

[Notwithstanding a separate claim overturned by Act of Parliament in 1732/3, the Derwentwater estates came into the hands of the Crown following the death in December 1731 of John Radcliffe, heir to the estates sequestered from his father, the 3rd Earl executed in 1716. This volume includes copies of various leases & extracts of letters from the estate receivers between 1732-5, evidently collected together with the intention of informing the Treasury commissioners of what they now had in their hands. Relevant extracts are included here; other entries concern lease of tithe corn and the customs of the Cumberland estate manors. The estate was granted to the Greenwich Hospital in 1735, and this volume passed on to the Hospital.]

13 Aug 1729 John Webb to John Jackson

[Note: This mine lease, between Sir John Webb, guardian of the 'infant' John Radcliff and John Jackson of Scalebank Nicholas Richardson of Hillhouse and John Grindale of Alston, was presumably copied into this notebook by the Treasury Commissioners as an example of the kind of lease then prevailing on the ex-Radcliffe Alston Moor estates] [Note in Margin:] Copy of a Mine Lease

This Indenture made the thirtieth Day of August in the Year of our Lord One Thousand Seven Hundred Twenty and Nine Between Sir John Webb of Hawthropp in the County of Gloucester Barrt. Grandfather Tutor and Guardian of the honourable John Radcliff Esqr now an Infant and under the age of Twenty One Years and the said John Radcliff of the one part and John Jackson of Scalebank Nicholas Richardson of Hillhouse and John Grindale of Aldston all in the County of Cumberland Yeomn of the other part

Witnesseth that the said Sir John Webb for and on behalf of the said John Radcliff and as his Guardian as well for and in consideration of the Rents and Covenants herein after mention'd and reserved as also for divers other good Causes and Considerations him hereunto moving& inducing hath demised sett and to farm letten and by these presents doth demise Sett and to farm lett unto the said John Jackson Nicholas Richardson and John Grindale their Executors Admrs & Assign

All that Mines of Lead or other Ore (the same not being within the Compass of any former Grant now in force) and all Mines of what kind so ever they be (Coal Mines excepted) as well open'd as not open'd found or to be found at a certain Place commonly called or known by the name of Bailhill in Aldston Moor in the said County of Cumberland So as the Grounds hereby granted contain in Breadth no more than Forty Yards on each side of the Main Vein of the said Mine and in length no more than Six Hundred Yards at each end of the first or founder Shaft wrought or to be wrought by the said John Jackson Nicholas Richardson and John Grindale their Workmen Agents or Assignes upon the said Main Vein & as the said Main Vein shall lineally extend

Together with free liberty to Digg and break up Earth and to work and get Lead or other Oar within all or any of the Premises so limited and bounded as aforesaid and also Egress Ingress and Regress to from and through the said Moor with any sort of Carriages for the Carrying away the Lead or other Oar that shall be got in the said Mine and for the carrying all such other Things to and from the said Mines as shall be used in or about the said working thereof, and likewise full liberty to do whatsoever is or shall be needful for the winning and getting of Oar, and for the washing and cleaning thereof

Together with Liberty to win Stones Slates Sand Gravel Clay Limestones Peat Turf Ling and Hather for the Building & Covering of Houses Lodges or Sheds for the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs Servants Workmen and Assignes to dwell in and for all other necessary Uses of the said Works as hath been accustomed So as such Houses, Sheds and Lodges be built and the said Liberties be used no otherwise than on the Wastes and Commons and not upon any of the Grounds severally inclosed or severally belonging to ant Tenants or Lessees of the said John Radcliff

To have and to hold the said Mine (the same not been within the same Compass of any former Grant as aforesaid) and all and singular other the Liberties, Privileges and Premises above in and by these Present Leases Lett and to farm letten or mentioned or intended so to be with their and every of their Appurtenances and every part and every Parcell thereof (except before excepted) unto the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes from the first day of May last past before the Date hereof for and during and unto the full end and Term of Six Years from thenceforth next ensuing fully to be compleat and ended

Yielding paying reserving and delivering therefore from time to time and at all times during the said Term unto the said John Radcliff his heirs or Assignes one full fifth part (the whole into five parts equally to be divided) of all the Lead Oar or other Oar which shall be gotten forth and out of all or any part of the said Leases Premises the same to be well washed cleansed and preserved as is herein after expressed

And the said John Jackson Nicholas Richardson and John Grindale do hereby for themselves their Heirs Executors & Adminrs Covenant promise and agree to and with the said John Radcliff his Heirs Executors Adminrs and Assignes and every of them in manner following (that is to say) that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes shall and will m time to time and at all times during the said Term before they shall dispose of any part of the said Oar leave or cause to be left apart and by itself in good and sufficient Bingsteads for the said John Radcliff his Heirs and Assignes on full fifth part (the whole into five parts equally to be divided) of all the Lead Oar or other Oar that shall from time to time be wrought and gotten forth and out of all or any part of the said leased Premises the same to be well washed and dressed and after the best manner made fit for Smelting and to be as good and pure Oar as shall be carried away by the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes or any of them

And also that from time to time and at all times until the Expiration or other sooner Determination of this Lease for the Space of two Years next after the said fifth part of the said Oar shall be laid by to or for the said John Radcliff His Heirs and Assignes as aforesiad they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes shall and will preserve and safe keep the same in the said Bingsteads from all embezleing or diminution of the said Oar and shall at the expiration or other sooner Determination of the said Term weigh and deliver or cause to be weighed and deliver'd to the said John Radcliff's Moor Master or to some other appointed by him for that purpose so much Oar as shall be then due to the said John Radcliff from the said Mines for his said fifth part (the said Delvery to be in Summer) and after giving three Months Notice to the said John Radcliff's Moor Master

And that at any time during the said Term of two Years It shall and maybe lawful to and for the said John Radcliff His Heirs and Assignes or any other Person or Persons who are or shall be authorized and appointed by any writing under the hand of the said Sir john Webb or of the said John Radcliff His Heirs and Assignes or under the hand of any other Person or Persons impower'd by him or them for that purpose to take and carry away the said Oar for the use of the said John Radcliff His Heirs or Assignes And that if it shall happen the said John Radcliff's fifth part of the said Oar shall fall short or be any way embezled or diminished before the said John Radcliff his Heirs or Assignes (within the said Space of two Years and before the Expiration or other sooner Determination of the said Lease) shall think fit to remove the same That then and in such Case the said John Jackson Nicholas Richardson and John Grindale do for themselves their Executors Adminrs and Assignes Covenant and promise to and with the said John Radcliff his heirs or Assignes that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes or some or one of them shall and will answer and make full Satisfaction to the said John Radcliff his Heirs or Assignes for the same

And if the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes or any of them do and shall refuse to make such Satisfaction for the same that then it shall and may be lawful to and for the said John Radcliff his Heirs or Assignes into the said Leased Premisses or into any part thereof in the Name of the whole to reenter and the same to repossess and reenjoy as in his and their former Estate (anything herein contained to the contrary thereof in any wise notwithstanding)

And further also that if they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes shall at any time during the said Term be desirous to sell his or their Shares of the said Oar that then and in such case the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes or any of them who shall be desirous to make such Sale as aforesaid shall and will before any such Sale be made first offer the same to the said John Radcliff his Heirs or Assignes, and that the said John Radcliff his Heirs or Assignes shall be preferred therein before any other Person or Person whomsoever the said John Radcliff His Heirs or Assignes paying unto the said John Jackson Nicholas Richardson and John Grindale

their Executors Adminrs or Assignes or such of them that shall so sell his or their Shares of the said Oar such Price or Prices for the same as any other Person or Person will really and bonafide give for the said Oar And further that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs Servants Workmen and Assignes shall not for the above space of Twenty days in the whole in any one Year during the said Term discontinue working or using his and their best and utmost Endeavours for the most effectual working and winning of the said Mines

And shall and will constantly when the said Mines will allow thereof employ therein at least four Men (except on Sundays and other Holidays or in the Winter Season when by reason of Storms and bad Weather they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs Servants Workmen or Assignes are so hindred as they cannot get to work the said Mines)

And that from and after such Discontinuance of working the said Mines for above the space of Twenty Days in any one Years as aforesaid (except as before excepted) this present Indenture of Lease and the Term of Years then to come and Unexpired shall cease determine and be utterly void and of none Effect And that then and in such case they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes shall within Three Months of such Discontinuance of working the said Mines Surrender this present Lease unto the said John Radcliff his Heirs or Assignes or unto his or their Moor Master to be Cancelled And further that from thenceforth it shall also be lawful to and for the said John Radcliff his Heirs or Assignes or his or their Moor Master into the said Leased Premisses or any part thereof in the Name of the whole to reenter and the same to repossess and enjoy as his and their former Estate (any thing herein contained to the contrary thereof in any wise notwithstanding) And further also that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes or some of them shall at the end of every Week during the said Term (if thereto requested by the said John Radcliff his Heirs or Assignes or by his or their Moor Master) make give and deliver to him them or some of them so requesting the same true fair and perfect Accounts in writing of all such Bings Horseload Sacks or Peaks of Lead or other Oar as in every preceeding Week shall be taken and carried from the said Mines

And that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs Servants Workmen and Assignes and every of them shall and will during the whole Continuance of the said term work the said Mines fairly and orderly And that it shall and maybe lawful to and for the Moor Master of the said John Radcliffe his Heirs or Assignes or any Viewer or Viewers or other Person or Persons skilful in Mines and for that purpose appointed by him or them at any time during the said term at his and their Wills and Pleasure to ride or descend into all or any of the Pitts or Shafts within the siad hereby leased Premises to view and inspect the Working of the said Mines And that the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes or any of them shall not at any time hereafter during the said Term do or cause to be done any wilful Act or thing

whatsoever which may apparently hazard or endanger the loss or Damage of the said Mines

And further that it shall and may be lawful to and for the said John Radcliffe his Heirs or Assignes or any of them at any time during the said Term (if the same be requested under the hand of the said John Radcliff, or by his order under the hand of his Moor Master) to have the free use and liberty of any of the Watercourses Driffs or Levells belonging to the said leased Premisses for the better winning and working any other adjacent Mine or Mines belonging to the said John Radcliffe his Heirs or Assignes paying only such Recompense and Satisfaction for the same as by Persons equally chosen for that purpose shall be thought reasonable and suitable to the Damage done

And further also that the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs Stewards Servants and Assignes shall and will from time to time and at all times during the said term permit and suffer the Moor Master of the said John Radcliff or such Person or Persons as the said Sir John Webb or as he the said John Radcliffe his Heirs or Assignes shall by any Writing under his or their hands authorize and appoint to inspect and peruse all and every the account Books and Papers of account which the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes or his their or any of their Steward or Stewards Servant or Servants shall from time to time keep for the placing and settingd down the Lead or other Oar which shall from time to time be wrought and carried from the said Mines

And also that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes or his or their Stewards or Book-keepers who shall keep the said Accounts shall and will once in every Week during the said term if thereto requested Compare his and their Accounts with the said John Radcliffe's Moor Master or Stewards Account and Sign and Subscribe his and their Name or Names to the said John Radcliffe's Moor Master or Steward's Book or Books containing true Copies of the Weekly Accounts which shall from time to time be delivered as aforesaid

And that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs and Assignes shall and will at the end and Expiration or other sooner Determination of this present Demise leave two Shafts well timber'd and in good Order upon the Foreheads of the said Mines And shall and will also then deliver up the quiet and peaceable Possesion of the said Premises heeby granted unto the said John Radcliffe his Heirs and Assignes

And the said John Jackson Nicholas Richardson and John Grindale do further for themselves their Heirs Execrs & Adminrs and every of them Covenant Promise & agree to and with the said John Radcliff his heirs & Assignes that in case they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes do not at the end of the said Three Months next after such Discontinuance of Working the said Mines for the Space of Twenty Days in any one Year during the said Term as aforesaid (except as before excepted) give up & surrender the said Lease unto the said John Radcliffe his Heirs or Assignes to be cancelled That then they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes

shall and will upon the request of the said John Radcliffe his Heirs or Assignes well and truly pay or caused to be paid unto the said John Radcliffe his Heirs or Assignes the Sum of Twenty Shillings a Month for every Month that they the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes shall not surrender and give up the said Leases to be Cancelled after such Discontinuance of Working the said Mines as aforesaid

And it is agreed by and between the said Parties that the said Twenty Shillings a Month shall be distributed amongst such poor and decayed Workmen or Grovers & their Families in Aldston Moor as the said John Radcliffe his Heirs or Assignes shall think fit to be proper Objects for such Charity Money and upon Refusal to pay the said Twenty Shillings a Month or any part thereof unto the said John Radcliffe his Heirs or Assignes for such Uses Intents and Purposes aforesaid then it shall and may be lawful and in the election of the said John Radcliffe his Heirs or Assignes to stop and hinder the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs or Assignes from leading and conveying away any of his or their Lead or Oar from the said Lead Mines or the Selling and disposing thereof from the said Lead Mines or Lead Groves until the said Twenty Shillings a Month and all Arrears thereof be fully paid and satisfied, or else to enter upon sell & dispose of at the then usual and current Market Price for such like Lead Oar so much of the said Oar belongin to the said John Jackson Nicholas Richardson and John Grindale their Executors Adminrs & Assignes as shall or may be sufficient to answer and pay the said Twenty Shillings a Month , and all Arrears thereof then due behind and unpaid for such Default of working of the said Mines and surrendering of the said Lease as aforesaid rendring the Overplus if any be to the said John Jackson Nicholas Richardson and John Grindale (anything herein contained to the contrary thereof in any wise notwithstanding) And the said Sir John Webb doth hereby for himself His Heirs Exrs & Admrs & every of them Covenant promise and agree to and with the said John Jackson Nicholas Richardson and John Grindale their Exrs Admrs & Assignes in manner following (that is to say) That it shall and may be lawful to and for the said John Jackson Nicholas Richardson and John Grindale their Exrs Admrs & Assignes from time to time and at all times hereafter durinmg the said Term (he and they performing all & singular the said Covenants and Agreements herein expressed on his & their parts to be done and performed) peacebly and quietly to have hold use occupy possess and enjoy all and singular the said Premises for and during the said term without the lett or Disturbance of the said Sir John Webb or of the said John Radcliffe his Heirs or Assignes

In Witness whereof the Parties abovesaid to these present Indentures interchangeably have set their hands and Seals the Day and Year first above written

Sealed & delivered in the presence of

22 Dec 1732 John Watson

[Note: undated other than '22nd', but possibly excerpted from the same letter as quoted below of 22 Dec 1732]

Extract of a Letter from Mr Watson to the Lords of the Treasury, Dated at Goswick near Berwick on Tweed 22d

The country people having shot & destroyed most of the Deer, and would also cut & destroy the woods; to prevent any further damage to the Estate I have appointed two or three people as bailiffs to preserve the timber, deer, pheasants and young springs of wood which I hope may be agreeable and any small allowance of about 7 or 8 £ a piece pr ann, or what your Lordships will please to permit me to make, will be an Encouragement for them to do their duty in preserving the springs of wood &c which otherwise would be destroyed for their have stript the very lead off the Cupola of the Lead Mills

I have permitted the late Steward (a Papist) to live in Dilston Hall, and to burn the quantity of coals that was allowed by the family for the benefit of the house, to keep it in repair until such time as I receive your Lordships Pleasure & Commands.

22 Dec 1732 John Watson

Extract of a Letter from Mr Watson to the Lords of the Treasury, Dated at Goswick near Berwick on Tweed 22d December 1732

I have caused all the timber cutt down and lying upon the Northumberland Estate to be measured by Woodmen, which Mr Busby tells me he left as the proportion due to the Government, and which amounts to 778 Tuns, but part of it is not sound, which with your Lord[shi]ps Approbation I shall advertize and sell by publick Auction to the highest Bidders.

[Note in margin:] has caused the Timber cutt down in Northumberland to be measured

In persuance of your Lordships Commands after advertizing the sale of Lead Ore by Auction I put up 241 $\frac{1}{4}$ Bings (the Produce of the Mines for this Year) at £2..2..0. and sold it for £2..3..6. p Bing to the Agent of the Company for smelting down Lead Ore etc. he being the highest Bidder with [sic] is 3.6. P Bing more than the Ore of the same Mines has sold for, for some Years past.

[Note in margin:] has sold Lead Ore at £2..3..6. p Bing

The Payment not been sooner, is that by reason of the badness of the Roads the Oar can not be brought from the Mines till next Summer, before which time it is usual to sell the Dues for the ensuing Year, which if it is your Lordships Pleasure, I shall do in the same manner as this, the Articles of Sale & Contract I have enclose your Lordships.

I have also agreeable to your Lordships Pleasure admitted Leadbitter & Partners the Principal Lessees of Allerwash, tennant at the improved Rent of £81..11..0. preferable to their Sub Tenants, and the Tenants of the other part are willing to agree to the same Rent which will advance that Estate from £110 to £163..2..0 p Annum.

[Note in margin:] has improved the Rent at Allerwash

Your Lordships Servant having begun to Remit the Rents, and there being a hazard in lodging Money in the hands of Private Persons, it would be a great Security to him if he had the same Opportunity as the Genl Receivers have of Remitting to the Bank which without your Lordships Direction for that end I cannot have.

[Note in margin:] Desires he may have the same Opportunity of Remitting Money to the Bank, as the Genl Receivers have

[Note in margin:] Method of managing Mines in Aldston Moore

The Method in which the Derwentwater Family have always managed the Mines in Aldston Moore, is, By granting Tack Notes or Articles of Leases, to make Tryals of the Veins of Ore; which Tack Notes were to continue for a Year, and if the Party to whom the Tack Note was granted, upon Tryal, upon Tryal, found the Vein likely to prove well, then he was to have a Lease for 21 or 31 Years, Paying every Fifth Bing of Ore to thr Lord; to receive which Dues from the Mine there has always been one appointed, with a Salary of £20. p Annum, which Oar was either smelted at their own Mills, or sold p Big for the Year.

Since the Death of the late Earl the Mines have been neglected, there being no power of granting Leases, which made the Adventurers unwilling to lay out Sums of Money in search of Mines; which when Recover'd & win they had no Certainty of.

[Note in margin:] Mines have been neglected since the Death of the late Earl

But if your Lordships would please to Grant a Power of letting Leases, the Mines wou'd turn to great Acct, for I have been apply'd to by several Adventurers, and some propose to be bound to expend great Sums in a limitted time, in winning the particular Veins they shall take Leases of.

[Note in margin:] If he had power of letting Leases the Mines wou'd turn to great Account

At present out of several Mines, there is only one called Festus Rake, Leased by the Quaker's Company from the late Earl, that works to any Advantage, But upon the Encouragement and Certainty of Leases there might be a great many.

[Note in margin:] Only one Mine at present that works to Advantage

30 Apr 1733 C Taylor

[Note: This document is entitled 'Certificate from the King's Remembrancer's Deputy having entered into Bond for the well performing their trust' in the margin, and appears to be a warranty to the Treasury that agents appointed to manage the sequestered Derwentwater estates had submitted bonds for the proper exercise of their office.]

My Lords,

In obedience to an order from your Lordships signified to me by Mr. Scrope the 26th instant I humbly Certify that Lewis Elstobb of Wigginthorp in the County of York Esqr and John Watson of Goswick in the County Palatine of Durham Esqr (who were nominated constituted and appointed by commission from your Lordships Receivers and Collectors of all the Rents, issues & profits of Barony, Manours, Lordships, Messuages, Farms, Lands, tenements, Rectories, Tythes, Hereditaments and Premises and all arrears thereof, which by an Act passed the last session of Parliament entitled An Act for making void the several contracts for sale of the Estate of James late earl of Derwentwater &c are vested in his Majesty by virtue of the several attainders in the said Act mentioned) have pursuant to a Warrant from your Lordships for that purpose Enter'd into the following Security unto his Majesty His heirs & c for the faithful Discharge of their said offices.

The said Lewis Elstob, and Richard Ridley of Newcastle upon Tyne Esqr and Nicholas Ridley of the same Place merchant, have jointly and severally enter'd into Bond to his Majesty His heirs etc in the Penalty of £5,000 bearing date 18th day of July 1732.

The said John Watson and George Watson of Goswick in the County Palatine of Durham Esqr have jointly and severally enter'd into Bond to his Majesty His heirs etc in the Penalty of £3,000 bearing date 22d of July 1732; and

The said John Watson and Thomas Watson of the Town of Berwick upon Tweed have jointly and severally enter'd into Bond to his Majesty in the Penalty of £2,000 bearing date 22d of July 1732

Which said several Bonds are conditioned for the said Lewis Elstob and John Watson their jointly and severally, well and truly, according to the utmost of their power, gathering, collecting, levying and receiving all the rents issues and profits of the said premises and all arrearage thereof, until such sale & sales shall be made thereof, as

by the said act is & are directed – and also for their the said Lewis Elstob and John Watson their Heirs Executors or Adm.rs jointly and severally making just and true account of his Majesty his Heirs or Successors &c in His Majesty’s Exchequer at Westminster of all rents issues and profits of the said Hered.ts and Premises coming to their or either of their hands by virtue of their said commission and of the Powers thereby granted to them; and of all payment, public burthens or other charges warranted to be paid or allowed thereout; and of their actings and doings therein under their respective hands to the Lord High Treasurer or Commiss.rs of His Maj.y’s Treasury for the time being, at the end of every Calendar month at furthest. And also for their the said Lewis Elstob and John Watson or one of them, or the Heirs Executors or Adm.rs of them or of one of them their paying or causing to be paid into the receipt of His Majesty’s Exchequer at Westminster of all the Moneys arising, happening or accruing by or out of the Rents, Issues and profits of the same premises, and all arrearages thereof, which they or either of them shall received, or without wilful Default might have received (the necessary charges of levying, collecting, suing for & recovering the same and the incident charges relating thereto only excepted) as often as they shall be thereunto required by the Lord High Treasurer or Commiss.rs of His Maj.y’s Treasury for the time being, to be apply’d and disposed of in such manner as by the said Act is directed and appointed. And also for their the said Lewis Elstob and John Watson’s well and truly observing and following all such orders rules & instructions as the Lord High Treasurer or Commiss.rs of His Maj.y’s Treasury for the time being shall or may think fit to give for His Majesty’s service. And lastly Conditioned for their well and truly executing their said office of Receivers and Collectors as aforesaid in all other matters and things according to the Powers to them granted by their said Commission as aforesaid.

C Taylor D R R

King’s Remembrancer’s Office
30th day of April 1733

30 May 1733 John Watson

Extract of a Letter from Mr Watson to the Lords of the Treasury, Dated at Goswick near Berwick on Tweed 30th May 1733

[Note in Margin:] Account of his proceedings in selling the Lead Ore & Oak Timber

After advertizing the Lead Ore and the Oak Timber to be sold at publick Auction, I accordingly put up the Ore at £2..5..6. p Bing, which I thought a reasonable Price (some other Ores giving £2..7..0.) but could not bid above £2..3..0 p Byng, and am told it will not give above £2..3..6. or £2..4..0.by reason the Oar is poorer as the Mines grow worse, for want of proper Powers to work them. At the Fair at Hexham I likewise put up the

Oak Timber in four Lotts at One Shilling p Foot, & procured Mr Anesly a Deputy Master in Chancery to attend to enquire into and take the Securities; but notwithstanding several people came, I cou'd not be bid anything as it was put up, and found that their Intention was not to give above Eight Pence p Foot, which being so very low a Price would make but an ill Figure in an Account, Therefore would not presume to sell without first acquainting your Lordships. Thr lowness of the Price is occasion'd by the great Falls of Timber that have been of late in that Country which being remote from Water Carriage, is more than the Consumption of the Country will take off. The Articles of Sale and Methods I have pursued in order to dispose of the Ore and Timber I have inclosed to receive your Lordships further Directions therein before Winter, which prevents Carriages going into that Country and will Damage the Timber.

[Note in Margin:] Accts of Improvements he has made in the Rents

In pursuance to your Lordships commands I have used my utmost Endeavours to advance the other half of Allerwash equal to that Farm'd by the Leadbitters, and have advanced one fourth from £27..10..0. to £40..15..6. p Ann. the other fourth being bad Ground and not so much of it as the others is not capable of being advanced. But a Farm in Elrington Tenanted by one John Coats I have raised from £7..13..4. to £15 p Ann to commence from Whitsuntide 1733.

[Note in Margin:] Case of Thomson & Giles who farm the low Grounds at Dilston

I humbly presume to lay before your Lordships the Case of Thompson & Giles who farm the low Grounds at Dilston subject to be overflow'd Viz Some Years ago they made a Verbal Agreement (which they have now attested before a Master in Chancery) with Mr Errington then Steward, for the said Grounds at the Rent of £160. p Ann, out of which Rent they were to be allowed the Damages they should sustain by the overflowing of the River, and which Damages Mr Busby tells me have from time to time been allowed them. And they having of late suffered Considerably would have an Allowance made for the said Damage which they cannot well bear, but I would not agree to anything without further receiving your Lordships Direction.

[Note in Margin:] The Buildings are generally ruinous especially the Mills

The Improvement of the Estate having been much neglected, the Buildings are generally ruinous, especially the Mills, the Rents of which are from £10 to £40 p Ann each, and which without some small Allowance for Repairs will go to Ruin and their Rents be lost, one of them at Wooley being already render'd useless, to prevent which, if its agreeable to your Lordships, I shall cause a low Estimate just to keep them in Repair to be taken by able Workmen, and Transmit it to receive your Lordships Approbation.

[Note in Margin:] Advertizements & Proceedings about disposing of Lead Ore

In pursuance of an Advertizement in the Newcastle Courant of 14th April last a quantity of Oak Timber now lying at Hoffendale in the Chappelry of Haydon belonging to the Government and cut down some time since and computed to be in quantity two hundred and thirty five Tuns or thereabouts is hereby put up at Forty Shillins p Tun and to be sold by way of publick Auction to the best Bidder, Provided such best Bidder give sufficient Security to pat the Value thereof to be agreed upon (to witt) one half at Martinmas next and the other half the Whitsontide following. The Timber to be fairly measured by a skilful Person on either Side, in twenty days after the Sale thereof and at the same time Security to be given as aforesaid for the Price to be agreed upon. The Tops & Branches are before measuring to be separated from the Bodies of the Timber Trees; and every Piece of Timber which will measure to three foot, to be included in the sd Intended Bargain; and what will not, to be laid aside as part of the Tops of the said Timber Trees. The Buyer to have liberty to throw out any part of the said Timber not exceeding a sixth part.

We whose Names are underwritten do Certify that the above Article having been presented to Sale on the 15th of May 1733 in pursuance to an Advertizement in the Newcastle Courant for that purpose – and we adjudging the Price too high, for which reason we declined bidding as witness our hands.

Jon Pattison / Thos Hall / Abra Watson / John Atkinson / William Elliott / Robt Marley

Aldston May the 12th 1733

In pursuance of an Advertizement that has been in the Newcastle Courant since the 14th of April last the Dues of Lead Ore arising from Christmas 1732 to Christmas 1733 from the Lead Mines in Aldston Moore belonging to the Government are this day put up to Sale at £2..5..6 p Bing and to be sold to the highest Bidder, the Money for the said Ore to be paid on the 25th day of December 1733 for the Payment of which Security is to be given to Mr John Watson Receiver.

These are to Certify that the above Article of Sale of the Lead was presented to us whose Names are underwritten betwixt the hours of four and five in the afternoon, but the Price at which the Ore was put up to Sale, being judged by us to be too high, for which reason we declined bidding as witnessed our hands this 12th day of May 1733.

I Geo: Mowbray bid but 43s. thinking the Price above too high.

I Abra Watson bid but 42/6 as judging the above Price too high

Teas: Mowbray / Thos Holwill Witnesses

8 Jun 1735 George Liddell to Samuel Holden

[Note: Colonel Lydell was presumably George Liddell of Ravensworth, MP (1678-1740). Samuel Holden was one of the Greenwich Hospital commissioners. The 23rd Oct addendum is given as a separate letter below]

Extract of a Letter from Colonel Lydell to Mr Holden, Dated 8th June 1735 followed by one dated 23rd October 1735

[Note in Margin:] There has been sad mismanagement upon the Estate. Thinks some Gentlemen should be appointed to enquire into it

You will see what villainous Work has been committed, by the Negligence (to say no worse) of the Receivers, and the Knavery of their Deputies - I am satisfied there are not half the Malpractices come to light, nor will, without there be an Order to some honest Gentleman, who will summon and examine througly [sic] into it, and make an impartial Report; and then punish some of the most notorious Offenders – This I think ought to be done, to vindicate the Characters of the Gentlemen under whose Case the Management of that Estate has been; and to terrify others from attempting the like for time to come.

Herewith I also send you some thoughts of my own, relating to the way of Managing that Estate with the least trouble; and to the best Advantage.

[Note in Margin:] Means the Receivers have taken in order to clear themselves

I hear there has been some pains taken to get Affidavits made before two or three of the Northumberland Justices of the Peace; to clear the Receivers of the base Practices; but I have not seen them; tho if what one of those Gentlemen told me be Fact, they are very superficial ones. I shall say no more on that head, till I have the favour of your Opinion of both. I will however venture to say this, that as I did not endeavour to lay any Odium on the Receivers, only to prove Facts: if I had not charged them I am sure they be charged fully – I think they dare not deny, that they either are, or intended to be, concerned with some others, in the most promising Tryals for Lead Mines.

I have made some remarks on their Rentall. Which is that Wheel they gave in to sell the Estate by, which follows my Informations whioch accompanys this; by which you will see how Careless, or knavish they have been. And I doubt not upon a Scrutiny but a vast deal might be discovered.

Watson is one of my Burgesses, and so is his Father, and were both my Friends on my last Election: and I was his till Mr Delme had a mind to purchase the Estate. And I told Watson of it, and that I desired he would give him what Information he could of it; and he should be gratefull. He told me he had thoughts of purchasing Scremorston (which I think the best worth purchasing in it) and that if Mr Delme would Article with

him, that if he purchased he should have it at a certain price, he would; but not otherwise.

Advice relating to the Derwentwater Estate.

To prevent the many Inconveniences that may and will probably attend the Management of that Estate, such as

Salaries to Agents.

The best Farms let to their Friends & Favourites; and the worser either not Lett, or if they are, at under Rates.

Buildings & Repairs, done at a great Expende.

A Number of Bailiffs plundering & pilfering, as they have already done & continue to do, as may in part be seen by the Affidavits already got, and would much more fully appear, if an Order were given for an enquiry. I would propose,

[Note in Margin:] Proposes a Commn of Enquiry

That honest well affected Persons should be ordered and empower'd to Summon before them, & examine into the Waste committed by Cutting of Wood & tearing out fresh Meadow Ground this Spring; and to make an Example of some of the most notorious Offenders, to prevent such Practices for the future, which you will otherwise have continued.

[Note in Margin:] And to Lett the whole Lead Estate & Royalties (except the Mines) together

To Lett the whole Lead Estate, & Royalties (except the Lead Mines) together, to the best Bidder, He or they being Men of Reputation & Ability, for a certain Nett Annual Sum, free from all Deductions, even that of the Land Tax, for as it is the Interest of the Lessees, they will keep the Taxes lower than any others can.

[Note in Margin:] What Liberties to be allow'd the Lessees

Lessees be allowed the liberty to Cutt Wood for Buildings & Repairs, or what is called House Boot, Hedge Boot & plew Boot, and as some of the Farms lye at too great a Distance from the Woods to carry it for Repairs, they should be allowed to sell as much Wood & Bark, as will buy as much Wood, as will be necessary for Repairing any such Housing, as lye above 12 Miles from the Woods.

[Note in Margin:] An Allowance to be made the Lessees for Rebuilding & Repairing the Houses

As the Houses are most of them exceedingly out of Repair, and many of them must be Rebuilt; and as Dilston House, would cost £1500 to make it fit for a Gentleman to live in, it not being half finished. And as the River Devilswater which runs by that House, by the Rapidity of its fall from the Hills, and the River Tyne into which it falls cause great Waste, and have done great Damage this last Winter and which must be immediately Repair'd, or the next great Flood will probably carry away 20, 30, nay perhaps 50 Acres of the best Meadow Grounds.

For the Reasons above, I think the Lessees should be allowed £500 p Annum for the first four Years for Rebuilding & Repairing the Houses & Outhouses; And be Obliged to make Oath that the Wood & Bark so cutt & sold, was (as also the £2000) apply'd to that, and no other Use. And Covenants to leave the Buildings in good Tenantable Repair.

[Note in Margin:] The Banks of the River should be repair'd

The Banks of the River should be immediately repair'd, and if it may be thought of any Service I will order an Agent of Sr Henry Lydells & mine to do it, on whose Ability & Integrity you may safely rely.

[Note in Margin:] An Allowce to the Lessees to keep Dilston in Repair

Lessees should be allowed £20 p Ann to keep Dilston Roof & Windows in Repair.

[Note in Margin:] Lessees to hold Courts & keep Bailiffs

Lessees to be obliged to hold the Courts at their own Exps. They having the Perquisites thereunto belonging. Also to keep Bailiffs to inspect the Woods.

[Note in Margin:] And be obliged to Plant a Quantity of Oak etc annually

I think it would also be very proper to have a Covenant in the Lease, or Leases, that in every Farm of £100 p Ann, the Lessees shall plant such a certain Number of Oak, Ash or Elm Annually, & such sort, and in such Places, as you or your Agent shall appoint.

[Note in Margin:] In what manner to lett the L. mines

As to the Lead Mines, I think it your Interest not to Over-Rate them, for if you do, it will discourage able Undertakers; so that you will only have a few, and those necessitous People to make Searches.

Were the Estate my own, I would let Aldston Moore and all the Northumberland Mines to one Sett of Men, and the Cumberland to another; and as Mines are Lett to pay by the Byng, Vizt every fifth, sixth, seventh or eighth Byng, according as they are reckoned to deserve, I should lett the whole at a Rent of a Sixth or Seventh Byng.

A Lessee will lett more than you can, and at a higher Rate, and if he pays every Seventh, and can lett them again for a Sixth Byng he will have his Reward, and you will have the Mines thoroughly wrought. But Care must be taken, that they are not lett to any who are already concerned in other Mines, and whose Interest it may be not to have them wrought – I think it would therefore be proper to have a certain Reserved Annual Rent, after the first Years.

By letting to one Person (or one body of Men) you will have your Rent well paid, and Contract no bad Debts, nor be perplexed with long intricate & probably Knavish Accounts, and not only so but you will receive more Money, and at the end of the Term the Estate will lett for £1000 p Ann. more than at Entering, which is not Common for Estates to do, that are in the hands of the publick.

These are only my own private Thoughts, which I desire may not be made publick, because by Openess, I may give offence.

Another Thing I would recommend; And that is not to be late in Advertizing than the 1st August, for good Tennants that have a mind to give their Landlords Warning against Martinmas to be free the following May Day, generally look about and agree for another farm, before they give Warning – This by Experience I know to be Fact.

My Chief Aim is to have the Estate in the hands of Friends of the Government, they giving as much for it as any body; and I flatter myself that I know the Country so well, as that I could recommend Gentlemen that would answer that Character in every Respect – Or if you incline rather to lett it in Parcels, I could recommend some good Substantial Tennants.

Remarks upon the Steward's Rentall of that Estate

[Note in Margin:] Remarks the Rentall of the Estate

There is a colliery on Wark Fell farmed by Matthew Charleton for which he pays £3 p Ann. Not mentioned in the Rentall.

The Tennants of Whinnelly [presumably Whinnetly] pay Two Guineas a Year to the Stewards for Corne Tyth of all the Farmes upon 1000 Year Leases. Not in the Rentall Q[ue]ry who receives it. It's worth about £5 p Annum.

Wooley Mill House & Pasture mention'd in Lowthian's Affidavit is not charged in the Rentall, but charged as Ruinous.

There are several Inclosures made on those Comons of which no notice is or has been taken. And several other Abuses which are said to be very flagrant, and upon an Enquiry from the Government will appear, but will not be come at without it.

[Note in Margin:] Gentlemen propos'd to be in the Commissn of Enquiry

John Airey Esq. Gentleman of the Law. He was several Years Receiver General for the Counties of Durham & Northumberland, and might have been so still, but that his Business increasing in the way of his Profession, he declined it – You may be fully informed of his Character and Abilities, either at the Board of Taxes, or of Mr Paxton Solicitor to the Treasury.

Joseph Ledgard Esq. a Gentleman who has an Estate in the Neighbourhood where these Abuses were committed. He knows your Estate very well, and is an active sensible Man; and I expect will be in the next Commission of the Peace.

And Mr John Widdrington Attorney at Law, and a sensible honest Man.

I think them all honest, unexceptionable Men, and dare answer they will make a strict and impartial Enquiry, and doubt not but their Report will be to satisfaction.

As to my being named an Enquirer, I have only this reason to object to it. That I have always a full Share of Business, even more than I can go through with, and particularly this Year when my nephew Sr Harry Lydell is so lately married, and upon the Road for this Place, with his Lady and several friends, and when here must have a great deal of Company, and consequently cannot look into his own Affairs, which will add to my Load; for I cannot see them go wrong for want of Inspection: However, If Sr Chas Wager, you, and the rest of the Gentlemen, think my being named may be of Service, I readily consent to it, if you will dispense with my not acting, except the Affair require, and then I will; and shall be otherwise aiding and assisting. I think two may be enough to sit upon an Enquiry, so that you will I hope make to the whole, or any two of them; the said Mr Airey being one.

[Note in Margin:] About the manner of letting the Estate

As to the way of letting, whether together, or in Parcels, I beg leave to refer you to mine of the 8th instant; and am still of the same Sentiments, that letting the Landed Estate together is most eligible, both with respect to the Hospital itself, as they will reap the most benefit by so doing, and also of the Commissrs as it will save them a great deal of Trouble and Uneasiness.

If it were to be lett in Parcels, it will be found very difficult to get the whole Lett to Tenants who are able, and good Husbandmen; and especially at a time when Lands are sunk in Value, and are still falling. Not only so, but very probably the Farms which are the worst, will be unlett, and those not a few, and in your own hands, from which you must expect next to no Produce.

As to Gentlemen to Rent the Estate – I know several, who I am satisfied would, and take the whole, either with or without the Lead Mines, I have spoke to some of them, and find they are inclinable so to do, but they do not think it prudent, to have their Names mentioned, till it be resolved which way it is to be lett. However, their Abilities are not to be disputed.

When it was reported that the Estate was to be sold to a Friend of Sr Harry Lydell's & mine, several apply'd to me for their Friends who were desirous of taking Farms, and several Tenants desired his & my Agents, to speak in their favour: but I did not mean by what I had writ, that I knew Tenants who would Farm the Estate, but only part of it. But if you determine to Lett in Parcells, I shall not be wanting in my good Offices to recommend Tennants that I shall have Credit by, and none but such; according to the best of my Judgement.

I do not know what part of the Estate is in Mortgage, so shall not, till you are so kind as to inform me, give my Opinion what part of the Estate should be sold.

[Note in Margin:] In viewing the damage done to the Estate by Devilswater

This day I have an Agent viewing the damages done to the Banks of the Estate by the Devils Water, & the River of Tyne, and to see what refuse Wood there is unsold at Dilston: and he shall make a Computation of the whole Expence.

[Note in Margin:] Relating to the Bailiff's Perquisites

Thos Redhead your Bailiff (who is a notorious Offender) swears that he has been credibly informed and verily believes that the Derwentwater Bayliffs had the blown & slidden Wood, & Corfe Bows and Rods, as Perquisites. And positively, that the Duke of Sommersett's Bayliffs have them.

The late Steward Busby affirms that he did not know that they had, and the Duke of Sommersett's Bayliff says, that he heard Mr Busby tell Mr Watson, that they had Salaries, but no such Perquisites. And the Duke's Bailiff swears positively, that neither he nor any of the Duke's Bayliffs have any of those Perquisites, however some of your Agents say or swear that your Receivers agreed with your Bailifss that they should have them.

[Note in Margin:] Proposes Surveying the Inn Grounds

I think the having the Inclosed, or what in that Country is called Ingrounds; that is, that they have in Meadow, Pasture or Arable (for in many of the Estates there are no Hedges) these may be survey'd; but I would not by any means survey the Commons yet, but let some judicious Person view all the Wastes, and get an information of their Boundaries, and of which you are Lords, and which you have only a common Right upon. When that is done, you may then determine whether it will be worth the Charge to Survey them, but I think not – The Surveying may be of use to the Persons who view

the Ground in order to Let separate Farms; but I think you will not thereby be able to form any Judgement therefrom, for one Field may be worth 20 nay perhaps 25s an Acre, and another not worth One Shilling.

[Note in Margin:] Relating to the manner of letting the Estate

Besides if you determine to Survey, I doubt you will not be able to lett the Estate before May day 1736. Be that as it will, if you encline to lett Farms singly, I think I can recommend good Tenants; or if you propose Letting the Land Estate together, I think I know Gentlemen who will treat in that way. But in that case I think it would be best to Lett the Northumberland & Durham Estates by themselves & the Cumberland to other Gentlemen who live in that Neighbourhood. And I am now convinced that it will be your best way, to lett your Lead Mines separate. I think about Midsummer next you should have the Bounds of all your Manors publickly Rode. I am at a loss how to advise as to selling to pay off the Mortgage. I should think the Mannors of Castlerig, Derwentwater & Thornthwait, the Rentall of which is but £273, and cannot be much raised from the nature of the Tenure. It has Wood worth 6 or £7000, and the Customary Estates may sell from 70 to 90 Years Purchase as I am told. I believe the Estate may sell for 15 or £16000, or more Money. If you should sell it, by all means reserve the Royalties under the Wastes, which are large and promise well for Lead Mines, and may be of very great Value and yet will in the Sale, I think, be but little Consider'd.

[Note in Margin:] About the Breaches made by the River

The Breaches made by the Two Rivers are frightful, and the Damages done by the Two Rivers are very great, and would soon have been irreparable, but I hope any further Damages will be prevented, and some part of what are done will be retrieved..

[Note in Margin:] Thinks Dilston can't be improved above 40 or 50£ a Year

By the Date of Mr Watson's Report, it seems as if the Commission of Enquiry had put him on improving the Estate; but I do not think that Dilston can be improved (even with this Repair) above 40 or £50 a Year, whereas he Computes it may be raised £100..10..0.

[Note in Margin:] Proceedings of the Commrs of Enquiry

The Commrs of Enquiry have I believe examin'd above a Hundred People, and have not yet finished; but by this lateness of the Enquiry cannot discover I doubt half the Abuses committed (in the Woods particularly) which by having had the Growth of this wet Summer, the Grass and Brushwood are grown so much, that it is difficult to discover the Stoves of Trees that have been close cutt; and I believe it will appear, that great pains have been taken by the Bailiffs and other Offenders, to discourage People

from coming in to give any Informations, and by threatening some that have –
However we have discovered so much that 2 of the Bailiffs have sold (which they claim
as Perquisites) that were it allowed them, would make their Salaries better than
Receivers. I am of the Opinion the Estate has suffer'd £1000 by the Wood and Bark
which is discovered.

[Note in Margin:] About the Lead Mines

The Lead Mines have sunk in their produce since the Estate has been in the
Governments hands; which the People that are skilled in them, and live there, say, has
been occasioned by the Receivers not having performed Agreements with them, and
obliging such as were desirous of having Tack Notes of Mines, to admit them as
Partners for 1/4th part, or 5/16 pts whenever they pleased.

23 Oct 1735 George Liddell to Samuel Holden

[Note: The second letter referred to in the title of the one dated 8th June 1735]

23d Octor 1735

The 7th instant the moment I had sent mine to you to the Post I recd an Accot
that my only remaining Bror who was some Days before seized with a Palsy, was very
dangerously ill, which occassion'd be [me?] to sett out the next Morning, and in the
Afternoon I met an Express, with Melancholy News of his Death; and he having made
his Younger Son (who is a Dragoon Officer and confined by Indisposition at Hereford)
& his 3 Daughters Execrs; I was obliged to stay to help them settle their Affairs, and got
but home the 20th, where I met with your favour, and by last post one from Mr
Corbett, with a copy of his Letter to Mr Aynesly, to cease all Proceedings against Joblin,
which will make him a happy Man.

When you have read over the Report at the Board, I hope you will lett me know
their opinion of it, and if anything wants to be explained, or Enlarged, it shall on notice
be done.

[Note in Margin:] Persons proposed for Agents for the Estates

According to your Desire, I have sent you the Names of such Persons, as I think
will make very good Agents for your Estates.

For Receivers:

Mr Robert Ellison of Newcastle upon Tyne

Mr Nicholas Walton and Mr Hugh Boag of Ravensworth Castle in the County of
Durham

As Bailiffs:

Mr Robert Johnson of Ebchester in the sd County to succeed R Readhead

Mr Abraham Bunting of Hexham in the County of Northumberland to succeed

Jn Atkinson

and Jos Pearson to continue Bailiff at Keswick

[Note in Margin:] Salaries proposed for the Receivers, out of which, they to make an Increase of Salary to the Bailiffs, & pay the Court Keepers Salaries

The Sallaries of the 3 Receivers I propose to be 12d pr pound as the late Receivers had; as is mine of the 7th Instant.

Besides which you to pay them £24 for 3 Bailiffs Salaries.

Out of which they to pay Johnson and Bunting, Bailiffs, as their salaries, £20 per Ann each (as they have no Perquisites of Wood or Bark) so an addition of £12 each..	£24
And to make Bailiff Pearson, £12 per Ann an addition of £4	4
And they to pay the Court Keepers Salaries; by which the Hospl will save per Ann	45
The Money Collected I Reckon will be less than in 1733 and 1734, per Ann	37
	110

And also will save in your Woods I may say £200 per Ann, which the Bailiffs took as Perquisites.

The Receivers are to Abate this by £110, out of their Salaries, which will not be so great by about £37 per Ann, as in the present Receivers times; for there will, I presume be no Wood sold this Year, and the Dues of the Mines will be very low; so that I question whether their Salaries will amount to (besides the £4 for each Acquittance,

which were customarily paid) above £310

Out of which they are to Abate the above £100, or £110

Remains for their 3 Salaries, but £200

Indeed I think they may save out of the Court Keepers Salaries £20

Had I not pinn'd them down to this, from an Expectation that if the Estate be sold in Parcells, and the Mines better wrought, they may have better Encouragement, they would not have undertaken it on such Terms: And they hope, as they do not desire to have Money lye in their hands, that you will allow them something towards Returning the Money. Were the Estate my own, I should pitch upon the same Persons, and give them the same Salaries. They are Men of great Integrity, and of very good Capacities and Application, and in whom the Commrs may confide very safely: and there is another thing which I think will be of some Service if they are employ'd, and that is, that they live so near together, that they see each other almost daily, and I see

them once or twice a Week, so that I shall advise and direct them often in whatever I think for the Service of the Hospital.

[Note in Margin:] Accot of the Men proposed for Bailiffs

Mr Robert Johnson, who I propose to succeed Redhead as Bailiff, has an Estate in Land of £60 or £80 per Ann, and understands Improvement of Wood, as well as Land, exceeding well; and is a very honest Man and well affected.

Mr Abraham Bunting was very zealous in making Discoveries of Abuses committed, even before it was settled upon the Hospital. He is not so well known to me, but your Commrs of Enquiry assure me, that he is a very honest Man; and well skill'd in the Management of Woods, and I believe he is so; and think that he has suffer'd a good deal on accot of the Discoveries he made to your Commissrs and myself.

[Note in Margin:] The Undertakers have suffer'd by a Flood in Devilswater

The Undertakers have suffer'd by a Flood in Devilswater, which has made a great Hole about 4 Yards deep in that river, just against where they were repairing, which undermined the Piles, but tho' it turned them flat, they were so well wattled, that it could not separate them. They have however fitted and made good the Piles; so that it is securer than before.

Mr Corbett, in his, says that your Directors desire I would treat and agree with an Able Surveyor, to survey the Inn Grounds of the Derwentwater Estate, and to map the same in a Folio Book, with Vellom Leaves, a Farm or a small Estate in a Sheet, or Leaf; with a copy of the same in Quarto; I have discoursed with Mr Thompson, who is the Person I proposed, and is the same Person that survey'd Scrimerston. The Price he has of Gentlemen for Surveying an Estate of One, 2 or 3000 Acres, and a single Map is 4d per Acre, and for larger ones 3d per Acre.

[Note in Margin:] Has agreed with a Surveyor to Survey the Inn Grounds of the Estate

I have made an Agreement with him subject to the Approbation of the Directors to Survey the whole Inn Ground Estate, and Map in two Books as above, and to make a Field Book to each with the Value & Quantity (you finding the Books) in which Maps are to be contained the Buildings, Rivers, Brooks, Roads, Pitts, Quarries, and other Remarkable things at 2 ½ d per Acre.

Also the Commons with the Remarkables, & Map them in the same Books if Desired at 1½ d per Acre.

The whole to be Survey'd with the greatest Exactness, and Mapp'd after the best manner.

You are to find Persons to shew him the Bounder at your Expence.

To begin immediately to Survey Corbridge, which as it is interspersed in Common Fields, he is to have 3d per Acre, if the rest is not survey'd.

Or he will Survey the Inn Grounds and Commons at 2d per Acre, and Map as above.

He you will observe is to make 2 Maps, and those by different Scales; which is a double Trouble, and to make 2 Field Books, and a Valuation, and that for 2½ d per Acre.

Whereas he declares he never did any so cheap, that had but one Map and one Field Book, and that without a Valuation, Except Scremerston which he did for 2d per Acre Inn Ground and Common, with only One Map and One Field Book. And even that if I compute right he had 24s more for Mapping it only with one Map and One Field Book, than he would have had with two Maps and two Field Books, & the Valuation, by this Agreement.

He says he really cannot afford to Value the Grounds lett in sevl parts; so that he may in some be under, and in others over Value; therefore he hopes I will not insist upon it – I really hope you will not, for he will have a hard Bargain of it.

I hope he will begin to survey Corbridge next week.

[Note in Margin:] Should be glad to see the Counterparts of the Tenants Leases

I think you should get in the Counterparts of the Tenants Leases expired, as well as unexpired from your Receivers, and should be glad to see some of them, to see their Covenants for Husbandry, and Cutting and Scouring Hedges etc., as the Season for such Work is at hand.

[Note in Margin:] Repairs etc. necessary to be done out of hand

I also think it will be very proper to have the Woods Weeded and Dressed off hand, at your Expencc; which I hope the Siplings that are taken out, where too thick, will more than pay for doing.

The Stumps of Trees, and Siplings, which are left 2 or 3 foot above ground should not fail of being cutt down, in order to spring again, which will not do as they are, nor if not cut down this Winter.

In Weeding and Dressing the Woods, you will have a great deal of Hedge Boot, with which I think you should make some new Hedges, and Plant Thornes at your own Expencc: by doing of which this Winter and the next, your Farms will not only look much handsomer, but lett in my opinion better by treble the Expencc. You should also Scour and Repair such old Hedges, as the Tennants are not bound to do, and which want it.

Necessary Repairs, such as keeping the Houseing standing, and Water Free should be done before Winter.

[Note in Margin:] In new Leases, Tenants should be obliged to plant a Number of Trees Annually

In your new Leases Tenants should have Regular Covenants, and be obliged to plant Annually such a Number of Trees (you finding the Trees) and to preserve them when planted.

I have not yet drawn on Mr Maddox, tho' have been £240 out of Pocket for a long time, and they will call upon me in a few Days for £80 or £100 or more; so that I shall draw for £300 on him, this, or next Post, at Sight.

[Note in Margin:] Waifs & Estrays to be allow'd the Bailiffs

P.S. I have omitted one thing relating to the Bailiffs which I think I mentioned in a former Letter, And that is, that I think you should allow them the Waifs and Estrays taken within your Mannors. They will be of small Value, and yet I think it will be of Service; for it will make them look sharper out that no Strangers eat up the Grass on the Wastes, to the Prejudice of your Tennants, and it will make them examine (on their own Accounts) more narrowly into the Extents of your several Boundaries.