dwelling Houses etc | | | 14 | £ | 8 | | |

These Houses are situate near the Furnace; are of Brick and Tiled but in very moderate order; There is a lease formerly granted to (*blank*).

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Alexander Brodie Esq. Late Thursfields

140	Five Dwelling Houses near the last			28		9	5	
141	Old Pothouses etc			2				
				10	£	9	5	

These houses are of Brick and Tile in good order and held under lease granted to (*blank*).

On Hand late Simpson

142-5	Old Factory and Appurtenances			12	£	1		
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These Premises were in a very ruinous state and they are now taking entirely by Mr Davenport and the Materials should be disposed of or applied to other purposes. The land worth the above to lease for the purposes of building upon.

On Hand.

146	Lane and Waste near the Turnpike			1	10	£		10
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Jemima Land.

147	Messuage Shop and Appurtenances			16		12			
148	House in 2 Dwellings			6		5	15	6	
149	Shop and Garden			16			10		
150	Garden			1		1			
				1	38	£	19	5	6

These Premises are in lease to Miss Lane at the yearly rent of £...

Rowlands.

151	Public House Garden and Appurtenances			33		10		
152	House and Shop			4		1	4	
153	Three Dwelling Houses and Appurtenances			5		6	6	
				1	2	£	17	10

A good and spacious Brick and Tiled House well situated for business now relet to ? Lloyd at 12 Guineas  
This is merely two small rooms over the Brewhouse belonging to the last mentioned person  
These are Brick and Tiled in tolerable order and let out at £7.10.0. a year

The lease of these premises is said to have been lately expired

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Benjamin Madelin

In Lease.

154	House Shop Garden etc				16	£	8		
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A good Brick and Tiled House consisting of a Kitchen, Parlour, good Shop and Brewhouse with suitable lodging rooms etc. In lease at 2/6 a Year

Robert Hill

155	Shoemakers Shop etc				1	£	10		
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A Brick and Tiled Building in moderate order

Francis Oaks

156	Four Dwelling Houses Gardens etc				1	9	£	12	
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The Houses are let out for more than this valuation These Premises are of Brick and Tiled in tolerable order with good gardens etc held under lease.

Another take

157	House, good garden, storehouse etc				1	14	£	6	10
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Relet to William Lyster at £7 a year  
Brick and Tiled Building consisting of a good Dwelling House and Shop with suitable Lodging rooms and a Storehouse with room over in lease at ...

Another take

158	House and Garden				8	£	2	5	
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Relet to Widow Barnett at 45/-  
This House is of Brick and Tiled in tolerable order

Edward Browne

159	Smiths Shop etc				1			2	
160	Three Houses etc				25			8	

Two of these Houses are relet to John Easthope and William Guest

These Buildings are chiefly of Brick and Tiled but in very moderate repair. In the Lease at 20/- a year for (*blank*).

Another take

161	A garden							5	
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John Morris

162	House Malthouse Garden and App		1	6		15			
	Three other Houses adjoining			10		7	10		
			1	16		22	10		

Relet to 3 different tenants for £8. 5. 0. a year

The whole of these Buildings are Brick and Tiled in tolerable order. The principal House consists of a Kitchen, Shop, brewhouse, bakehouse etc with a large Yard and the Malthouse is very contiguous. The whole in lease to Mr Morris at 15/- a year for (*blank*)

Late William Fereday Esq.

163	Public House garden etc		1	37		8			
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Brick and tiled consisting of a kitchen, 2 parlours, brewhouse, large garden and small tenement adjoining

John Lewis

164	Garden Land (House down)			5					
165	Weavers Shop etc			2					
				7		1			

These premises are in wretched plight and the Building should by all means be taken down and the Materials disposed off.

William Randle

166	Public House Storehouse etc			15		8			
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Brick and Tiled consisting of a Kitchen, Parlour Brewhouse etc In Lease at 5/- a year for. (*blank*)

Samuel Jones

167	House and garden			30		3			
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New built Brick and Tiled but shattered by the working of the Mines lease at 25/- a year

Edward Richards and Francis Richards

168	House and garden		1	6		7			
169	House and garden		1	6		6			
			2	11		13			

These are two well built Houses in lease for the remainder of a term of 99 years granted

Survey and Valuation of Broseley Estate situate in the County of Salop the property of William Yalverton Davenport Esq (1803?)

John Nevett and Joseph Madelin

170	Two Houses, gardens etc			1	14		10		
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These Houses are well built of Brick and Tiled in good order with a storehouse, brewhouse etc . In lease at 15/- a year for (*blank*)

Richard Keeling

171	Two Houses gardens etc			22		5	5		
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Brick and Tiled with Brewhouse etc, in lease for ...

Francis Doughty

172	House			2		2			
173	Garden			37			10		
				39		2	10		

Thomas Doughty

174	House and Garden			8		2	5		
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Brick and Tiled in tolerable order

Edward Palmer

175	House			3		2	5		
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