

Particulars and valuation of an Estate and Mines situate in the parish of Broseley and County of Salop the Property of William Taylor Esq. (1803)

Tenants names		Quantity	* Annual value				#	Total Value					
			A	r	p			£	s	d	£	s	d
On hand	Meadow Land	12	3	28	72	46	10	7	30	1395	17	6	
	Brick kiln of excellent white and red clay in large quantities with sheds and every necessary Appurtenances for company on the Trade	1				21			25	525			This clay is of an excellent quality both white and red and every preparation made for carrying on the work on an extensive manner. Apart of the clay is suitable for potters and is considered that the Purchaser pays for all movable Materials (except the sheds) and for the Stack of Clay etc in hand
	3 Stables and Appurtenances				9	3			18	54			
Paul Wilkinson	A Garden				22	1			28	28			
Joseph Wilmot	1 New House and Garden				36	4			20	80			
Charles Jones	2,4 New House, brewhouse Garden				24	5			20	100			
Richard Thomas	5,6,8 Five houses, gardens & Appurtenances				32	11	10		12	138			In lease for one life aged 21 ate 40/- a year
John Barnett	7 House Brewhouse Garden &c		1	4		3			10	30			In lease for 44 years at 10/-
ditto	Tenement adjoining last					1			16	16			
Late J Rowley	Old house rendered uninhabitable by pits				22	1			12	12			
	Two Houses and Gardens one thereof lately put in repair the other not habitable.				1					60			The Occupiers of these premises have refused to pay rent on Mr Taylor and contend that they do not belong to him.
F. B. Harries esq	Privilege of mounting on part of Easthopes Coppice or Croppiers Hole with the use of Road to the Furnaces etc					2	2		20	42			
On hand	Waste lands mounted on and taken up by roads appurtenant to the mines	1		2		4			25	100			
	An excellent quarry of Stone of an approved good quality for Furnace Hearths and Buildings of all descriptions					10				150			
	The Royalty of an excellent sand contained in these premises					15				300			This had produced upward of £30 per Annum

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	which is used for moulding &c in the Furnaces and laying very contiguous thereto													
		16	1	20	128	2	7		3030	17	6			

I have carefully inspected these premises and are clearly of the opinion that the Surface Buildings are fairly worth the Valuation and considering the situation and state of the Brickwork, Stone Quarry and land. I cannot entertain a doubt but if they are properly ? ?and attended to they will produce the Income here set down for a permanency. The Estate being in a populous and improving County, enjoys many other advantages and every part may by degrees become eligible for building upon and carrying on works of various descriptions The estate is Freehold; and the Land tax only £1. 9. 0 a year.

Valentine Vickers Junior 29 June 1803

* Value per acre
Years Purchase

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Mines

Description of Mines	Quantity			Thickness inches	tons per acre of 48cwt	Total Quantity Tons of 48 Cwt	Royalty per tons/d	Total value of Royalties		
	A	r	p					£	s	d
<i>Coals</i>										
Sulphurous Coal	6			22	1074	6444	2/-	644	8	
two foot coal	14	1		16	784	11172	2/6	1396	10	
Geany Coal	16			15	736	11776	2/-	1177	12	
Clod and Flint		2		27	1325	662	3/-	99	7	6
Middle Coal	16	1	24	24	1180	19351	1/-	967	11	
Little Sulphur	16	1	24	12	590	9675½	1/-	483	15	6
Figo Coal	8			8	393	3144	1/-	157	4	
								4926	8	

Exclusive of slack

This is an ordinary coal and put down as slack only

This is a plodding Coal and may lye all over the Estate but taken up at one half only.

The Pits and other works belonging to this colliery are now in a proper state for getting and carrying on the same, without the usual heavy expenditures in making trials preparations loss of time etc which is a great advantage. The Purchaser will be expected to pay for the Machinery, tools and Stock at a fair valuation.

Ironstone

Stacks per
acre of 60
Oct

Penny Stone	15				2500	37500	4/-	7500		
Craw Stone	2	1			1400	3150	4/-	630		

13956 8

This stone is now in get all proper pits &c being open and in a working state on Account this Royalty is considered reasonable.

It is presumed this Estate abounds with other kinds of Coal as well as Ironstone and a good probability exists of there being bottom coal of 4 feet thickness under a considerable part; Mr Taylor therefore if he sells the Estate will reserve a Royalty of 6^d for every 30cwt on case such Coal should be discovered and worked in his life time. The bottom Coal in this neighbourhood is said to produce £1000 per Acre to a Proprietor These Mines are calculated from the best information I could collect but should it appear upon further investigation that any part of the Coals are not gettable, the Proprietor will I make no doubt admit of its being reasonable a deduction should be made accordingly; and if prompt payment is made for these Mines a proper calculation must be made on account thereof.

Exd Val Vickers Jun, w9 June 1803