

Valuation of Part of Benthall Estate belonging to Thomas Harries Esq taken Nov 11 1811

	Names of Fields	Tillage	Quantity			Val per acre	Ann Value			
			A	r.	p		s	£	s	d.
	F B Harries Esq ^r . Tenant									
212	Benthall Hall, Folds, Offices, Plantation	Plantation	3		9	}	42	-	-	
213	Garden		1	2	19					
214	Upper Cristin Meadow	Pasture	5	2	38	45	12	18	2	
215	Cristin Meadow	Pasture	7	3	10	45	17	11	6	
216	Near While Leasow	Fallow	9	1	31	}	30	27	3	11
217	Further White Leasow	Pasture	8	2	30					
218	Ox Leasow	Pasture	8	1	11	32	13	6	2	
219	Hill Head	Turnips	4	3	31	24	5	18	7	
220	Birch Furlong		6	1	16	}	30	13	1	10
221	Part of Birch Furlong with Drain		2	1	24					
222	Little Meadow	Meadow	1	3	13	40	3	13	3	
223	Simpsons' Criston	Meadow	3	3	38	}	40	18	6	9
224	Simpsons' Criston	Meadow	5	-	29					
225	Canal Meadow	Meadow	6	3	5	54	18	6	2	
226	Lawn	Meadow	18	1	23	63	57	18	8	
227	Upper Part of Gardner's Meadow	Clover	3	3	1	32	6	-	2	
228	Lower Part of Gardener's Meadow	Clover	5	-	35	32	6	15	-	
229	Lower Silver Hill	Oat Stub.	4	1	19	24	6	8	10	
230	Middle Silver Hill	Corn St	5	-	24	}	30	8	11	9
	Waste			2	12					
231	Upper Silver Hill	Oat St	5	-	7	32	8	1	4	
232	Styche's Lane	Road	1	-	30			10	-	
	House & Garden						3	-	-	
	Tithes of the above Lands						28	10	1	
			119	3	12		298	2	1	

Lower Farm Ditto Tenant

192	Lower Mine Coppice with Barn		3	3	34	8	1	11	8
193	Part of Ditto		1	2	28	25	2	11	10
194	House in 2 dwellings			1	8		10	-	-
196	Gittins's Garden				57		1	-	-
197	Orchard			1	34	80	1	17	-
198	Near Meadow		2	2	7	60	7	12	7
199	Barn Piece		2	2	12	30	3	17	3
200	Further Meadow		5		20	45	4	5	-
201	South Sea		3		26		4	8	6
			20		6		43	13	10

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Other Takes as proposed

43 &c	Late Jenkins House & Gardens in 3 divided		2	6		10	10	-
62	Late Turners House &c; Gardens sufficient for 2 Dwellings			33		4	-	-
52	Late Richard Banks's House & Garden			30		3	-	-
46	Late Spot's House & Garden		1	4		2	12	6
142	Samuel Morris's House etc		1	27		4	4	-
178&179	Two Pieces late Coxe's		3	3	12		5	5
			5	1	32		29	11
								6

William Pearce & C^o's Haslewood Farm

203	Barn Fold etc		3	24		2	10	-
204	Coppice Meadow	Meadow	3	3	34	54	10	13
205	Cadman's Cave	Clover	1	2	32	36	3	1
206	Foxholes	Corn St.	3	2	-	} 32	6	10
	Rough		2	12				
207	Haselwall Barn Meadows	Meadow	3	-	8	42	6	8
208	Part of Hazlewall Field		2	1	32	35	4	5
209	Haslewall Piece		7	2	1	} 35	13	15
182	Road, Part of this field			1	17			
			24	-	-		46	4
								4

Ditto Another Take

174	New Pottery, with House, Offices &c		3	8				
175	Garden		1	17				
172	Morris's Piece		3	1	31			
173	Part of Ditto		2	2	34			
			7	1	10		73	10
								-

Do Another Take

75	Lead Mill & Pool			30				
86	Crate House &c.			8				
110	Glasse's Pottery		1	3				
			2	1		21	-	-

Do Another Take

191	Mines, House & Garden			22		4	4	-
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Do Another Take

184	Coppice Meadow		2	-	22		5	5
90 & 91	Garden		2	5		1	1	-
141	Jenk's Piece, Constables Leasow &c		7	1	22		18	6
			10	-	9		24	12
	Totals for Mr Pearce		42		2		170	10
								4

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It is proposed to let the above to Pearce & Co, for the remainder of his term of 3 years at the valuation for such Parts as are not in lease, and for any additional Term that may be granted therein at £175 a year for the whole, with the privilege of getting the Coals of every description under the same to be used at the pottery, except the slack paying a royalty of 2/6 for every 42cwt. The coals all to be got out of the present pits beginning at the deep and working them fairly before him to the outside of Mr Harris's boundary, under the said lands. Mr Harris reserves the privilege of getting ironstone without paying any trespass damages; the Miner to make good all Mounds he may raise in the future. The tenant to level & improve the Lands where the Pits are finished working, from time to time & to leave them at the end of any future term that may be agreed upon, in an improved state. The shafts, pits & coal works that may be in work at the expiration of the term to be left in a good fair working stater.

In case the lease is renewed of the Pottery work for 14 years from the end of the present lease, the royalty for clay instead of being paid for by the ton, to be paid for at an annual rent of £15; and in case there shall not be sufficient clay found in the premises as this time appropriated for that purpose from the corner of Penns Meadow, not exceeding 0.0.20, which shall be fenced out by the Company, and the damages paid by them. In a future lease the slip pans to be left out and he will have no right to Mills's bank except for the Mill & watercourse purposes.

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Hiram Hartshorne

95	House Garden &c	1	-	-		10	10	-
	Small House &c			20		2	5	-
121	Garden Detached			34		1	15	-
127	Close of Land		2	33		2	10	-
129	&c. two other Crofts	5	-	1		15	-	-
		7	-	8		32	-	

(in margin) Rent to be £3 3s. 4d on account of monies laid out be Mrs Hartshorne ? Husband in a ?tery the remainder to be 20 Guineas ??

John Patten

10	House & Garden			19		10	-	-
11	Yard		1	20		1	6	-
12	Coppice Yard		2	35		1	12	-
19	Ditto		2	17		1	12	-
189	Mine Mounts &c.		2	9		1	10	-
202	Part of Mines Coppice	1	-	20		1	5	-
211	Haselwell	7	-	28		10	10	-
		10	2	28		27	15	-

On Account of the repairs done by tenant from some time ago, the rent not to be more than 22.10.0.

John Roden

268	House Garden & Orchard			3	24		3	10	-
269	Long Piece	Arable	5	-	16	14	3	11	6
270	Rough Meadow	Arable	10	1	6	14	7	4	-
271	House, Meadow	Meadow	5	3	20	30	8	16	3
272	Coach Leasow	Pasture	6	1	16	12	3	16	2
273	House & Garden				16		2	2	-
274	Skitt's Leasow		4	3	13	14	3	7	9
	Wood		2	-	-	5		10	-
			35	1	31		32	17	6
	Tithes						3	12	6
							36	10	-

Stephen Hill

122	Old Garden Patch			33				15	-
134	Coppice leasow		2	1	3		3	15	-
134	Ditto		2	1	2		3	15	-
	Potato Patch		1	-	-		1	10	-
	Siners Coppice		15	3	1		10	6	6
	Boden's Piece		3	3	30		11		-
	Lowe's Leasow		3	2	22		4	10	-
			29	-	21		35	11	6
	Tithes						3	8	6
							39	-	-

Let to Mr Hill at £28 a year on a lease for 14 years, Tenant ongoing to improve the in the 1st 7 years. The trees Mr. H. reserves with a power of cutting down & carrying with a power of making fresh Roads and getting the mines the tenant being allowed Trespass.

To pay for the Stable late in the Occupation of Mr F. Harries 5 Guineas.

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Small Tenants

No	Tenants Names	Description	Quantity			Ann Val			Let for			Observations
			A	r	p	£	s	d	£	s	d	
99	Gethin John	House & garden	1	6		2	12	6	2	2	10	
	Gethin Eliz	House & garden				2	-	-	2	-	-	
	Owen Will ^m	A new garden		30		1	1	-	-	-	-	
104	Gethin John	House & garden		19		2	10	-	2	2	-	
114	Gethin Eliz	House & garden		20		2	2	-				
105	Gethin Will	House & garden		33		3	10	-	2	10	-	
80	Boden John	D ^o late Aston		21		2	3	-	3	-	-	
35	Bayley John	House & garden		4		1	10	-		10	-	
36	Barnett W ^m	Public Gard, stable	2	1		12	12	-				To be let as a private house- about £10
8	Bird Thomas	House & garden		24		1	15	-				To remain at old rate
18	Beard Rich ^d	Two Houses &c		14		3	3	-	3	3	-	D ^o
61	Bird, late Dan	House & garden		28		4	4	-	3	3	-	
25	Armstrong Eliz	2 Houses & Gard		28		5	5	-	4	4	-	
47	Aston George	House & garden		12		3	-	-				
49	Aston John	2 Houses & Gard		12		3	10	-	2	10	-	
123	Crannage Tho ^s	House & garden		30		3	5	-	2	12	-	
124	Corfield John	House & garden	1	27		4	4	-	4	4	-	
111	Duckett	House & garden	1	-		3	3	-	3	-	-	
14	Dunce Sarah	House & garden		26		3	-	-	2	10	-	
13	Evans John	House & garden		8		2	10	-	2	2	-	
72	Hartshorne Ch ^r	House & garden	1	2		2	12	6	2	12	6	
113	Hill Hiram	House & garden		14		2	15	-	2	-	-	
114	Hartshorne Ch ^r	House & garden		22		2	10	-	2	10	-	Now Powell
78	Hartshorne M ^{ts}	House & garden		14		2	10	-		10	-	Late Inclosed
71	Hartshorne Tho ^s	2 Houses & Gard		26		4	4	-				Under an Agreement
120	Hartshorne EN	House & garden		25		3	3	-	3	-	-	
	Harsthorne Tho ^s	Small D ^o D ^o				2	15	-	2	10	-	
22	Jones Widow	House & garden		9		2	10	-	2	-	-	
		A room void				1	1	-				
64	Jones Rich ^d	House & garden		28		3	-	-	2	10	-	
237	Instone Tho ^s	House smithy	3	2	13	16	5	-	15	15	-	
236	Harsthorne Ed	D ^o Crofts &c	1	1	11	8	12	-				
	Lloyd	New house &c		20		3	3	-	3	3	-	} To be inclosed by Mr Harries
		New house &c		20		3	3	-	3	13	-	
		Stable & croft of P				2	10	-	2	10	-	
	Parish House	House & garden	1	7		3	3	-	3	3	-	
64	Pugh Rich ^d	House & garden		20		2	2	-	1	10	-	
	Patten	Croft adjoining	1	-	-	2	10	-	2	10	-	
56	Powell Tho ^s	House & garden	1	3		3	-	-	2	10	-	
126	Roden Late Tho ^s	D ^o & D ^o void		28		3	3	-				
	D ^o late Howells	House & garden				3	5	-	3	-	-	
60	Shaw John	House & garden		16		2	15	-	2	15	-	
84	Shaw Thomas	House & 2 gardens		25		2	10	-				
9	Stodd Fran ^s	Houses, land &c	1	-	25	21	-	-	16	-	-	
66	Stodd John	House & garden		12		2	15	-	2	16	-	
106	Styche Mich ^l	House & garden		32		3	3	-	2	2	-	Tenant to do the repairs, be allowed thatch
55	Ward John	House & garden		27		2	10	-	2	2	-	Te remain at old
7	Lloyd Sharah	House & garden		15		1	15	-				D ^o
			13	1	39	182	4	-				

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Totals Collected

Page	Tenants Names	Quantity			Ann Value		
		A	r.	p.	£	s.	d.
1	Francis Harries Esq; Hall	119	3	12	298	2	1
2	Francis Harries Esq; Lower Farm	20	-	6	43	13	10
3	Francis Harries Esq; Other Takes	5	1	32	29	11	6
4	Pearce & Co.	42	-	2	170	10	4
6	Hiram Hartshorne	7	-	8	32	-	-
	Patten John	19	2	28	27	15	-
7	Roden John	35	1	31	36	10	-
8	Hill Stephen	29	-	21	39	-	-
	Hill Stephen a Stable				2	2	-
10	Small Places				182	4	-
		269	2	20	861	8	9