

A valuation of Estates at Broseley in the county of Salop the property of John Gurnell Esq^r (1810)

Premises	Quantity			Value per acre	Value		
					£	s.	d.
A Messuage at Cockshut Land with Malt house Outbuildings and appurtenances		1	17		31	10	-
These Buildings are of Brick and Tile chiefly in Tenantable order. Malthouse wets 40 and dries the same off at once worth 20 years purchase at this valuation being					£630	-	-

Lands held by Mr Crump

Garden Meadow	2	1	26	90	10	17	1
Barn Meadow	3	2		90	15	15	-
Broomy Filed and Garden 2.1.32	3	2		90	15	15	-
Gravelly piece	1	3	6	95	8	9	9
Sling		3	19	90	3	18	2
Shoulder of Mutton	2	3	10	92	12	18	9
Broad Meadow	4	-	-	90	18	-	-
Fishes Upper and Middle Piece	4	3	32	85	21	-	9
Lower Ditto (<i>Fishes</i>) 1.2.14	1	3		84	7	7	-
	25	2	13		114	1	6

These Lands lye contiguous to the Town of Broseley and will always let out well or sell to great advantage in Lots, but they are somewhat Trespass'd upon by working of the Mines and likely to be more so for the three next years during which time the Mines leased however are under all circumstances worth 30 years purchase amounting to

3422 5 0

Mr Brodie Occupier

Lower Fishers piece and Gardens	5	2	12	45	12	10	10
Two labourer's houses in ditto built of Brick and Tile by the Tenant for the use of the works.					5	-	-
	5	2	12		17	10	10
These Lands have been trespassed upon in getting the Mines and are chiefly covered with Mounds, Tenant paying damages by at the end of the term the lands will be reduced in value, therefore. I cannot reckon same with the buildings thereon at more than years purchase being...					£421	-	-

Mr Brodie pays nothing for the houses during the lease but they are to be left at the expiration thereof.

John Guest, late Chapel premises,

Two Houses and gardens held by Stephen Jones and Edward Lister

In lease to Mr Guest for about 70 years to come at 2.12.6 and subject thereto worth only.

1 14 10 - -
£60 - -

Edward Crump

Part of Fiery Field lying open to Road now covered with Mounds, & a small Garden adjoining

This land would be reclaimed at a considerable expense worth no more than 25 years in its present state being

2 17 1 5 -
£31 5 -

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Edward Crump

Another part of Fiery Field	1	1	14	60	4	10	-
The land is adjoining the Bridgnorth Road chiefly old mounts now levelled by the Tenant worth 30 years purchase					£135	-	-
Two House and gardens near the last			20		4	4	-
These Houses are of Brick and Tile and in tolerable order worth 20 years purchase amounting to					£80	-	-

John Guest Hockley

Two Brick and Tiled Houses			1	6		5	5	-
These houses are in the occupation of William Oakley and Abraham Pumford and worth 20 years purchase.						£105	-	-
Siners Hill Fields	4.1.5	4	-	-	90	18	-	-
These Lands are eligible situated and well worth 30 years purchase at this valuation which is						£540	-	-

Totals

Cockshut Lane House Malthouse	630	-	-
ditto Lands held by Crump	3422	5	-
Fishes Lower Fields in 2 parts ditto & Houses	421	-	-
Chapel Premises	63	-	-
Part of Fiery Field	31	5	-
Another part of Ditto	135	-	-
Two Houses in Ditto	84	-	-
Two Houses at Hockley	105	-	-
lands at Ditto	540	-	-
Timber well worth	50	-	-
	5481	10	-
The mines of coal and ironstone that will remain under the Estate at the expiration of three years when Mr Brodie's lease expires which is supposed will be worth but little id anythingsay	(blank)		
	£	(blank)	

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An Estimate of trespass on Cockshut Lane Lands by Mess^{rs} Brodie, Evans & Co.

Lands	Quantity			p Acre s/-	Yearly Value			Time	Total damages		
In Lower Fishers and Broad Meadow	4	2	17	100	23	-	7	2	46	1	2
In ditto remainder	1	0	0	20	1	-	-	2	2	-	-
In Lower Leasow	0	2	7	100	2	14	4	2	5	8	8
In Barn meadow	0	1	11	80	1	5	6	1¼	1	11	10
	0	1	35	120	2	16	3	1	2	16	3
	6	3	30					£	57	17	11

The above account includes all Damages up to Lady day 1810. The quantities are conformable to the measure of Mr Longmore and Mr Lloyd dividing the difference between them of each Parcel.

Ex'd

V. Vickers July 30 1810

Mr Vickers has another measure of the Fishers being 5.3.12 and he is inclined to think Mr Longmore did not include the Tenements & Gardens 0.0.35 if that is the case £2.3.9 must be added to the Damage.