



ANNO QUADRAGESIMO QUARTO

GEORGI II. REGIS.

Cap. 71.

An Act for enabling the Executors and Trustees of the Will of *Thomas Cureton* Esquire to carry into Execution certain Agreements entered into by *John Cureton* Esquire, his Son, for the Sale of an Estate called *Pradoe* in the County of *Salop*, and for the Purchase of an Estate called *The Hurst* in the same County. [29th June 1804.]

WHEREAS *Thomas Cureton*, late of *Hordley* in the County of *Salop*, Gentleman, deceased, by his last Will and Testament in Writing, bearing Date the Seventeenth Day of *September* One thousand seven hundred and ninety-eight, gave and devised unto his Wife *Mary Curcton* and her Assigns, for and during the Time of her natural Life, and so long as she should continue his Widow and unmarried, One clear yearly Annuity, Rent Charge, or Sum of Thirty Pounds, to be issuing and payable out of a Messuage or Tenement and Hereditaments in the said County of *Salop*, called *The Pradoe*, to be paid to her by half-yearly Payments, with Power to distrain for the same when in Arrear;

17th September 1798. The Will of *Thomas Cureton* Esq. whereby he devised the Estate called *The Pradoe* to *John Cureton* his eldest Son, and his Heirs, charged with an Annuity of 30*l.* to

[*Loc. Et Per.*]

the Testator's Wife, during her Widowhood, and with 300*l.* to such Persons as she should appoint by her Will.

Death and Issue of the said Thomas Cureton.

Probate of the Testator's Will.

1st Nov. 1802, Contract for the Sale of *Pradoc*, to the Honourable Thomas Kenyon.

3d Oct. 1803, Contract for the Purchase of *Hurst Farm* from William Egerton Jeffreys Esquire.

Arrear; and with Power to give or leave by her Will, or otherwise, the Sum of Three hundred Pounds, in such Manner as she should think proper, to be paid and payable out of and from the aforesaid Estate and Premises, called *The Pradoc*, within Twelve Months after her Decease, if she continued unmarried after his Decease; and the said Testator, by his said Will, gave and devised his said Messuage or Tenements, Lands, Hereditaments, and Premises, with the Appurtenances thereto belonging, (but charged and chargeable with the Payment of the said yearly Annuity or Rent Charge, and the said Sum of Three hundred Pounds, as therein and herein-before is mentioned,) unto his Son *John Cureton*, his Heirs and Assigns, for ever; and the said Testator thereby authorized and appointed *John Menlove* of *Braden Heath* in the County of *Salop*, Gentleman, and *Thomas Edmunds* of *The Buildings* in the same County, Gentleman, to be Guardians and Trustees of all his Sons and Daughters, and of their several and respective Properties therein-before by him disposed of, until they severally attained the Age of Twenty-one Years; and the said Testator nominated, constituted, and appointed the said *John Menlove* and *Thomas Edmunds* Executors of his said Will: And whereas the said *Thomas Cureton* departed this Life on or about the Eighteenth Day of *September* One thousand seven hundred and ninety-eight, leaving Issue Four Children; *videlicet*, Two Sons, namely, *John Cureton* his eldest Son, and *Thomas Cureton* his younger Son, and Two Daughters, namely, *Mary Cureton* and *Margaret Cureton*, and no other Child: And whereas the said *John Menlove* and *Thomas Edmunds* duly proved the Will of the said *Thomas Cureton* in the Peculiar Court of *Litchfield*: And whereas by Articles of Agreement, bearing Date the First Day of *November* One thousand eight hundred and two, and made between the said *John Cureton* of the First Part, the said *John Menlove* and *Thomas Edmunds* of the Second Part, and the Honourable *Thomas Kenyon* of *Gredington* in the County of *Flint* of the Third Part; the said *John Cureton*, by and with the Consent and Approbation of the said *John Menlove* and *Thomas Edmunds*, contracted and agreed with the said *Thomas Kenyon*, for the Sale to him the said *Thomas Kenyon* of the said Estate, called *The Pradoc*, at or for the Price or Sum of Six thousand three hundred and fifty Pounds: And whereas by Articles of Agreement, bearing Date the Third Day of *October* One thousand eight hundred and three, made between *William Egerton Jeffreys* of *Shrewsbury* in the County of *Salop*, Gentleman, of the One Part, and the said *Thomas Edmunds*, *John Menlove*, and *John Cureton* of the other Part, the said *Thomas Edmunds*, *John Menlove*, and *John Cureton* contracted with the said *William Egerton Jeffreys* for the Purchase from the said *William Egerton Jeffreys*, of the Manor or reputed Manor, or Hamlet of *Cotton*, with its Rights, Members, and Appurtenances; and all that capital Messuage and Tenement called *The Hurst Farm*, with the Lands, Hereditaments, and Appurtenances thereunto belonging, situate, lying, and being in the Parishes of *Westbury* and *Worthen* in the said County of *Salop*, and all that other Cottage and Tenement, with the Appurtenances, situate in *Cotton* or *Hurst* aforesaid, and also all Timber and other Trees then growing on the said Premises, (which said Hereditaments are commonly known by the Name of *The Hurst*;) with their Rights, Members, and Appurtenances; and the Inheritance in Fee Simple of the said Hereditaments, subject to the Land Tax and Tythes, and a Quit Rent of One Shilling and Sixpence, but free from

from other Incumbrances, at or for the Price or Sum of Seven thousand seven hundred and fifty Pounds: And whereas the said *John Cureton* departed this Life on or about the Eighth Day of the said Month of *November* One thousand eight hundred and three, under the Age of Twenty one Years, and without having married: And whereas the First Schedule annexed to this Act contains a Particular of the said Estate, called *Pradoe*, by which it appears that the same consists of a large Mansion House and Buildings, and about One hundred and twenty-six Acres of Land, valued at One hundred and thirty-eight Pounds One Shilling and Eleven Pence *per Annum*: And whereas the Second Schedule annexed to this Act contains a Particular of the said Estate, called *The Hurst*, by which it appears that the same consists of the said Manor or reputed Manor, or Hamlet of *Cotton*, and the said Messuage and Farm, called *The Hurst Farm*, containing about Two hundred and sixteen Acres, let at the yearly Rent of Two hundred and twenty Pounds, upon a Lease which will expire in *March* One thousand eight hundred and nine: And whereas the said Estate at *Pradoe*, by reason of the Largeness of the Mansion House upon it, and its requiring considerable Sums of Money to complete and keep the same in Repair, and its being incapable of any considerable agricultural Improvement, is an inconvenient Estate for the said *Thomas Cureton* the Son; and the said Estate called *The Hurst*, from its Completeness and Capability of Improvement, is a very desirable Estate for the said *Thomas Cureton* the Son: And the said *John Menlove* and *Thomas Edmunds*, on Account of its evident and certain Advantage to the said *Thomas Cureton* the Son, are desirous the said recited Agreements for the Sale of the said Estate at *Pradoe*, and the Purchase of the said Estate called *The Hurst*, shall take Effect, and have paid the Sum of Three thousand Pounds to the said *William Egerton Jeffreys*, in Part of the Sum of Seven thousand seven hundred and fifty Pounds, contracted to be paid by them for the Purchase thereof as herein before is mentioned; and therefore the Sum of Four thousand seven hundred and fifty Pounds, and no more, of the said Purchase Money, now remains to be paid: And whereas the Sum of Seven thousand seven hundred and fifty Pounds (the Money to be paid for the Purchase of the said Estate called *The Hurst*) exceeds the Sum of Six thousand three hundred and fifty Pounds (the Money to arise from the Sale of the said Estate called *The Pradoe*) by the Sum of One thousand and four hundred Pounds; and the said *John Menlove* and *Thomas Edmunds*, from their Wish to serve the said *Thomas Cureton* the Son, their Ward, did undertake to advance the same towards the Completion of the Purchase of the said Estate called *The Hurst*, upon Condition that the same Estate should be charged with the said Sum of One thousand and four hundred Pounds for their Benefit: And whereas the said Sum of One thousand and four hundred Pounds, so agreed to be advanced by the said *John Menlove* and *Thomas Edmunds* as aforesaid, has already been advanced and paid by them to the said *William Egerton Jeffreys*, the same being included in the said Sum of Three thousand Pounds so paid to him as aforesaid: And whereas the proposed Sale and Purchase will be highly for the Advantage of the said *Thomas Cureton* the Son; but by reason of the Infancy of the said *Thomas Cureton* the Son, the same cannot be effected without the Authority of Parliament: Wherefore Your Majesty's most dutiful and loyal Subjects the

Death of *John Cureton*.

Particular of *Pradoe* Estate, contained in First Schedule.

Particular of *Hurst Farm* contained in the Second Schedule.

Object of the Bill.

The Difference between, the Money produced by the Sale of the *Pradoe* and required for the Purchase of the *Hurst* (being 1,400*l.*) advanced by the Trustees, and to be charged upon the *Hurst* Estate.

The 1,400*l.* paid by the Trustees to the said *W. Egerton Jeffreys*.

said

The *Pradoc*
Estate vested
in the Trust-
ees in Trust.

said *John Menlove* and *Thomas Edmunds*, for and on Behalf of the said *Thomas Cureton* the Son, most humbly pray Your Majesty that it may be enacted; and be it enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That the said Mansion House or capital Messuage, Lands, Tenements, and other Hereditaments, called *Pradoc*, by the said Will of the said *Thomas Cureton* the Father devised as herein-before is mentioned, and a Particular of which is comprized in the said First Schedule annexed to this Act, and the Timber and Trees in and upon the same, and all Ways, Waters, Watercourses, Advantages, Profits, Commodities, Hereditaments, and Appurtenances whatsoever, belonging to, or used, occupied, or enjoyed with the same, or reputed or taken as Part or Parcel of the same, shall, from and after the First Day of *August* in this present Year One thousand eight hundred and four, be vested in the said *John Menlove* and *Thomas Edmunds*, their Heirs and Assigns for ever, freed and discharged of and from all the Estate, Right, or Interest of the said *Thomas Cureton* the Son, his Heirs, Executors, Administrators, or Assigns, in or to the said Mansion House and other Hereditaments, or any Part of the same, and of and from the said annual Sum of Thirty Pounds, by the said Will of the said *Thomas Cureton* the Father devised to the said *Mary Cureton* his Wife, during her Widowhood, and her Powers and Remedies for recovering and enforcing the Payment thereof; and of and from the Power by the same Will devised to her the same *Mary Cureton* to charge the said Mansion House and other Hereditaments with Three hundred Pounds; and also of and from the said Sum of Three hundred Pounds, and the Interest thereof; and of and from all Claims whatsoever of the said *Thomas Cureton* the Son and *Mary Cureton*, or either of them, or their or either of their Heirs, Executors, Administrators, or Assigns.

The Trustees
to convey the
Pradoc Estate
to *Thomas*
Kenyon.

II. And it is hereby enacted, That the said Mansion House and other Hereditaments are hereby vested in the said *John Menlove* and *Thomas Edmunds*, and their Heirs, upon Trust that the said *John Menlove* and *Thomas Edmunds*, and the Survivor of them, and the Heirs and Assigns of such Survivor, do and shall, under the Orders and Directions of His Majesty's High Court of Chancery at *Westminster*, to be made or given as herein-after is mentioned, carry into immediate Execution the Agreement so entered into between the said *John Cureton*, *John Menlove*, and *Thomas Edmunds*, and the said *Thomas Kenyon*, as herein before is mentioned; and also the Agreement so entered into between the said *John Cureton*, *John Menlove*, and *Thomas Edmunds*, and the said *William Egerton Jeffreys*, as herein-before mentioned; and for that Purpose do and shall, (under such Orders and Directions as aforesaid,) and upon Payment of the said Sum of Six thousand three hundred and fifty Pounds as herein-after is mentioned, well and effectually convey the said Mansion House and other Hereditaments, hereby vested in the said *John Menlove* and *Thomas Edmunds*, their Heirs and Assigns, and every Part and Parcel of the same (so freed and discharged as herein-before is enacted or expressed) unto and to the Use of the said *Thomas Kenyon*, his Heirs and Assigns, or to such other Person or Persons, and in such other Manner, as he or they shall for that Purpose direct or appoint.

III. And

III. And it is hereby further enacted and declared, That previously to the said *Thomas Kenyon*, his Heirs, Executors, Administrators, or Assigns, having a Conveyance of the said Mansion House and other Hereditaments called *The Pradoe*, he the said *Thomas Kenyon*, his Heirs, Executors, Administrators, or Assigns, shall pay the Sum of Six thousand three hundred and fifty Pounds, the Purchase Money agreed by him to be paid for the same, into the Bank of *England*, in the Name and with the Privity of the Accountant General of His Majesty's High Court of Chancery, to be placed to his Account there *ex parte* the said *Thomas Kenyon*, his Heirs, Executors, Administrators, or Assigns, so paying the same, (which said Sum of Six thousand three hundred and fifty Pounds, and One thousand and four hundred Pounds, by the said *John Menlove* and *Thomas Edmunds* paid as herein-before is mentioned, amount together to the Sum of Seven thousand seven hundred and fifty Pounds, the whole Purchase Money agreed to be paid for the said Estate called *The Hurst*;) and such Payment into the Bank shall be made in the Method prescribed by the said Act of Parliament of the Twelfth Year of King *George* the First, Chapter Thirty-second, and the General Orders of the said Court, and without Fee or Reward, according to the Act of the Twelfth Year of King *George* the Second, Chapter the Twenty-fourth; and the Receipt or Receipts of any Cashier of the Bank of *England* for the said Sums of Six thousand three hundred and fifty Pounds, with the Certificate of the Accountant General annexed to and filed with the same, in the Register Office of the said Court of Chancery, shall be a good and effectual Receipt for the said Sum of Six thousand three hundred and fifty Pounds, and shall discharge the Persons respectively paying the same, and their respective Heirs, Executors, and Administrators, from being answerable for Misapplication, or being in any Manner bound or concerned to see to the Application of the same respectively.

Purchase Money, and 1,400^l making together 7,750^l. the Price of the *Hurst* Estate, paid into the Bank.

IV. And be it further enacted, That until the Execution of the Conveyance hereby directed to be made of the said Mansion House and other Hereditaments called *The Pradoe* to the said *Thomas Kenyon*, his Heirs and Assigns, as herein-before is mentioned, the said *John Menlove* and *Thomas Edmunds*, and the Survivor of them, and the Heirs and Assigns of such Survivor, shall permit and suffer the Rents, Issues, and Profits thereof to be had, received, and taken, by the Persons who would have been entitled to the same if this Act had not been passed.

Until the Conveyance of the Estate at *Pradoe* is executed, the Persons who would be entitled to it, if the Act had not passed, to receive the Rents.

V. And be it further enacted, That, as soon as may be after the Payment into the Bank of the said Sum of Six thousand three hundred and fifty Pounds, the same shall, under the Order and Directions of the said Court of Chancery, to be made and given as herein-after is mentioned, be laid out in the Purchase of the said Manor and other Hereditaments called *The Hurst*, by the said *John Menlove* and *Thomas Edmunds*, agreed to be purchased from the said *William Egerton Jeffreys*, as herein-before is mentioned and comprized in the said Second Schedule to this Act; or if the Court of Chancery shall not approve of the said Purchase, then in the Purchase of other Freehold Hereditaments to be situate in *England*; and the said Manor and other Hereditaments, by proper Deeds, Conveyances, and Assurances in the Law, to be approved of either by His Majesty's

The 6,350^l. to be laid out in the Purchase of the *Hurst* or of any other Estate to be approved of by the Court of Chancery;

and the Purchase Estate to be settled to the Use of the said Thomas Cureton the Son, his Heirs and Assigns.

Majesty's Attorney or His Solicitor General, or some Barrister to be appointed by him, shall with all convenient Speed be conveyed, settled, and assured, so and in such Manner that the said Estate called *The Hurst* may be charged with an annual Sum of Thirty Pounds, to be paid to the said *Mary* the Widow of the said *Thomas Cureton* the Father, during her Widowhood, at the Times and in Manner in the said Will of the said *Thomas Cureton* the Father expressed, for the Payment of the annual Sum of Thirty Pounds therein mentioned, and with a Power enabling the said *Mary Cureton* the Widow to charge the same Estate called *The Hurst* with the Sum of Three hundred Pounds, on the Event in the said Will of the said *Thomas Cureton* the Father, mentioned in respect to the therein mentioned Sum of Three hundred Pounds; and so and on and in such Manner also that the said Estate called *The Hurst* may be charged also with the Sum of One thousand and four hundred Pounds to the said *John Menlove* and *Thomas Edmunds*, their Executors, Administrators, and Assigns, together with Interest for the same at the Rate of Five Pounds *per Centum per Annum*, to be computed from the Time of the said Payment of the aforesaid Sum of One thousand and four hundred Pounds, unto the said *William Egerton Jeffreys* in Manner herein-before directed; and so and in such Manner also that, subject and charged as herein-before is mentioned, the said Estate called *The Hurst* shall be vested in, and for ever be and remain to the Use of the said *Thomas Cureton* the Son, his Heirs and Assigns, for ever.

Purchase Money to be laid out in Navy or Victualling Bills until the Purchase.

VI. And be it further enacted and declared, That in the mean Time, and until the Money hereby directed to be paid into the Bank as herein-before is mentioned shall be invested in the Purchase of the said Estate called *The Hurst*, or some other Freehold Estates as herein-before is mentioned, the same shall from Time to Time be laid out, under the Direction of the said Court of Chancery, in the Purchase of Navy or Victualling Bills or Exchequer Bills, and the Interest or Income arising from or attending the same Navy or Victualling Bills or Exchequer Bills, and the Money received for the same, as they respectively are paid off by Government, shall be laid out in the Purchase of other Navy or Victualling Bills or Exchequer Bills; and the said Navy and Victualling and Exchequer Bills shall be deposited in the Bank in the Name of the Accountant General, and shall there remain until the same shall, under the Direction of the said Court of Chancery, be ordered to be sold by the said Accountant General for completing the Purchase or Purchases herein-before mentioned; and if the Money arising by the Sale of the Navy, Victualling, or Exchequer Bills, shall exceed the Amount of the original Purchase Money so laid out as aforesaid, then and in such Case only the Surplus which shall remain of the same shall be paid to the Person or Persons respectively, who, at the Time when the Order for the Sale of the said Bills shall be made, would be entitled to the Rents and Profits of the Lands directed to be purchased therewith, in case the same were then actually purchased and settled in pursuance of the Trusts and Directions of this Act.

Until the Purchase of the Hurst Estate,

VII. And be it further enacted and declared, That in the mean Time, and until such Purchase of the said Estate called *The Hurst* can be had and

and completed as aforesaid, the said Annuity of Thirty Pounds, or so much and such Part or Parts thereof as shall from Time to Time become due, shall be charged and chargeable on, and paid and payable out of the said Estate called *Pradoc*, to the said *Mary Cureton*, by equal Half-yearly Payments, as the same shall become due, pursuant to the Directions of the Will of the said *Thomas Cureton* deceased.

the Annuity to Mrs. *Cureton* to be paid out of the *Pradoc* Estate.

VIII. And be it further enacted, That it shall be lawful for the said Court of Chancery, upon a Petition to be presented by or on the Behalf of the said *Thomas Cureton* the Son, his Heirs or Assigns, to make such Orders and give such Directions for or respecting the Sale or Sales of the said Mansion and other Hereditaments called *The Pradoc*, or for or respecting the Payment or Application of the Money arising from the said Sale, and hereby directed to be paid into the Bank as aforesaid, or for or respecting the Investment of the same on the Purchase of the said Estate called *The Hurst*, or of any other Estate, or in the Purchase of Navy, Victualling, or Exchequer Bills, or for or respecting the Sale or Disposition of the said Bills, or the Money arising thereby, or for or respecting the carrying of any other of the Trusts and Purposes of this Act into Execution, or for or respecting any other Matter or Thing relating to the same, as the said Court shall think proper, expedient, just, or reasonable.

Court of Chancery to have Power to make necessary Orders.

IX. Provided always, and be it further enacted, That if the said *John Menlove* and *Thomas Edmunds*, or either of them, or any Trustee or Trustees who shall be appointed in the Stead or Place of them, or either of them, as herein-after mentioned, or their or either of their Heirs or Assigns, shall die, or shall be desirous to be discharged from the Trusts hereby created, then and so often as any such Case shall happen, it shall be lawful for the said Court of Chancery, upon a Petition to be presented in a summary Way, by or on the Behalf of the said *Thomas Cureton* the Son, his Heirs or Assigns, to appoint any Person to be proposed in the said Petition, or named by the said Court, to be a Trustee or Trustees in the Place of the Trustee or Trustees so dying or desiring to be discharged; and thereupon the said Mansion House, and other Hereditaments called *Pradoc*, if the same shall not have been conveyed to the said *Thomas Kenyon*, his Heirs or Assigns, or to any other Person or Persons in pursuance of the Directions for that Purpose herein-before contained, shall, with all convenient Speed, be conveyed and transferred, in such Sort and Manner so as to become legally and effectually vested in the said surviving or continuing Trustee or Trustees of the same, if there shall be any such surviving or continuing Trustee, or such new or other Trustee or Trustees, or if there shall be no surviving or continuing Trustee or Trustees, then in such new Trustees only, upon the Trusts, and for the Intents and Purposes, herein-before declared of and concerning the same, or such of them as shall be then subsisting or capable of taking Effect; and that such new Trustee or Trustees shall and may in all Things act in the Management, carrying on, and Execution of the Trusts to which he and they shall respectively be appointed, as fully and effectually, and with all the same Powers and Authorities, and to all Intents, Effects, Constructions, and Purposes whatsoever, as if he or they had originally, in and by this Act, been nominated a Trustee or Trustees for the Purposes for

Appointment of new Trustees.

for which such new Trustee or Trustees respectively shall be appointed a Trustee or Trustees.

General
Saving.

X. Saving always to the King's most Excellent Majesty, His Heirs and Successors, and to all and every Persons and Person, Bodies Politick and Corporate, his, her, and their Heirs, Executors, Administrators, and Assigns, (other than and except the said *Thomas Cureton* the Son, his Heirs, Executors, Administrators, and Assigns, and the said *Mary Cureton*, her Heirs, Executors, Administrators, and Assigns, and the said *John Menlove* and *Thomas Edmunds*, their Heirs, Executors, Administrators, and Assigns,) all such Estate, Right, Title, Interest, Claim, and Demand whatsoever, of, in, to, or out of the said Mansion House, Hereditaments, and Premises, hereby vested in the said *John Menlove* and *Thomas Edmunds*, their Heirs and Assigns as aforesaid, as they, every, or any of them had before the passing of this Act, or could or might have had, held, and enjoyed, in case this Act had not been made.

Publick Act.

XI. And be it further enacted, That this Act shall be printed by the Printer to the King's most Excellent Majesty, and a printed Copy thereof shall be admitted as Evidence, and taken Notice of and allowed by all Judges, Justices, and others, in the same Manner as if this Act had been hereby declared a Publick Act.

The First SCHEDULE referred to by the said Act.

VALUATION of the Mansion House of *Pradoe*, with the Lands and Ground thereto belonging, in the Possession of the Honourable *Thomas Kenyon*.

	Quantity.			Annual Value.			
	A.	R.	P.	£.	s.	d.	
Pasture Land, Gardens, &c.	—	—	—	45	0	19	} 138 1 11
Arable Land	—	—	—	75	3	0	
Plantations	—	—	—	5	0	0	
	<hr/>			125	3	19	<hr/> £.138 1 11 <hr/>

OBSERVATIONS.

The Window and House Taxes amount to 18*l.* 10*s.* per Annum.
The Timber on this Lot is worth at least 100*l.*

B. Burd.

The Second SCHEDULE referred to by the said Act.

VALUATION of the Manor or reputed Manor, or Hamlet of *Cotton* or *Hurst*, and *Hurst Farm*, consisting of the Manor, Dwelling House, Barns, Dovehouse, and sundry other Outbuildings, Garden and Orchards, with the undermentioned Lands, let on Lease to *John Jones*, which Lease expires at *Lady Day 1809*.

	Quantity.			Present yearly Rent.			Yearly Value.		
	A.	R.	P.	£.	s.	d.	£.	s.	d.
Meadow Land - - - - -	55	0	31	220	0	0	307	15	11
Pasture, Orchard, &c. - - -	87	3	10						
Arable - - - - -	67	0	1						
Small Tenement and Cottage	1	3	29						
Wood Land - - - - -	4	0	0						
	<u>215</u>	<u>3</u>	<u>31</u>	<u>220</u>	<u>0</u>	<u>0</u>	<u>307</u>	<u>15</u>	<u>11</u>

Value of <i>Hurst</i> Estate at 27 Years Purchase - - - - -	£.	s.	d.
	8,289	0	0
Present Rent of <i>Hurst</i> is 220 <i>l.</i> which, if deducted from the yearly Value of 307 <i>l.</i> will make an annual Difference of 85 <i>l.</i> for 5 Years, which will amount to	425	0	0
Value of <i>Pradoe</i> Estate at 27 Years Purchase - - - - -	7,864	0	0
	3,726	0	0
Deduct Money advanced to complete the Purchase of <i>Hurst</i> Estate - - - - -	4,138	0	0
	1,400	0	0
Benefit accruing to Mr. <i>Cureton</i> - - - - -	<u>£.2,738</u>	<u>0</u>	<u>0</u>

OBSERVATIONS.

The Meadow Land may be much improved by draining and floating, and by laying out about 40*l.* upon it, the increased Value would be at least from 8*s.* to 10*s.* per Acre per Annum.
 The Timber on this Lot consists of a Coppice of young Oak and Fir, and Oak, Ash, and Elm, growing in the Hedgerows; the Value of which is at least 300*l.*

B. Burd.