

[The periodic visitation reports sent to the Greenwich Hospital Commissioners regarding their Northern Estate provide extensive detail on the current condition, value, and management of those estates, and usually accompanied by proposals and recommendations for changes. This particular report was submitted by Sir John Colpoys, Sir William Bellingham and John Harrison after their tour of the estate in early September 1805, a tour they claimed to be so thorough that 'we believe there is scarce a building, of any description, (except the Mill at Wanthwaite in the Manor of Castlerigg and Derwentwater) or an acre of land that was not seen by some or one of us, and the greatest part by us all'. Their report is accompanied, in the final bound and printed volume, with reports from mineralogist William Sheffield on the lead and coal mines and their prospects. The original is held as part of the Greenwich Hospital records within the Admiralty collection at The National Archives.

This transcript contains extracts relating to the lead mining, smelting and carriage country of the North Pennines, rather than the purely agricultural areas within the Northern estate, or those in the far north of Northumberland.]

Sunday the 1st of September, at Alston.

Monday the 2nd of September commenced our view of the Hospital's property in the

MANOR of ALSTON MOOR

Beginning with LOWBYER MANOR FARM, which contains 28A 1R 31P, and is let on lease to James Pearson, for 21years, expiring in 1821 at £96: 10: 00 per annum. The buildings on this estate consist of a substantially built inn, stables and other suitable out-housing; all of which were erected by the Hospital in 1778, and are in good repair. The Hospital's courts and audits are held at this inn. About four acres of the land are in tillage, and the rest in meadow and pasture of very good quality and in a proper state of management.

OLD MANOR FARM, consists of 18A 3R 38P, is rented by John Dickenson, tenant at will, at £42: 0: 0 per annum; there is a small messuage on this farm (said to be the Manor-house) with suitable conveniences, all of which are in a good state of repair. About 3 acres of land are now ploughed, the remainder is meadow and pasture, all in good condition and properly managed. The tenant of this farm is the Hospital's Moor Master.

WHEAT HOLMES, containing 4A 1R 39P is let on lease to Cuthbert and John Fairlamb, for 21 years, expiring in 1821, at £13: 10: 0 per annum, and is a piece of meadow land of excellent quality but is incommoded by a wide foot path across it, much in use.

BUTT HOLME, containing 1A 0R 10P is let to Cuthbert Fairlamb, tenant at will, at £2.10.0 per annum, and is a piece of good meadow ground, well managed.

MARK CLOSE WEST FARM consists of 22A 0R 25P and is under lease to John Pearson, for 21 years, which expires in 1821, at £27.10.0 per annum. There is a small tenement on this farm, with a stable and cow house, in a good state of repair. About 3 acres of land are ploughed, the remainder is in pasture and meadow, not of a good quality, and most of it in want of draining. The Lessee requests that an additional building, comprising of a cow and cart house, may be made, for which he is willing to pay an advance rent, at the rate of £6 per cent. on the cost thereof. An estimate of the expense has been made, amounting to £55.8.3, but it would perhaps be as well to postpone the work until it shall be ascertained whether any, and what alteration,

may be made in this farm by the inclosure of the moors and commons, a measure now in process.

MARK CLOSE EAST FARM, which contains 28A 1R 29P is let on lease to Mark Walton, for 21 years, expiring in 1821, at £40: 0: 0 per Annum. There is a small barn, and also a cow house on this Farm in good condition. About five acres of this land are ploughed, the remainder consists of meadow and pasture, some part of which is in want of draining.

MARK CLOSE FARM NORTH, containing 9A 0R 1P, held by the representatives of the late George Craig and John Brown on lease for 21 years, which expires in 1821, at £13:10:0 per Annum. Two acres and a half are ploughed, the rest meadow in want of draining.

All the foregoing Farms comprise the LOWBYER Estate, viewed at the visitation in 1774.

THE LOANING SOUTH FARM, containing 25A 0R 34P, is let on lease to William Hutchinson for two years, which expires in 1807, at £50 per Annum. There is a good messuage on this three stories high, with four rooms on a floor, and suitable outbuildings; all old, but in a tolerable state of repair. About five acres of the land are in tillage, the rest in pasture and in meadow in pretty good condition, but most of it in want of draining.

LOANING NORTH FARM, containing 4A 1R 8P of meadow land, is let on lease to Robert Bainbridge for two years, expiring in 1807, at £14:0:0 per Annum. The buildings consist of a small neat Tenement with four rooms on a floor, and a cow and hay house in tolerable repair; the land is in want of draining.

LOANING NEW FIELD AND SOUTH PRYE, containing 9A 1R 36P, is let on lease to Jane Scott for two years, which expires in 1807, at £21.0.0 per Annum; all meadow ground, very full of water, and would be much improved by draining.

LOANING WEST FIELD measuring 4A 1R 0P is under lease to James Pearson for two years, expiring in 1807, at £9.0.0 per annum, and is a good piece of pasture land well managed.

A COTTAGE AND HOUSING, let to John Thompson at £2.15.0, and another to Joseph Thompson at £2.5.0 per Annum, under lease for two years, expiring in 1807. They are both in tolerably good repair.

On the Loaning Estate is a small plantation measuring 1A 2R 0P containing firs of from 12 to 15 years of growth in a thriving state.

The foregoing property called the Loaning, was purchased of Mrs Ricardson in 1803, for the sum of £2015.

COTELY HILL, containing 25A 2R 0P, is let on lease to John Coats, for 21 years, which expires in 1807, at £35.0.0 per Annum. The buildings consist of a messuage, a stable and cow house with lofts over them, and one room let to a poor person, all in good substance but out of repair. About one and a half acre of this land is arable, the rest meadow and pasture, some part of which is in want of draining. The pasture on the greater part of it is a steep bank, and appears well adapted to the growth of wood.

The present road leading to Langley, has a very circuitous direction near Alston, which would

be prevented by directing its course through this Farm, and by this alteration (which we recommend) a very steep hill would be avoided. Cotely-hill Farm was purchased also of Mrs Ricardson in 1803, and cost £1050.

SPENCY CROFT High and Low Farms, containing 29A 3R 10P and 2/9th parts of a stinted pasture, 30A 1R 26P, are let to John Errington on lease for two years, expiring in 1807, at £55 : 0 : 0 per Annum. About three or four acres of this land are arable, the rest pasture and meadow. A considerable part of the farm is much incommoded by water and would be greatly improved by draining. There are two small tenements upon it, let out to poor persons, which require a trifling repair.

LOW SPENCY CROFT, contains 22A 1R 8P and 6/9th parts of the stinted pasture above-mentioned, and is under lease to Matthew Hetherington for two years, expiring in 1807, at £54 : 0 : 0 per Annum. About three acres of the land are arable, the rest chiefly meadow, part of which is in want of draining. There is also a small tenement on this farm which is let to a poor cottager.

HIGH SPENCY CROFT, 13A 3R 31P, is let to Mess Albany Bell, and Albany Bell, jun, on lease for two years, which expires in 1807, at £21 : 0 : 0 per Annum. The land is meadow, in want of draining, and there is a small tenement upon it in want of repair.

NORTH CORNER FIELD, containing 5A 0R 34P, with one stint if the pasturage before-mentioned, which expires in 1807, at £17 : 0 : 0 per Annum. The field is a good piece of meadow.

The last mentioned four farms, generally known by the name of Spency Crofts, were purchased by Mrs Mary Fell in 1804 for the sum of £3700.

TYNEHEAD measures 273A 2R 1P, and is let to Thomas Kidd, on lease for 20 years, expiring in 1821, at £50 per Annum ; in this farm there are about 14 acres of good meadow adjoining the River Tyne ; near 30 acres of inferior meadow lying above that river, and the remainder is rough mountain pasture. The land, except above the small quantity of meadow, is very poor, and not capable, we fear, of being made good by any means, but it would be much improved by draining, of which a considerable part is in want ; and planting, in particular places, would also be advantageous to the Farm. From alterations which have taken place in the fences, the present plan and survey do not describe the Farm as it is now divided ; they should be corrected, which may be done after the inclosure of the commons, when a new plan of the whole Estate should be made. The dwelling house and out-buildings, are suitable for the occupation of the Farm, and are in good tenantable repair.

ALSTON MILL, is let on lease to William Todd for 21 years, which expires in 1821, at £42 per Annum. The water-wheel is of large dimension, and was planned many years ago by Mr Smeaton ; there are two pairs of stones with the usual machinery. The mill is capable of doing much business, and although old, appears to be in a tolerable state of repair, except the water-wheel and troughs conveying the water from the reservoir lying at a distance, which are nearly worn out. We made a general observation of property of this description in our Report upon the mills at Keswick, to which we beg leave to refer.

ALSTON TYTHES, are let to John Fairlamb and Thomas Dickenson [Manor of Alston Moor,] on lease for seven years, which expires in 1807, at £55 per Annum. They consist of part of the

hay tithes of part of the parish, and of modus's in lieu thereof for the remainder ; in addition to the above rent these tenants pay annually to the Vicar a prescription rent of £12:13:11/2 due from the Hospital. It would certainly be more proper that rents of this kind should be paid immediately by the Receivers, than through the medium of tenants, as we observed upon a former occasion. There are two cottages at Nenthead let to Thomas Dodd, tenant at will, for £5 per Annum, which are much in want of repair.

CROW COAL COLLIERY, let to Ralph Martindale and partners, for one year from 12th May 1805, at £15:0:0.

The coal which goes by this name is of inferior quality, much used in burning lime; but as we did not view this colliery, we cannot of course, make observation upon its production. It was not noticed in the Receiver's rental and particulars, nor did we hear of it until we had quitted Alston. The documents which were our guide were made up the preceding year, when this colliery does not appear to have been worked, it having been let from the 12th of May 1805, only, which occasioned the omission. From what we collected, however, respecting coals within the Manor of Alston Moor, it did not appear from past experience, or in the judgement of those whom we consulted, that expectations of finding a good vein of coals could be entertained.

We come now to another description of property belonging to the Hospital, viz. The Leaseholds for 1000 years, in which their interest is so very remote (except as to the small reserved rents paid annually and the ones every 21 years) that it could answer no good purpose to occupy our time in viewing and making a particular report upon it. We can therefore only state generally, that the Estate is a very extensive one, and appears to be kept in good order by its very numerous occupiers, the Tenure of this large property was formerly Tenant Right, the nature of which we have described in our report upon Castlerigg and Derwentwater ; but in the Reign of James 1st, an agreement, or compromise, was made between the Lord and Tenants of that day, and Leases for 1000 years were, in consequence, granted by the former to the latter, bearing date chiefly, if not wholly in 1621 ; under which Leases the Estates are now held at small rents under Ancient Rents, amounting together to £53:2:51/2 per annum. The owners of these Leases also pay a fine once in every 21 years; denominated twenty-penny fines- being twenty times the amount of their respective rents. There are other rents besides the fore-going, payable to the Hospital as follows : viz.

Inclosure rents amounting to £7:7:0 per Annum, paid by various tenants in small sums, for ancient encroachments made beyond the reach of memory.

shop rents if £1:12:9 paid by several persons, for shops or other buildings erected, from time to time, on the waste within the town of Alston.

A free rent of 1s. per annum paid by the Heirs of Christopher Richardson, Esq. for an Estate called Low House.

ALSTON, or ALSTON MOOR, is one parish, very large and populous, though the Desmesne Lands (at present Inclosed) measure only 500 or 600 acres. The Leaseholds for 1000 years are, as we before remarked, very extensive, but we have no account of the quantity thereof. The moors, commons, and wastes within the parish are immense, amounting it is said to upwards of 20,000 acres. An Act of Parliament passed in 1803 for inclosing this large tract of Land, but the Commissioners appointed to carry the Act into execution, have not yet caused the whole to be surveyed and planned. The Commissioners and Governors of Greenwich Hospital, as lay

impropriators, are now owners of all the tithes except pigs, geese and hens, which belong to the Vicar; Part of the Parish yields tithes in kind, the remainder pays moduses in lieu thereof; but we received no distinct accounts of the lands yielding one and paying the other, though that distinction is a matter of importance: It is, however, no doubt known, and will of course be clearly ascertained by the Commissioners for the Inclosure, they being directed by the Act to set out, allot, and award so much of the commons, moors or wastes, as shall, in their judgement, be a full recompence and satisfaction for all the tithes and moduses now belonging to the Hospital, except what arise from the Lands situate within the districts of Priorsdale and Gildersdale, from which the Hospital are to continue receiving Tithes and moduses though all the rest of the Parish will be exonerated therefrom by the commutation just mentioned. The Hospital are also entitled to mortuaries, which are not to be commuted for, but to remain payable. The inclosure of the commons and moors is a great undertaking, and much time, pains and attention as well as skill will be required to make the most of it for the advantage of the Hospital. This is, however, the sort of business to which the receivers and servants of the Hospital have been used, and though the measure, before it is completed, must necessarily be attended with a heavy expense, it will, we have no doubt, be profitable in the end. Some of the land will be very proper for planting, and probably a large portion of it, but the time for deciding on its uses will be, when it is known what allotments are set out and awarded to the Hospital.

The Living of Alston is a Vicarage, wretchedly unproductive, as the incumbent's income consists only of a prescript rent of £12:13:11/2 (paid by the Hospital through the tenant of their tithes) and the trivial profits arising from the tithes of pigs, geese and hens. The advowson belongs to the Hospital and a Mr. Stephenson of Keswick, in the proportion of two thirds to the former and one third to the latter. The Hospital has therefore two presentations and Mr. Stephenson one; the latter presented the present vicar.

The Vicarage House is a very poor one, and better suited to the poverty of the living than as a residence for a clergyman. It is very much out of repair, and the Vicar applied to us to make some allowance towards putting it into a better state, and it would really be an act of charity in the Hospital to contribute a few pounds to that purpose; Mr, Stephenson however, and not the Hospital, being the patron of the present Vicar, we did not give him much encouragement.

The out-goings from this Estate are

A prescript rent to the Vicar as above mentioned, paid by the tenant of the tithes over and above the rent he pays to the Hospital for those tithes.....	12:13:1 1/2
A Fee Farm rent to Lord Lonsdale for the Mines in Alston Moor.....	6:13: 4
Ecclesiastical Pension to the Bishop of Durham for the impropriation.....	0: 6: 8

THE MANOR OF ALSTON, otherwise ALSTON MOOR, and GARRIGILL, are one manor within the Parish of Alston, of which the Commissioners and Governors of Greenwich Hospital are sole Lords, and they are said to be Lords paramount of three other Manors, termed Mesne Manors, within the hamlet or district of Priorsdale in the same parish--- These last three Manors are also denominated Liberties, and are as follow:

1st The Hill Liberty, of which Mr Carlton is the Lord.

2nd The Hall Liberty, or Tynehead, of which the Hospital and Nicholas Hopper, Esq. are the Lords in equal undivided moieties.

3rd Eshgill Liberty, of which Messrs. Emmerson, Dickenson and the heirs of Wilkinson, are Lords.

The manorial rights (including mines) of these three Mesne Manors, are said to extend over all the moors and commons within the district or hamlet of Priorsdale; but the tenants thereof are liable to suit and service to the superior Manor of Alston Moor, and are regularly called at its courts, though we are informed that they do not attend or answer the call.

The courts here are similar to those of Castlerigg and Derwentwater, but the business transacted in them is far more considerable, owing to the great population of the place and to its distance from the ordinary courts of justice, and even from the magistracy of the county; Alston being separated from the other part of Cumberland by an immense tract of mountainous land.

The Court Leet is very active, and the small fines or americiaments imposed for using false weights and measures, are numerous.

The Court Baron here, as in Castlerigg and Derwentwater, had been suffered to fall into disuse about 30 or 40 years ago, but its utility was so obvious, that it was re-established by the authority of the Hospital, in 1799. About 30 or 40 causes are generally entered and decided upon at every court.

The functions of the Customary Court have in a great measure ceased, but we are of the opinion that they ought to be revived, and that the change of tenants should be presented by the jury, and the names of the new tenants enrolled.

Mr. Henry Dixon is the Hospital's steward here; as well as of the Manors of Castlerigg and Derwentwater and Thornthwaite.

Having, as we believe, noticed all the property belonging to the Hospital lying within the extensive Manor of Alston Moor, except the mineral concerns which are very important, and from which a large income has for many years been derived, we now proceed to the consideration of those concerns, beginning with the most material mines, and indeed the only ones at present in work, namely:

THE LEAD MINES

But not being versed in mineralogy, and being accompanied by Mr Sheffield, a gentleman of acknowledged skill and ability, we should have felt more at ease in forbearing to say anything upon the subject beyond a mere reference to his report. As these mines, however, form so considerable a portion of the Hospital's resources, and as much depends upon their being properly conducted, we were naturally anxious to investigate as much as lay in our power, their various operations, to make such enquiries as appeared likely to lead to useful information; and however deficient, from the want of professional knowledge, to state the result of our investigation. We travelled therefore over the greater part of the mineral ground; made ourselves as well acquainted with the mode of working the mines, as we could; saw the ores brought out of some of them through their respective levels; visited the places to which the ores are in the first instance conveyed from the mines; and viewed the several processes of crushing or breaking, and assorting thereof, previously to the Hospital's proportion for duty being rendered in kind : and we viewed

NENT FORCE LEVEL, a great work, immediately connected with the mines, undertaken by the Hospital, and now in progress, and used our endeavours to form a judgement of its ultimate utility : we were very particular, upon every point that occurred, in our communications with the Receivers, the Moor Master, the Clerk of the Deliveries, miners and others, for the purpose of ascertaining whether the interests of the Hospital were duly and faithfully attended to in carrying on these extensive works : and we have great satisfaction in stating that the Receivers, and Officers under them, appear to have conducted themselves in their respective situations, not only with due care and integrity, but with great anxiety and zeal.

The miners now in work are numerous, and they are let to various adventurers, but the principal miners consist of a company long since established by charter, under the denomination of " The Governor and Company, for smelting down lead with pit-coal and sea-coal," but it would be superfluous to introduce in this place a list of the veins of ore now open, and the tenants thereof, or give a detail of the profits which have arisen from the mines : as Mr. Sheffield will of course, mention the former in his report, and the matter may always be found at Greenwich, by referring to the annual accounts of the Receivers. It has never been the practice, as we could learn, to employ miners, or any other persons on the Hospital's behalf, to explore the moor in search of ore, but to leave discoveries wholly to adventurers : on the first view of the subject, it occurred to us that it might not be improper to engage some person properly qualified for the undertaking, whose sole business it should be to explore the mineral ground in search of ore; but we soon found that the spirit of adventure was quite alive, and that consequently the present miners, and others anxious to become so, stimulated by the prospect of gain, and always keenly on the watch; it does not therefore appear to us to be necessary, at least for the present, to incur the expense of an agent for the societies purpose of making discoveries, as every adventurer, from stronger motives than mere pay, is in fact an active agent without salary. The Moor Master, however, and the Clerk of the Deliveries, are as attentive to this subject as their respective employments permit. Any person desirous of trying his fortune in the mines, may make an application to the Moor Master, who enquires into his character and circumstances, and transmits the particulars to the Receivers, and, if no objection occurs, they grant him a license to search for ores for the space of six months; if in that time he is not successful, his resources not exhausted, and he is desirous of continuing the search, a further license for three or six months, as the case may be, is frequently granted; but the Hospital never contributes anything towards the expenses of these speculations. On the discovery of a vein of ore, a written proposal according to a prescribed form, is entered in the Moor Master's book, and signed by the person who made the discovery; the Moor Master then communicates to the Receivers a detail of the circumstances relative both to the vein discovered and the adventurer, and if, upon investigation, the proposal is approved of, they transmit the same to the Hospital for final approbation preparatory to a lease being granted.

Mr John Dickenson is the Hospital's Moor Master. The duties of his office are constant and arduous, but he appears to be well qualified for the employment, both in character and intelligence; he has to superintendent all the mines in working, taking care that they are wrought and conducted, agreeably to the covenants entered into by the tenants; to overlook the Clerk of the deliveries; to receive the above mentioned proposals, and make regular entries of them in his books; to examine the mineral ground, for the searching of which applications are made; to ascertain the character and circumstances of new adventurers; to cheque the accounts of all the duty ores delivered at Langley Mills; to conduct all the works and pay the workmen employed and the expenses incurred, in driving Nent Force Level; to keep regular minutes and accounts of all proceedings; to correspond with Receivers, taking especially care to acquaint them with every occurrence, and generally under their direction to attend to all matters belonging to the

mines. He is also the Hospital's bailiff at Alston Moor; for these services he is allowed a salary of £120 a year, without any other emolument; but he is the tenant of a house and small farm.

Mr John Friend is the Clerk of the Deliveries. He is an assistant to the Moor Master, and acts under his superintendence; but his principle employment, as his title implies, is to attend the delivery of the ores, which are due to the Hospital for rent or duty from the tenants of the respective mines; for which purpose he should attend on all occasions of lifting or making up (as the terms are), of the ores which have been raised from the mines and lodged in depots called bingsteads, preparatory to their being conveyed to the smelting mills, they having undergone all the necessary processes, and been separated into sorts, according to their qualities; on these occasions he is to see that there be delivered for the use of the Hospital, the fair proportion in weight due for rent or duty, and that the duty ores be selected from all the sorts or qualities (a proportion from each) that the quality of the Hospital's share may not be inferior to that of the whole mass. These liftings or makings-up (or weighings) take place according to the circumstances and convenience of the respective tenants, at times when sufficient ores have been dressed and deposited in the bingsteads to make it necessary or expedient to remove them to the smelting mills, notices of which are regularly sent to the Clerk of the deliveries. Mr. Friend's salary is £50 a year, and he is allowed £20 a year more for a horse and contingencies.

From this description of the duties attached to the office of the Clerk of Deliveries as well as from the name itself, the natural inference would be, that he actually attends in person all the liftings of ore for the purposes just mentioned; but, upon enquiry, we found that the rule is not general but that it is frequently dispensed with at some of the mines. This deviation from what we at first conceived ought to be the invariable practice, seemed very objectionable, but on a full explanation of the subject, the matter appeared in a different light; he does attend the greater number of the mines on these occasions, regularly and constantly; but not in the case of the Governor and Company and some of the others having large undertakings, whose business is conducted by agents and clerks by whom regular books and accounts are kept (open at all times to the inspection of the Hospital's officers,) and whose custom it is to calculate the wages of their own workmen by the actual weight of the ores after they have been brought into the proper state for lifting. In these instances the Hospital's duty ores are not unfrequently set out by the miners, or their servants and workmen, without the immediate inspection of the Clerk of the deliveries. We should undoubtedly prefer, as a system approaching more nearly to perfection, the presence of this officer at every lifting and delivery whatever, but as the extent of the mineral ground, and the magnitude of the concern, make that impracticable to be done by any one person, the Clerk makes a point of being present at all the mines where no checques exist, and frauds might therefore be practised without much liability to detection, and he attends the other mines whenever it is in his power. Owing to his inability to perform the whole duty in person, this practise has existed long, and the Receivers and officers are convinced by the result of it, that the Hospital has been fairly and honourably dealt by ---We are assured that it was not adopted without being duly considered, and the checques and impediments found sufficiently numerous and strong to render impositions almost impossible. The Lessees in whom this confidence is placed, are men of reputation, and their characters are at stake. Punishment, and indelible disgrace must follow the detection of wilful fraud; they look up to the Hospital for attention and encouragement in future discoveries, which the loss of character would deprive them of; but perhaps the most satisfactory checque of all, is the great difficulty of doing wrong without detection. The liftings take place in the open face of day, in the presence of not only the miner's own agent and clerks, but if a considerable number also of their workmen, some of whom are always employed on these occasions in weighing the ores, and others attend to checque the weights and to see that they are correctly inserted in the books; their own wages and

those of their fellow servants, being calculated upon the identical liftings by which the duty ores are set out and delivered. In addition to all these, the Clerk of the deliveries attends whenever he can, and the Moor Master is occasionally present, and on no occasion are the Lessees sure that either one, or the other, will not make his appearance. We have now given a detail of our information upon this branch of duty; from which it is evident, that it must be very difficult indeed to commit fraud on the Hospital without liability to immediate detection (the parties being too numerous for collusion) and as none has hitherto been detected, we are led to agree with the Receivers and officers in their conclusion "that the Hospital has been fairly and honourably dealt by;" and therefore see no objection to the continuance of the practice.

The denominations of the ores, being dressed or put into a state of lifting, are various, but generally as follows, namely:

- 1st. Shattered ore, being that which has undergone no other process, except that of being broken into pieces.
- 2nd. Sieve ore, what has been broken and washed, but from its size has not passed through the sieve.
- 3rd. Smitham or Smidden, what has passed through the sieve in the process of washing and been collected from the water underneath.
- 4th. Slime, collected or scraped together from the pits below the washing machines.

These ores are arranged above according to their quality or value, beginning with the best.

Some inferior slime containing particles of metal, which was formerly not attended to, is collected afterwards -- this, and some of the worst of no. 4 are commonly called Cuttings and all the sorts above them are denominated Bouse. The difference in value between the best and worst ores is said to be about 20s or 21s per bing of 8cwt.

The duty ores are conveyed from Alston Moor to the Hospital's smelting works in the Barony of Langley, a distance of about 16 miles, on galloways, carrying each 2cwt. or in small one-horse carts, containing a bing, or 8cwt. each. Bills of lading are given to the carriers, who deliver the same with the ores to the agent at the smelting mills, and he enters the particulars in a book kept there for that purpose. At the end of the carrying season in every year, or oftener if necessary, the Moor Master goes over to Langley with the accounts kept by him at Alston of ores sent from thence, for the purpose of comparing and checquing them with the accounts kept at the mills of ores received there, and if adjusting the differences, if any are found to exist: the price now paid for the carriage of ores from Alston Moor to Langley Mills is 6s 6d per bing.

The Governor and Company, who occupy smelting mills in a different direction from Alston, pay only 4s per bing for the conveyance of their ores; but we found upon enquiry, that the distance is not so great as Langley, and that their carriers derive considerable advantage in back carriage, which is not the case with the Hospital's carriers, who rarely find opportunities of obtaining any loading at Langley to convey back to Alston Moor.

Although the mining concern is of immense magnitude, and appears to be now in a very flourishing state, yet this description of property is so uncertain and precarious, that however promising at the present moment, it is not possible to form any correct judgement of its probable duration. The extensive range of moor under which the ore lies, has been repeatedly explored with great diligence, and frequently without success; and instances are known of veins having been found and worked, at first with the appearance of a lasting production, but which were

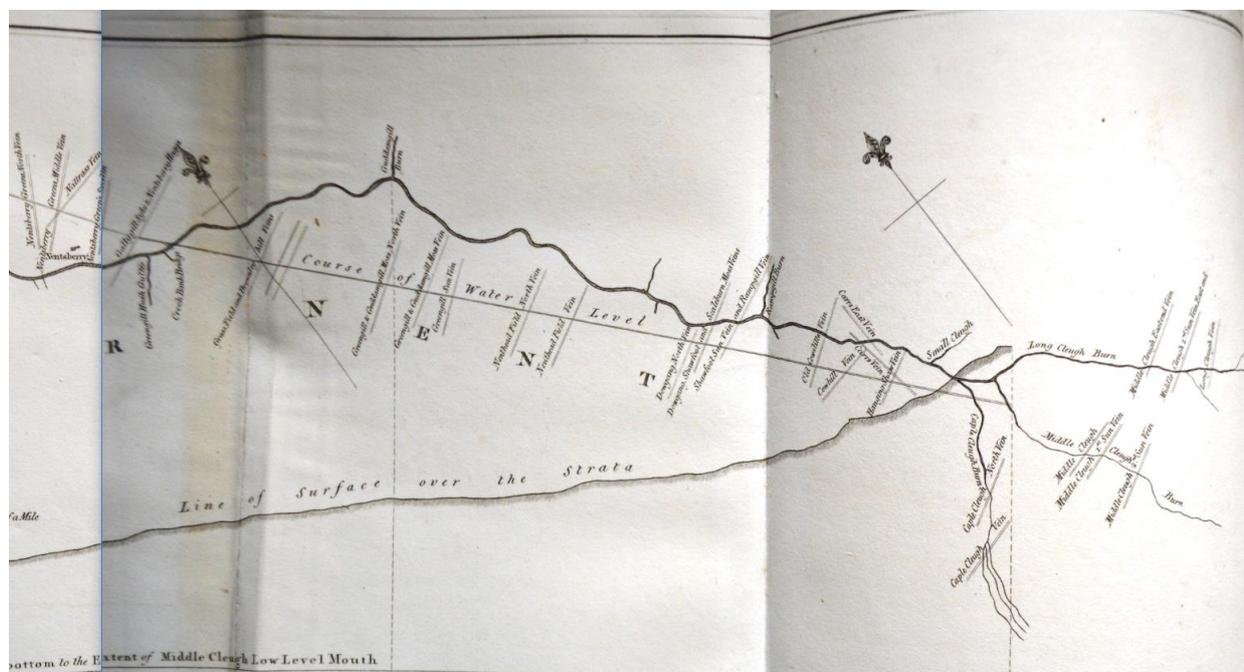
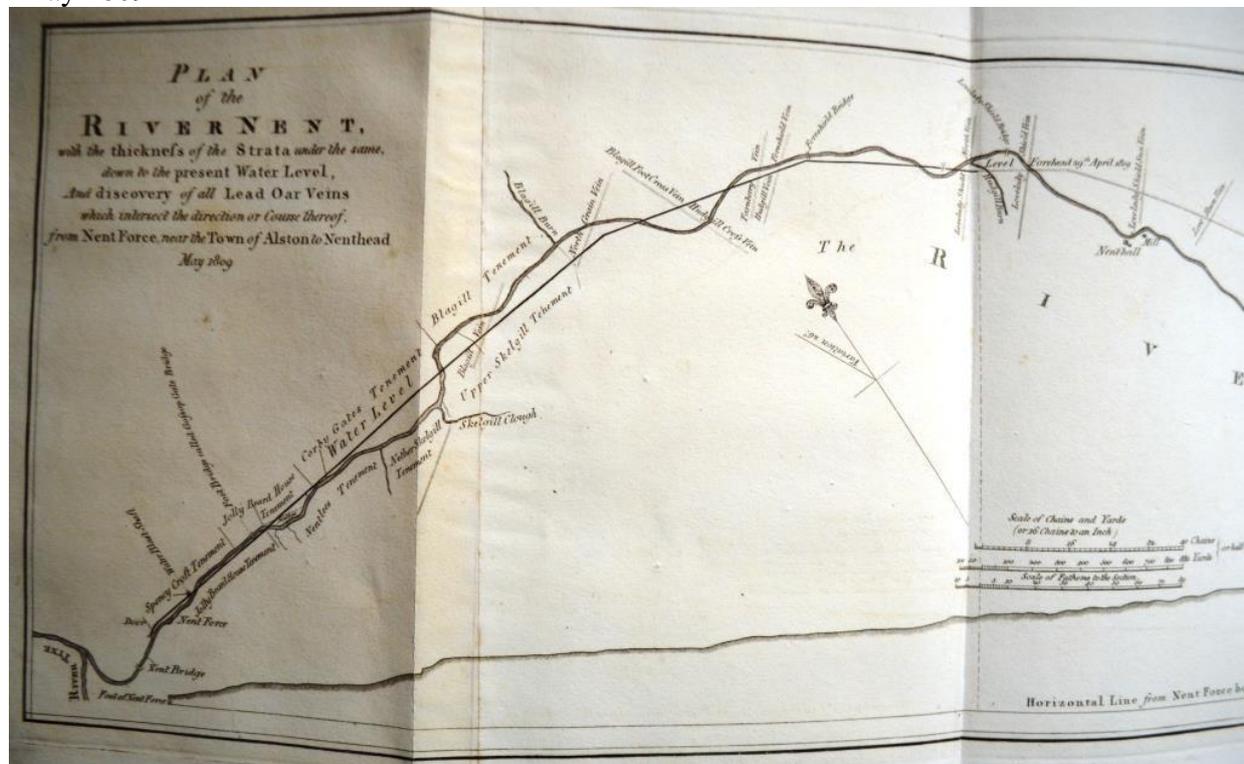
suddenly exhausted; and there was a time when the adventurers were dispirited enough to suppose that mining in Alston Moor would soon be at an end : this opinion prevailed more than a century ago, and not many years since, the Governor and Company, with all their advantages of property and stability, entertained thoughts of abandoning their works, conceiving that it would not answer their purpose to continue them upon the ground, which in their opinion, had the appearance of being so nearly exhausted of ores, except what might be contained in those veins, which had already been wrought, as far as had been found practicable, and were then abandoned (many of them in a rich state) owing to the influx of water that could not be carried off, without incurring an expense which no adventurer could afford to pay; and the discovery of new veins, likely to answer their purpose, was then thought too uncertain to hold out much encouragement to them to continue their mining work on Alston Moor. Fortunately, however, for themselves as well as for the Hospital, they did not determine hastily, and while they were deliberating upon the subject, better prospects appeared. We see no reason for holding now this language of despondency; on the contrary we are inclined, from a consideration of all circumstances, to hope and believe that the mines will continue productive for ages.

Since the Estate came into the possession of the Hospital, the Receivers have been induced, by the above circumstances, to turn their attention seriously to the subject; and some years ago Mr. Smeaton (then one of the Receivers) assisted by his colleague, the present Mr. Walton, projected the stupendous undertaking of.....

NENT FORCE LEVEL

Plan of the River Nent with the thickness of the Strata under the same, down to the present Water Level, And discovery of all Lead Oar Veins which intersect the direction or course thereof. from Nent Force near the town of Alston to Nenthead.

May 1809



This great work was planned, and undertaken principally for the purpose of draining the mineral ground of its water to a great depth, without which the veins of ore could be wrought only to a

limited extent; but those who advised the undertaking had other advantages in view. In order that the purpose of the level might be effectually answered, it commences far from the principle mineral ground, at a place called Nent Force, (from which its name is derived) being the spot where the River Nent falls into the South Tyne. The distance from its entrance at this place to the proposed termination of it, is about five miles, or 8800 yards, through continued rocks of stone of various sorts. This work was begun on the 1st of July 1776, and from the accounts exhibited to us, made up to April last, (1805,) a period of nearly 29 years, it appears that two miles and 304 yards or 3824 yards were then completed, at an expense of upwards of £26,000; the progress made has therefore been on an average, rather more than 130 yards in length each year, the average annual expense about £900, and the medium cost per yard in length about £6 : 18 : 11 : should the undertaking be carried on to the extent at first proposed, a line of 4976 yards remains to be executed, and supposing the future progress to be like the past, 36 years more, at least, will elapse before the work is completed, making altogether from the commencement in the year 1776 to the computed conclusion, a period of about 65 years. We cannot, without any precision, make an estimate of the future cost, but as the wages of labourers are continually advancing, and as the work proceeds, the point of labour gradually increases in distance from the mouth of the level, through which all the excavated matter must be conveyed, the conclusion naturally to be drawn would be that the expense must be increased in proportion ; and so it undoubtedly would but for an ingenious, and useful alteration which has been recently made in the level, namely, by converting the bottom of a road into a canal, and using boats, instead of carriages and horses, to carry out the rubbish. The advantages to be derived from this alteration may be reasonably expected to be great, and will we trust, on a very moderate computation of its effects, meet the increase of expenses that would have been occasioned by the causes just mentioned; in which case, the work unexecuted may be finished for the sum of £33,000 or thereabouts, which added to that already expended, will make the aggregate sum upwards expended of £59,000 for the whole design, without taking into the calculation the accumulation of interest, which would amount to a large sum.

Having stated the progress and gross expense of this immense undertaking as far as it has been executed, and given, to the best of our judgement, a sort of estimate of its future progress and cost (which we request may be received with great allowances) we proceed to notice the advantages which may be said incidentally to belong to it, and which it is likely the projectors had originally in view.

1st. The probability of discovering veins of ore in the progress of the work; this is realized to a certain extent as veins have been already found and worked, producing to the Hospital, profits amounting to upwards of £4,000, and of course reducing the Expenses before mentioned to that amount; and this happened too, in places where little or no expectations of finding ore had been entertained:-- The probability of success in the unfinished line is much greater, as the works if they are continued, will soon be approaching to known Mineral Ground; and hopes of large profits are consequently cherished.

2nd. It is very far from improbable that the level in its progress will come near enough to collateral veins of ore, the tenants of which may find it much to their advantage to make their way into it; cases of this kind, when they occur, will be doubly advantageous to the Hospital --- as besides the profits arising from the duty ores (to be increased in quantity by this accommodation) the tenants ought, and no doubt will, contribute something towards the expences of the work, at least in sinking air-shafts as far on the line as their interests are concerned; this has already been done in some instances.

Another advantage is, what we have already mentioned, the encouragement it held out to the miners in general, but more particularly to the Governor and Company, who have confessed, (though the level has not yet reached them,) that the design of it rekindled their spirit of adventure, and induced them to resume their exertions which they have continued to the present time.

On a review of all the circumstances belonging to, and bearing upon this great work of Nent Force Level, we cannot avoid recommending its being carried forward, either in the exact direct originally planned, or, should it be deemed more adviseable, in a line diverting somewhat from that direction, but still tending to the same point. Should our recommendation be acted upon, we do not venture to assert that difficulties, at present unforeseen, may not occur as the work advances, or that the advantages now so reasonably expected, may be realized--- but in these events, the particulars of which the Hospital will be made acquainted with as they arise, the subject will of course be considered, and such measures adopted at the time as may be deemed proper. To conclude, the object appears to us to be well worth pursuing, and the undertaking will, we hope and believe, fully answer the purpose for which it was designed.

The Receivers exhibited to us a large plan of Alston Moor, made in Mr. Smeaton's time, wherein he delineated the lines or marks of the veins of lead ore which had been found and worked, and were working to a certain period, as far as they were known; many veins have since been found, wrought, and are now working, which are not so delineated -- We therefore recommend that all those be inserted, and that in future, as other veins are found, they may also be added to the plan; for though the Moor Master and others on the spot, are well acquainted with the history of all the veins not delineated, and have accounts of them in writing, it will, we think, be better to have them recorded in the above manner, with such references as one may shew at one view to those who come after us what has been done, and it will be a useful document at all times. As the inclosure of the moors is now taking place, there must necessarily be a new plan of the whole property, and to that plan, (or a copy of it if thought more proper), the delineations now on the old plan may be transferred, and the subsequent discoveries added.

As the ores of lead are those only which have produced great profits to the Hospital, and mines of no other description are now working, we have confined our observations to them; but upon enquiry we were informed that the moors are supposed to contain copper ore, zinc, calamine, and other mineral substances, from which, however, no advantages have yet arisen to the Hospital, except perhaps, in a small degree, from copper ore--- An adventurer or two have lately had licenses to search for calamine, but with no good effect at present, and though we would undoubtedly rejoice in the discovery of other minerals that would add to the revenue of the Hospital, we look principally, and almost solely for great profits, to the production of the Lead Mines.

THURSDAY, the 5th of September

Having completed our view of the Hospital's Estates in the Manor of Alston Moor and directed Mr. Sheffield the Mineralogist, as soon as he had finished his examination of the mines there, to rejoin us at Haydon Bridge, for the purpose of enquiring into the management of smelting and refining the duty ore at Langley Lead Mill; we proceeded this day to Haydon Bridge for the purpose of viewing the Hospital's property in Langley Barony

LANGLEY BARONY

Friday the 6th of September; early this morning we went to Langley Lead Mill, at which all the ores received by the Hospital for duty, or rent, are smelted or refined, and observed the several processes of smelting, reducing, and refining in their various branches; the subject of which we shall resume hereafter. In our presence a cake of silver was taken off by the reverberatory furnace, weighing 976 ounces, the produce of 64 goddess or 1341 cwt. of Lead, being at the rate of upwards of 15 ounces per fodder. After inspecting the premises, and the house occupied by Mr. Peter Mulcaster, the Hospital's principal Lead Mill Agent, together with the rooms therein, used by the Receivers and their Clerks when business requires their attendance there, we proceeded to view the Estates belonging to the Hospital; beginning with

ESPHILL FARM, which contains 310A 3R 33P, and is under lease to William Coats for 21 years, expiring in 1812, at £73:0:0 per annum. Upon this farm are a small dwelling house, two barns, two cow houses or byers, a stable, a hemmel with a granary above, and a swine-house, with a hen-house over it, all of which are in good repair. Of the land 66A:1R:16P are old inclosure in a good state of management, and 244A:2R:17P new, consisting of allotments from Langley South Common, Inclosed and divided under the authority of an Act of Parliament which passed in 1793; of the latter, about 162 acres are improving in a husband-like manner, but the remaining 82 acres are at present in heath. The cultivation of this farm does great credit to the tenant, who is bailiff of the Hospital's estates in this barony.

PRIEST'S PASTURE AND EAST FIELD, containing 30A:0R:24P, are let to the said William Coats, tenant at will, at £30:0:0 per Annum, the only building on this Farm is a byre; about fifteen acres of the land have been lately drained at the expense of the Hospital, which has much improved it, and the whole is in good condition.

EAST LAND ENDS, consists of 139A:3R:2P and is let on lease to Edward and John Kirsopp for 21 years, which expires in 1812, at £90:10:0 per Annum. On this Farm are a good dwelling-house, two barns, two byers, a stable for three horses, and a large hemmel, with a granary over it, all of which are in good repair; there is also an old farm-house the upper part of which is now converted into a cottage, and a five stall stable with a buyer under it. The land consists wholly of old inclosure, and is in general very good, but some parts of it require draining.

WEST LAND ENDS, containing 114A:3R:27P, is under lease to John Armstrong for 21 years, which expires in May 1806, at £82:1:0 per Annum. The buildings consist of a good farm-house, two large barns, three byers and a five stall stable, and a cottage with a granary over it, all in good condition; there is also a threshing machine which has been erected by the tenant, the land consists of old inclosure and is in a tolerable state of cultivation; It is proposed at the expiration of the current lease, to let this Farm for six years only, that the term may expire with the Leases of some adjoining farms, for the better distribution of the lands at that time.

PLANKEY MILL AND GROUND contain 61A:0R:38P, and are let on lease to Thomas Muse, for 21 years, expiring in 1815, at £55:0:0 per Annum. The buildings consist of a dwelling house, two byers, a stable with a granary above it, and a water corn mill working two pairs of stones, all in very good repair. There is also a detached cottage with a barn and a byre not in good repair; The corn mill is well constructed and a good one of its size, but owing to its distance from any populous place, and the hilly roads leading to it which makes the carriage difficult, it is not in constant use; The mill and buildings belonging to it with 17A:0R:1P of the land were purchased in 1786 of Mr. Wilson for £450. The farm contains 32A:0R:22P of ancient

inclosure (namely, 15A:0R:21P being the original estate, and 17A:0R:1P purchased of Mr. Wilson) and 29A:0R:16P modern, in two allotments from Lees Fell common, inclosed by Act of Parliament in 1799, the whole of which is in tolerable condition. Plankey Mill original farm consisted of about 25 acres, but part of it has been laid to the Vauce.

PLANKEY WOOD-HOUSE AND GROUND are a small cottage and a piece of pasture land, containing 3A:2R:20P, let to John Coulson, tenant at will, at £2:10:0 per Annum; the cottage, containing only one room is very old and in bad repair, and having no ceiling, is a wretched habitation. it is the occupation of the man who has the care of the Hospital's woods here, and is well situated for the purpose; we are therefore of opinion that a new cottage should be erected near to the present old building, which may then be used as a depot for the Hospital's bark.

LEES FARM, containing 258A:0R:4P, is under lease to John Kirsopp, for 21 years, and expires in May 1806, at £134:0:0 per Annum. The buildings consist of a small farmhouse, two barns, a stable, and a building containing two cottages above, and two byres below; there was also another cottage, but it is now used as a granary. 169A:1R:7P of the land of this farm are old inclosure, and 88A:2R:37P are new, being an allotment from Lees Fell or common. This is a very eligible farm, and the whole of the land is in good condition.

TADCASTLE, containing 74A:1R:26P is under lease to Thomas Pattison for 10 years, which expires in May 1806 at £40:13:0 per annum. The buildings consist of a farm house, old, and in bad repair; a barn, stable, and two byers, in good condition; another buyer and a tenement over it, in a very indifferent state, and a large byre, old and not worth preserving. 53A:2R:25P of the land is ancient inclosure, and 20A:3R:21P new, allotments from Lees Fell Common; the ancient land on this farm is not very good, and the allotments from the Fell have not been improved. Several pieces consisting of 25A:3R:16P old inclosure, and 14A:0R:15P an allotment from Lees Fell, which were very inconveniently intermixed with the Hospital's Estate, were purchased of Mr. Bacon, in 1791, together with 9A:3R:9P adjoining called Tadcastle Wood.

THE VAUCE, measuring 115A:0R:26P is under lease to the representatives of the late Joseph Coats for 21 years, which expires in May 1806, at £43:12:0 per annum : the buildings consist of a dwelling house, a barn, and a stable with a granary over it, in good repair, with three Byers, in so bad a state, as not to be worth repairing; the whole of the land has been well managed, and, to the credit of the tenant, is in better condition than some other of the farms in this Barony, the leases of which are near their termination.

HARSONDALE contains 204A:1R:36P, and is under lease to the representatives of the late Anthony Robson for 21 years, which expires in May 1806, at £55:0:0 per Annum : the buildings consist of a small farm house, a cottage, two barns, a stable, and three byers, in a poor state of repair, and not placed in a convenient situation for the occupation of the farm. The land consists of 101A:1R:25P old inclosure, of a poor quality, and 103A:0R:11R new, being an allotment from Langley South Common, part of which is now in a state of improvement, but some parts want draining. About twelve acres of planting we think would be proper on part of this farm, viz. about six acres in East Field, and six in the new allotment, being steep banks, better adapted for wood than agriculture.

THE LOUGH, containing, 82A: 0R: 17P, is let on lease to Roger Pigg for 21 years, which expires in May 1806, at £65:0:0 per annum. The buildings on this farm are a small dwelling house, in very bad condition, a barn, small stable, and two byers, with a granary over them, all in good repair; 75A:2R:8P of this land is old inclosure , and 6A:2R:9P new, being part of

Langley South Common, but we cannot much in praise either of the quality or management if it. The Hospital works a quarry on this farm, producing slates for covering its buildings, for which a remuneration, estimated at the amount of the damage done thereby to the ground is paid to the tenant. One piece of land on this farm, containing 3A:2R:4P was formerly part of Mr Bacon's West Dean-Raw Farm, purchased with other lands of him in 1791.

THE LOUGH LIMESTONE QUARRY AND KILN, are in the occupation of Roger and John Pigg, tenants at will, (who are to quit in May 1806) at £10 per annum. The admeasurement is included in the foregoing farm. The value of this kind of property is very fluctuating, as it depends on the demand for the article which is uncertain: this kiln appears now, however, to be in good working.

WEST DEAN-RAW, containing 82:3R:20P, is held by John Robson on lease for ten years, expiring in May 1806, at £25:0:0 per annum. The buildings consist of a small farm house, stable, and swine and hay house in very bad condition ; a good barn, quite new, and a cottage, with a room used as a school, and a byer in tolerable repair, except the thatch; the land consists of 31A:3R:0P old inclosure, and 51A:0R:20P new, in several allotments from Langley South Common; three pieces containing 22A:1R:35P, were in 1791 purchased of Mr Bacon; the land is in general very indifferent, and badly managed.

MIDDLE DEAN-RAW, which contains 188A:1R:39P, in under lease to Stephen Gibson for ten years, expiring in May 1806, at £75:0:0 per annum. The buildings on this farm, are a small dwelling house, two barns, two byers, a hemel with a granary over it, and a stable under one of the bedchambers of the house; all which are in tolerably good repair; 84A:3R:4P of the land are ancient inclosure, 62A:2R:0P new, in allotments from Langley South Common, and 41A:0R:35P, from the Lees Fell. The land has not been well managed, and of the allotments on the common, a great part remains unimproved.

EAST DEAN RAW, containing 147A:0R:38P, is let on lease to George Woodman for five years, which expires in May 1806, at £92:0:0 per annum. There are on this farm a good dwelling house, a cottage, two barns, one stable, two byers, and a hemel with a granary over it all in good repair. The land consists of 92A:2R:13P of ancient inclosure, and 54A:2R:25P new, in several allotments from Langley South Common. Of the old inclosure, several parts or parcels are wet and would be much improved by draining, and the same may be said of the new, on a considerable part of which no improvement has been attempted; this farm is now advertised to be let for six years, from May 1806, that the lease may expire at the same time with the leases of some adjoining farms, when the lands may be better arranged.

LIGHTBIRKS, containing 154A:3R:4P, is under lease to Joseph Pigg, for 21 years, which expires in 1812, at £118:0:0 per annum. The buildings consist of a farm house, two cottages, two barns, a stable and two byers, in tolerable repair; there is also a good hemel with a granary over it, lately built. The land consists of 104A:0R:21P ancient inclosure, in a tolerably good state of management, and 50A:2R:28P new, in several allotments from Langley South Common in a progressive state of improvement, but a considerable part thereof yet remains uncultivated.

LANGLEY LIMESTONE QUARRY AND KILN, are in the occupation of Richard Lambert, under lease for five years, expiring in 1807, at the yearly rent if £15:0:0, and they appear to be at present fully employed.

LANGLEY CASTLE FARM, containing 245A:0R:19P is under lease to Ann Brown for 21 years, which expires in 1812, at £77:10:0 per annum. The buildings consist of a farmhouse, three cottages, two barns, and two byers in good condition, together with two other byers in very indifferent repair; Of the land 233A:1R:17P are ancient inclosure, some part of which is in a bad state and ill managed, the remaining 11A:3R:2P is in one allotment from Langley South Common, which has been ploughed, but not much improved, This farm at the commencement of the present lease, contained 83A:1R:25P more than the quantity abovementioned, which was taken away in 1796 by agreement with the tenant for the convenience of Langley Lead Mill and for planting; for which an abatement of £25:0:0 per annum was made from the rent originally reserved by the Lease.

This farm owes its name to a large building called Langley Castle, a great part of which now remain standing upon it: We could procure no information respecting this Castle, but it is no doubt very ancient and was probably the residence and place of security of the proprietors of Langley Barony in days of yore. Though we cannot state that it is of much use to the farm, we recommend that it may be suffered to stand as it is a venerable monument of antiquity and may we think be preserved many years at a small expence.

NILSTONE RIGG, containing 327A:2R:34P is under lease to William White, for 21 years, expiring in 1821, at £80 per annum. The buildings consist of a good substantial house, used as an inn, two stables, a hemmel and a granary, two barns, two byers, and a cottage, all lately built; the whole is a new establishment, and as part of the house and buildings, more than the farm required, was added for the accommodation of the tenant to be used as an inn, (which it is now become, and is much frequented by the lead ore carriers) an addition of £17:0:0 per annum was made to the rent. The whole of the rent consists of allotments on the South Common, a considerable part of which has been cultivated and improved at a great expence, and the remainder is in a progressive state of improvement, highly credible to the industry and spirit of the tenant, who, if he continues to go on in the same manner, will create a good useful farm, out of some of the poorest land upon this common.

GRINDON-HILL FARM, containing 273A:2R:6P is under lease to Thomas Benson, for 21 years which expires in 1819, at £175:0:0 per annum. The buildings are a good farm house, two cottages, two byers, two barns, and a stable recently built, being a new homestead built for this farm, consisting wholly of new inclosure in several allotments from Grindon Common, divided and inclosed under the authority of an Act of Parliament passed in 1793. A considerable part of the land is improved, and the present tenant is proceeding in a proper manner; so that this will probably be a good farm before long. Some additional buildings are proposed to be made to the homestead, viz. a hemmel with a granary over it, a stable, and a byer, all in our opinion, necessary for the occupation of the farm, and for erecting which there is a chasm in part of the fold that would be well filled up by such buildings; another cottage on the east side of the homestead would also be useful. We recommend a little planting near the homestead which stands in need of shelter.

GRINDON FARM, containing 675A:3R:0P is let on lease to John Ramsay, for 14 years, expiring in 1812, at £212:0:0 per annum. The buildings consist of a small farmhouse, two cottages, two barns, two byers, and a hemmel, with a granary over it; the house is not sufficiently large for a farm of this magnitude, but as the tenant resides at Dilston Mill it is now unoccupied. This large tract of land (all new inclosure from Grindon Common) has not been much improved, and it is to be feared that much exertion is not to be expected from the present tenant. When his lease expires, or sooner if he should quit, it will be proper to enlarge the

house, that the farm may have as it ought, a resident tenant; and it may also be adviseable to make more subdivision fences, to facilitate the improvement if the land.

BEAMWHAM, measures 234A:2R:4P, and is under lease to the abovementioned John Ramsay, for 7 years, which expires in 1807, at £83:0:0 per annum. The buildings consist of a small farmhouse and two Byers, very much out of repair; and two barns, two stables and a hemel, in tolerable condition. Of the land 69A:2R:31P are ancient enclosure, and 164A:3R:13P new, from the Commons of Thorngrafton and Grindon, both of which were inclosed and divided in 1797, viz. 65A:3R:25P of the former common (situate in the parish of Hal whistle and Barony of Wark) and 98A:3R:28P of the latter; This farm is in a cold inhospitable situation, and the land of bad quality; some improvements have however been made on the common allotments, but a considerable part thereof still remains uncultivated, and no further improvement can be expected of the present tenant, who has shewn great negligence in the management of the land; as, however, his lease will expire in less than two years, it is hoped a better may then be found. An allotment on Grindon Common, containing 55A:2R:1P, now occupied by the tenants of Haydon Bridge Tythe Farm (who reside at the distance of three miles from it) lies very convenient to be occupied with this farm, and as the lease of the Tythe farm will expire in 1809, an arrangement should then be made for laying it to BEAMWHAM accordingly.

WHITE CHAPEL, which measures 515A:0R:12P, is under lease to John Woodman and Nicholas Lowes, for 21 years, expiring in 1812, at £82:10:0 per annum. The buildings on this farm are a house, a hemel, with a granary above, a barn, a stable, and two byers, all in good repair; there are likewise detached at a considerable distance from the homestead, a cottage and a barn, in tolerable condition, and two byers, in bad repair. Of the lands 123A:1R:0P are ancient inclosure, (25A:2R:34P of which are in Thorngrafton in the parish of Haltwhistle and Barony of Wark), the remainder consists of two allotments from the commons, one containing 81A:2R:18P from Grindon, the other 105A:0R:34P from Thorngrafton. The land in this farm is of an indifferent quality, but the Grindon and some part of the Thorngrafton allotments have been, in a small degree improved.

WHINNETLEY FARM, is held by John Maughan and Matthew Parker for 1000 years, under two leases, one expiring in 2626, and the other in 2629, at £6:12:0 per annum. It contains 383A:2R:23P of which 138A:2R:8P are ancient inclosure, and 245A:0R:15P new, in several allotments from Grindon Common. Of this land John Maughan appears to possess 126A:1R:8P of the ancient inclosure, and 212A:1R:15P of the new, and his portions of the rent are £1:4:0 and £4:16:0, making together £6:0:0, being for that part of the farm, the lease of which expires in 2629. Matthew Parker possesses the remainder, viz. 12A:1R:0P of the ancient, and 32A:3R:0P of the new inclosure, for which he pays twelve shillings per annum, the lease whereof expires in 2626. The state and condition of the buildings and the land on this farm appear to be good, but we did not take a particular view of the them, the Hospital's interest in it being so very remote. The tenants are subject to a fine or grassorn of £1:17:4 every 21 years; the last of which was paid in November 1799.

WHINNETLEY CORN TITHES, which arise from the foregoing lands are let to John Maughan and others at a valuation taken annually, which amounted last year to £4:2:0.

LIPWOOD, containing 248A:3R:5P, is let on lease to Thomas and Edward Dodd for 21 years, which expires in 1812, at £104:5:0 per annum. The buildings consist of a small farmhouse in good tenantable condition, a hemel with a granary over it, and a stable newly erected, with two byers and a hemel very old and out of repair; of the land 106A:2R:24P are ancient inclosure of

useful quality, and 142A:0R:21P, are allotments from Grindon Common, some of which has been cultivated, but a considerable part thereof still remains unimproved.

LIPWOOD CORN TITHES, rented by Thomas Coats and others; These tithes form part of the purchase of Mr. Allgood, in 1786, and arise from Mr. Coats's freehold farm and sundry small properties at Haydon-bridge; they are laid annually, ad valorem, and produced last year, £9:15:6.

RATTEN-RAW FARM, contains 79A:1R:18P, and is let on lease to John Maughan for 21 years, which expires in 1809, at £66:5:0 per annum. The buildings consist of a dwelling house, a hemel with a granary over it, a barn, a stable, and two byers, all in good repair. As a small farm this is desirable, being all ancient inclosure of good quality, and in a fair state of cultivation; but at the expiration of the present lease, it should be increased by a part of the adjoining farm, called Heugh House, the lease of which will expire at the same time.

HEUGH HOUSE FARM, containing 134A:3R:6P, is under lease to the representatives of the late Michael Maughan, for 21 years, which expires in 1809, at £50:15:0 per annum. The buildings are a small dwelling house and a cottage, now used as a wheelwright's shop, and some other old buildings, all in bad condition. The tenant also occupies Peelwell Farm, on which he resides. Of the land 75A:0R:7P, are ancient inclosure of indifferent quality, and 59A:2R:39P, are two allotments from Grindon Common, part of which is improved. As the buildings on this farm are very bad, and the lands conveniently situated to be let with Peelwell and Ratten-raw farms, an arrangement should be made accordingly, at the expiration of the leases. Three pieces of land, containing 12A:3R:34P were purchased of Mrs. Catharine Dobson, in 1779, in right of which an allotment containing 9A:0R:16P was made to this farm upon the inclosure of Grindon Common, but it does not belong to the Hospital, the former Proprietor having reserved in the conveyance, the right of common, in the event of an inclosure, which was probably then in contemplation.

HAYDON BRIDGE COURT HOUSE, BUILDINGS, AND GROUND, containing 15A:0R:9P, let to Dorothy Hubbuck, tenant at will, at £63:0:0 per annum. The house is a good one, built in 1791, and used as an inn, at which the courts and audits for the Barony of Langley are held; there are also stabling and suitable out buildings adjoining, making together a good establishment for an inn, but not being at a suitable distance from post towns it is not a post house, and has not therefore so much business as it would otherwise have. The land occupied there with lies on the opposite of the River Tyne, and is very useful to the inn, but it would be a great accommodation if more was laid to it, which we recommend being done at a proper opportunity; part of the out buildings were purchased of Mr. Leadbitter, in 1790, for £126:0:0.

HAYDON TOWN FARM, measures 193A:0R:1P, and is under lease to Elizabeth and John Bell, for 21 years, which will expire in 1812, at £105:10:0 per annum. The buildings consist of a dwelling house, two cottages, a hemel with a granary over it, two barns, two stables, and two byers, all in a good state of repair, and an old byer, in a very bad condition not fit to stand. Of the land 89A:2R:12P are ancient inclosure, and 103A:1R:29 new, in three allotments from Grindon Common; this land, generally speaking, is in a fair state of cultivation, the old inclosure is tolerably good, and the greater part of the new has been improved.

MOSELEY BANK CLOSE, and a cottage at Page Croft, are let to Robert Shiel, from year to year, at £1:10:0 per annum. The close is a small piece of land containing about 3-4ths of an acre, and the measure of it is included in Bigland Dale, a piece of land in Mill Hills East Farm. Shiel

is a labouring man, and has the management of the Hospital's nursery at Haydon Bridge, which he keeps in excellent order.

HOUSING AT HAYDON BRIDGE (late Allgoods,) let to William Coats and others, tenants at will, at £7:13:0 per annum. They consist of two dwelling houses, let out in tenements with the outbuildings belonging thereto, and are in a good tenantable repair; these houses have hitherto been let from year to year, that in the event if the court house being more frequented, they be let thereto for the better accommodation of the inn.

A COTTAGE and SMITHS SHOP, at Haydon Bridge, is let to James Forster, tenant at will, at £4:4:0 per annum, and us in good repair.

There is also a SMITHS SHOP, let to Thomas Corbett, tenant at will, at £3:0:0 per annum, in good tenantable condition.

PEELWELL FARM, which contains 153A:2R:19P is under lease to William Maughan, for 21 years, expiring in 1809, at £84:0:0 per annum. The buildings consist of a good farmhouse, cottage, a Hemel with a granary over it, a barn, a stable, and two byers, all in good substantial repair, having been built within a few years. There are also detached a dwelling house, barn, all old and in bad condition. 64A:1R:23P of the land are ancient inclosure of tolerably good quality, and 89A:0R:36P new, being allotments from Grindon Common, of which part has been improved: At the expiration of the present lease, part of Heugh House Farm which is conveniently situated for the purpose, should be added to this.

HAYDON BRIDGE TITHE FARM, containing. 108A:0R:0P, is under lease to John Walker, and the representatives of Francis Stokoe, for 21 years, which expires in 1809 at £99:2:0 per annum. The buildings consist of a farm house, two barns, a stable, and a byer, in tolerable repair; and two other byers old and in bad condition. Of the land 52A:2R:13P are ancient inclosure of good quality, and 55A:2R:1P new, being an allotment from Grindon Common, which has been improved; at the expiration of this lease, the latter which is at a great distance from this farm, should be added to Beamwham to which it adjoins; and the former may be laid to some of the adjoining farms. The housing, and the Tithe Close, on this farm, together with Lipwood Tithes, were purchased of Mr. Allgood, in 1786, for £2150.

TOFTS, which measures 161A:3R:38P, is let on lease to John Todd, for 21 years, expiring in 1812, at £85:0:0 per annum. The buildings consist of a farm house, a hemel with a granary over it, a large barn, a stable, and two byers, in a tenantable state of repair; 86A:2R:23P of the land are ancient inclosure, and 75A:0R:15P new, in two allotments from Grindon Common; the former is tolerably good land, but it has not been well cultivated; the latter is of a bad quality, and but little improved.

WEST MILL HILLS, contains 158A:3R:23P, and is under lease to Edward Charlton, for 21 years, which expires in 1812, at £106:0:0 per annum: the buildings consist of a farm-house, one barn, a stable, two byers, a hemel with a granary over it; also a swine and hen-house, and one byer are new, and the rest in good tenantable repair; there are also detached one cottage, one barn, and one byer old and in indifferent condition. Of this farm 79A:2R:35P are ancient inclosure, tolerably good, and 79A:2R:35P new, having been allotted from Grindon Common, which are in a progressive state of improvement. The new inclosures adjoin the Grindon Hill Farm and should, we think, be let with that farm at a proper opportunity.

EAST MILL HILLS FARM, contains 254A:1R:20P, and is under lease to Edward Maughan for 21 years, which expires in 1812, at £103:5:0 per annum. There are on this farm a dwelling house, a cottage adjoining with a loft above, two barns, a stable, two byers, a hemel and a granary over it, with a swine and hen-house, all in good repair. Of the land 96A:3R:39P are ancient inclosure, and 157A:1R:27P part of Grindon Common, in two allotments, a small part only if the latter has been cultivated, but if they were divided into smaller parcels the improvement of the land would be facilitated; part thereof would also be benefitted by draining.

PLENDER HEATH, contains 103A:3R:21P, and is let on lease to Mark Cook for 21 years, which expires in 1812, at £83:5:0 per annum. The buildings are a dwelling-house, two barns, a stable and loft above, two byers, and a hemel with a granary over it, all of which are in good repair, of the land 72A:2R:29P are ancient inclosure, and 39A:1R:12P new, being part of Grindon Common, in two allotments ; the former is tolerably good land, in a fair state of cultivation, (except a small piece of pasture, which is in want of draining), and the new inclosures are improved.

BROKENHEUGH AND FELL END COLLIERIES, AND FELL END LIMESTONE-QUARRY, are let to Thomas and William Coats, on lease for 21 years, expiring in 1807, at £61:0:0 per annum. The former colliery is situated in Bark Field, on West Brokenheugh Farm,; and Fell End Collieries and Limestone-quarries, are in several of the allotments on Thorngrifton Common not the property of the Hospital, but they are in the Barony of Wark of which the Commissioners and Governors are Lords , and a reservation was made of all the mines in the commons contained in the Act of Parliament authorising the inclosure. The coals are of a poor quality, and the limestone-quarry does appear to be in full work, owing for a demand for lime in the neighbourhood, being at present inconsiderable.

WEST BROKENHEUGH, containing 135A:2R:39P, is under lease to Nicholas Temperley for 21 years, expiring in 1812, at £100:15:0 per annum. The buildings consist of a farm-house, a cottage, two barns, a stable, a hemel, with a granary over it, and two byers all in good tenantable condition. Of the land 93A:1R:9P, are old inclosure, of various qualities, and 42A:1R:30P new, in one allotment from Grindon Common, which is improved.

ALTONSIDE, which contains 118A:1R:37P, is under lease to George and John Cowing, for 21 years, expiring in 1812, at £114 per annum. The buildings on this farm consist of a good dwelling house, a cottage, two barns, a hemel with a granary over it, and two byers; on this homestead the house and some of the buildings are in a tenantable state of repair, but one of the barns and a byer are old and in bad condition; these buildings will of course be kept up during the present lease, at the expiration of which we recommend an arrangement to be made for distributing the lands of this farm among the adjoining ones. The land is all ancient inclosure and very good except two pieces of pasture, which are much in want of draining.

EAST BROKENHEUGH, contains 489A:1R:15P, and is let to George Bell on lease for 21 years, which expires in 1812, at £165:15:0 per annum. The buildings consist of a farm-house, cottage, a stable, two barns, a hemel with a granary over it, and a byer, all of which are in a very good state of repair; two thatched byers, and some other buildings adjoining, are old and in a ruinous state not fit to be kept up; and detached from the homestead are a cottage, a barn, and a byer in tenantable repair. Of the land 198A:0R:39P, are ancient inclosure of good quality, which is well managed, and 290A:0R:16P are four allotments from Grindon Common, part of

which has been improved, but a considerable portion of which remains uncultivated; the allotments are too large, and if, sub-divided, improvements would probably soon follow.

ALLERWASH WEST FARM, contains 284A:3R:20P, and is under lease to Cuthbert Watson for 21 years, which expires in 1812, at £118:15:0 per annum. The buildings consist of a farm-house, a cottage adjoining with a granary over it, two barns, a stable, a hemel, three byers, a swine and hen-house with a pigeon house over it, all in very good repair. Of the land 115A:0R:12P are ancient inclosure of good quality, and in high condition, and 169A:3R:8P new inclosure from Grindon Common, very much improved. This is a desirable farm, and it has been cultivated in a manner that does great credit to the tenant.

ALLERWASH MIDDLE FARM, which measures 244A:1R:28P, is let on lease to John Temperley for 21 years, expiring in 1812, at £168:2:0 per annum. The buildings are a good farm-house, two stables, a Hemel with a granary over it, two barns, a threshing machine with a building over horse track, three byers, and a swine and hen-house, all in good repair. The land consists of 169A:0R:28P of ancient inclosure, and and 75A:1R:0P new, in three allotments from Grindon Common; one of which, containing 9A:3R:32P was purchased of Cuthbert Nicholson in 1797, for £123:0:0. There are two old cottages on this farm let to labourers employed in the Hospital's woods, namely, one to John Douglas at £1:1:0, and the other to George Hetherington at 5s. per annum. The fore-going farm has been well managed, and both the old and new inclosures are now in an excellent state of cultivation, for which the tenant deserves great commendation. A privy being much wanted, we directed that one should be erected.

ALLERWASH EAST FARM, containing 66A:1R:19P, is under lease to John Watson for 21 years, which expires in 1812, at £70:15:0 per annum. The buildings consist of a farm-house, two barns and two byers, in a tenantable state of repair; an old lean-to adjoining one of the barns, and a thatched stable for six horses out of repair. This farm is all old inclosure, and a good one, but being small, it will, in our opinion, be adviseable to annex it to one of the adjoining farms, at the expiration of the present lease.

FOURSTONES COLLIERY, LIMESTONE QUARRY AND WATER COURSE, are under lease to William and Thomas Coats for 14 years, which expires in 1810, at £105:0:0 per annum.

FOURSTONES COLLIERY FARM, measuring 65A:2R:4P, is let to the said Mess. Coats on lease for seven years, which expires in 1810, at £64:0:0 per annum. The colliery and farm are in separate leases, but as they expire at the same time they may be considered together; There is a small farm-house on these premises in tenantable repair: the other buildings are a barn, a stable, and a hemel with a granary over it, and a swine and hen-house, all lately erected; and seven old cottages much out of repair. Of the land 36A:0R:9P are ancient inclosure, and 29A:1R:15P modern, in allotments from Fourstones Common (which was divided in 1778) all in a tolerably good state of cultivation. We were not able to form a correct judgement of the colliery, but from the best information we could collect, it has been in avoid state of working, and the coals were of middling quality : The shaft of the present working, is situate on the property of His Grace the Duke of Northumberland, but being in part of what was formerly Fourstones Common, the royalty of which belonged to the Hospital, a reservation of the mines therein and the power of working them was contained in the Act of Parliament directing the inclosure of that common. It is supposed that not many more coals can be worked from the present level, and that a new winning will shortly be necessary, but whether the present Lessees will undertake so expensive a work during the short remainder of their term is very doubtful, they already having incurred a great expence in erecting a fire engine for the purpose of draining the mine; towards which,

however, in order to increase the power of the machinery, £60 was contributed by the Hospital. It is probable that the tenants will work the mine in its present state as well as they can during the remainder of the lease, when it may be considered whether it will be more advantageous for the Commissioners and Governors to be at the expence of a new winning themselves, or to let the colliery on terms subjecting the new tenant or tenants to that expence; we incline more to the former mode, but it is not necessary to come to a determination upon the subject at present. The limestone quarries and kilns seem to be well employed; the demands for lime from the Hospital's tenants alone, being considerable.

FOURSTONES EAST FARM, contains 343A:3R:18P, and is let on lease to Christopher and John Heslop, for 21years, which expires in 1824, at £595:0:0 per annum. The buildings forming the farmstead consist of a good farm house, part of which has been recently built, two barns, a shed over the horse-track fir a threshing machine, two stables, a hemel, three byers, and a swine and hen house; detached are two barns, a Hemel, with a granary over it, a stable, a small hovel, and a swine and hen house, the whole of which are in good repair, except the roof of a byer, which is in bad condition. As the district of Fourstones formerly consisted of eight or nine farms there are many buildings upon it: the following us a short account of those attached to this farm: One messuage, formerly a farmhouse, one good cottage, two others in an indifferent state of repair, ten very old and bad, few of them being fit to stand, and two in a state of delapidation; there are also two cottages lately erected in lieu of the two last mentioned, with a small hemel, and a byer adjoining one of them. Of the land 331A:2R:6P are ancient inclosure, and 12A:1R:12P modern, being an Allotment from Fourstones Common : The farm contains a considerable portion of good land and is in a proper state of cultivation, except some parts which require draining.

FOURSTONES WEST FARM, measures 381A:3R:30P, and is under lease to William Heppel, for 21years, which expires in 1824, at £505:0:0 per annum; the buildings consist of a farm house, two barns, two stables, a hemel, and a granary over it, three byers, a swine and hen-house, and two cottages all in good repair, with two cottages detaches recently built; the land of this farm consist of 128A:3R:39P, ancient inclosure, and 252A:3R:31P modern, in several allotments from Fourstones Common; a considerable portion of both is if good quality and in a tolerable state of cultivation, but the farm is not so well managed as the previous one.

A TENEMENT and Blacksmiths Shop at Fourstones, with a small garden, are let to John Corbet, tenant at will, at £5 per annum. These are in good tenantable condition.

SILLYWRAE, which contains 41A:3R:18P, is let to Joshua Elliott, tenant at will, at £33:5:0 per annum; the buildings consist of a small dwelling house, with a byre under one part of it, a stable, a barn, and another byre, none of which are in very good repair; 23A:2R:27P of the land are old inclosure, and 18A:0R:31P are new, from Langley South Common. This is a poor little farm, and not in a good state of management,

SHOP CLOSE, consists of one piece of pasture land, contains 2A:2R:4P, and us let with a cow stint on Langley Castle farm, and a cottage on the latter, which is in pretty good repair, to Hugh Robinson, tenant at will, at £5:0:0 per annum.

The following buildings and land are let to several of the persons employed at Langley Lead Mill; viz.

WEST HAY FIELD, consisting of a piece of pasture land containing 5A:2R:12P, and a small byer to John Forster, tenant at will, at £3 per annum.

SEVERAL MESSUAGES and lands described in the Receivers account as Stublick Colliery, and Langley and Sillywray Mill Farms, containing 505A:2R:34P, and are let to Mess. Mulcaster and others, as tenants at will at rents amounting together to £114:10:0 per annum, standing in one sum in that account; but the premises are divided among the several occupiers, and the rents apportioned as follow, namely; Mss. Mulcaster the agents at Langley Lead Mill, lay £26:13:4 of the above £114:19:0, and occupy two dwelling houses, two cottages, three byers, one barn, three stables, and a detached cottage: Mess. Mulcaster's portion of the land measures 65A:3R:20P, of which 44A:1R:28P are ancient, and 21A:1R:32P new inclosure, the latter consisting of allotments from Langley South Common; both the old and new inclosures are divided into small fields, and are of indifferent quality, but have been well managed, and much improved by the present tenants. Two bed rooms, and a sitting room, being part of one of the dwelling houses abovementioned, are used by the Receivers and their clerks when the concerns of the Hospital require their attendance at the mills; the accommodation is scanty, but it is all that can be spared in the present state of the building.

WILLIAM WARDLE the agent at Stublick Colliery, whose portion of the rent s £11:16:8, holds 44A:0R:15P of land, of which 4A:1R:26P are ancient inclosure, and 39A:2R:29P new, the latter being allotments from Langley South Common; he occupies also 1-15th part of a stinted pasture of poor land, the whole of which measures 66A:3R:30P. The buildings he holds are a cottage, with a small barn over it, a stable, and a byer; and as Agent of Stublick Colliery, he is allowed a dwelling house, which is in tenantable repair.

JOHN FORSTER, Smelter, a cottage in good repair, and 6A:2R:10P of land all new inclosure from Langley South Common, at £5:10:0 per annum.

JOHN FORSTER, Labourer, a cottage and 8A:0R:17P all new inclosure, from the said Common, and 1-15th of the aforementioned stinted pasture, at £5 per annum.

JOHN ROBSON, a cottage and 17A:1R:4P all new inclosure, and 3-15ths of the said stinted pasture, with the use of a small barn jointly with Thomas Robson, at £12 per annum.

THOMAS ROBSON, a cottage and 19A:2R:29P all new inclosure, with 3-15ths if the aforesaid stinted pasture, and the use of a barn jointly with John Robson, at £12:0:0 per annum; the two last mentioned cottages and barn have been recently built, and are very good.

FRANCIS ROBINSON, a good cottage, a small barn and byer, recently built, and 18A:0R:15P of land, all new inclosure from Langley South Common, with 3-15ths of the said stinted common at £9 per annum.

GEORGE ERRINGTON and NICHOLAS WALKER, two cottages and a small barn and byer recently built, with 25A:0R:9P of land, all new inclosure, and 4-15ths of the said stinted pasture, at £17:0:0 per annum.

RICHARD ELLIOTT, a cottage and 13A:1R:29P of land, of which 5A:1R:25P are ancient inclosure, and 8A:0R:5P new; he occupies also 3-15ths of another stinted pasture (called Horse Close, containing 14A:3R:30P) and his portion of the rent is £7:10:0 per annum.

JOSEPH MAKEPEACE, a cottage and 5A:2R:26P of land ancient inclosure, with the remaining 2-5ths of the last mentioned stinted pasture, at £6 per annum.

Having thus cursorily reported upon the property occupied by the Hospital's servants, we cannot quit the subject without remarking that the accommodation granted to the workmen by assigning to them at moderate rents, cottages and small portions of land near the Mill, is a proper and judicious measure; this part of the Country is not populous and habitations for the poor are very scarce; it had therefore been proved difficult to procure good labourers, and many of those employed resided at a considerable distance; the consequence naturally was that they came to their work more or less fatigued, and frequently at a later hour than was proper, and after the labour of the day within such hot buildings, it was hardly possible for them to avoid calling at a public house in their return home, where too frequently they spent the earnings of the day, contracted bad habits and neglected their duty; but with the above accommodation so contiguous to their work, and, under the eye of the agents, these temptations are counteracted, and the labourers, who are the Hospital's tenants now go from their work in the Mills, to the wholesome occupation of their little farms, which yield them some profit, keep them in health, and bind them to the steady service of the Hospital; and it is gratifying to see how much they have already improved the poor land which has been allotted to them.

SMITH'S HOUSING and GROUND, the latter measuring 25A:1R:31P are let to John Turnbull, tenant at will, at £15:0:0 per annum. The buildings consist of a Smith's Shop with a tenement over it, and a building used indifferently as a byer and a stable, with a small barn above it, all in good condition. The land is new inclosure from Langley South Common, a part of which the tenant has improved, and is gradually cultivating the remainder. In addition to the above, another part of the South Common, being the East End of Hare Moss, measuring 16A:1R:16P, has lately been let to him at £3:0:0 per annum; the land is so wet and boggy that till now, no other person could be found to rent it at any price; From the same cause the remainder of Hare Moss, measuring 53A:0R:20P, continues at present unlet; but it yields peat for the use of the Lead Mill.

BLAGILL SMELTING MILL, is let by William Jobling and Co. On a lease for 21 years, which will expire in May 1806, at £132 a year. The buildings consist of a messuage, smelting, refining, and reducing houses, with the usual appendages of counting house, stables, bingsteads, smith's shop &c. all of which are in good repair, but there is no land belonging to it. The above lease, we are informed, was not granted by a public advertisement, but by private contract with William Jobling, under the persuasion that the undertaking was so connected with the Lead Mines in Alston Moor as to bring the transaction within the meaning of the Act of 8th Geo. 2nd Chap. 29th passed for enabling the Hospital to grant leases in certain cases, without advertising for tenders : The following is a short account of the transaction; Messrs Jobling & Co. before those mills existed, were the Hospital's Lessees of Blagill, Lough and other veins of lead ore in Alston Moor : they were men of character, property, enterprize; and indefatigable industry, and to their great exertions among other causes, may be attributed that spirit of adventure which it was at one time so necessary to excite and promote in the Mining concerns at Alston. About the year 1784 they made proposals to the Hospital for erecting a smelting mill, refinery, and other necessary buildings upon Langley Castle Farm, very near but below an establishment of the same kind which the Hospital had made about 17 years before. As Mine adventuring was the on the increase, it was thought adviseable to encourage the smelting of ore raised at Alston, in some situation lying immediately between that place and Newcastle upon Tyne, to which Town all the lead is conveyed, and what is not manufactured there is shipped from that port for the London

and other markets. These proposals were considered and accepted, and a lease for 21 years from 12th May 1785 was granted in the manner we have already stated, at the rent of £100 per annum, which was afterwards increased in consequence of some additional buildings made at the expence of the Hospital. Mr William Jobling the present occupier of Blagill Mills, who succeeded his father as Lessee thereof, and also of the Lead Mines belonging to the Hospital In Alston Moor, being desirous of continuing the Mill at Langley as well as the Mining concerns at Alston, applied for a renewal of the lease now drawing near to a conclusion, - and a few months ago the Receivers recommended to the Directors that he should have a further lease of the said Mill for 21 years, from 12th May 1806, determinable at the end of the fourth, or any following year, on twelve months notice being given by either party, at the rent of £140:0:0 per year; and they represented at the same time that if the Hospital would be at the expence of erecting a set of horizontal chimnies for collecting the lead fume, the estimate of which amounted to upwards of £700, Mr. Jobling would pay an additional rent for the same at the rate of £8 per cent. on the cost : These proposals were accepted; directions were given for building the chimnies; and a lease was ordered to be granted accordingly. Some doubts, however, having since arisen whether the Commissioners and Governors were legally authorised to grant such a lease, we looked into the Act of 8th Geo. 2nd, and it appeared to us that some part of it would bear a construction of considerable latitude, but not in our opinion to an extent that would meet the present case. Mr. Walton who was one of the Receivers before the Act passed, and had a great share in the framing of it, was on that occasion very anxious that the Commissioners and Governors should be left as much Liberty as possible in letting any part of their property, wherever situated, that was connected with the welfare of the Mines on Alston Moor, and so far as his recommendations should be allowed to prevail be always intended they should be so, and thought that the Act of Parliament had been framed accordingly; we therefore give full credit to the assertion he made to us, that throughout the whole transaction respecting Blagill Mills, he cried that the act warranted the measure. Not being ourselves professional men, and it being possible that the act might bear a construction more conformably to Mr. Walton's opinion than our own; and that we might be enabled to make a more satisfactory report upon the question, we deemed it adviseable to take an opinion, and therefore directed a case to be laid before Mr. Williamson, the Recorder of Newcastle, a gentleman of allowed professional abilities and great local knowledge: who gave his opinion as follows: " I think that the demise made to the late Mr. Jobling of the Mill, Refinery &c. as stated in this case was not warranted by the Act of Parliament; but I see no objection to the Hospital granting to Mr. William Jobling a lease of this Mill, Refinery, &c. together with the mines in his occupation without advertising the letting thereof in the manner prescribed by the statute 8th Geo. 2nd." The late Mr. Jobling had one lease of sundry mines in Alston Moor, and another of Blagill Mills in Langley Barony- the latter was not warranted by the act, because there were two leases, but the demise would have been warranted according to this opinion, had the mines and mill been both comprised in one lease. This is rather a nice distinction, but perhaps not without a difference; be that as it may, we not pretend to question Mr, Williamson's opinion, and therefore conclude that the Commissioners and Governors would not be warranted by the act in executing the lease which they have consented to grant to the present Mr. Jobling. They have, however, the power of letting from year to year without public advertisement, and as we see no reason for calling into question the fairness of the terms agreed upon with Mr. Jobling we cannot avoid admitting to the Board, under the peculiar circumstances of the case, the propriety of continuing Mr. Jobling in the occupation of the premises, until the terms stipulated with him are fulfilled.

LANGLEY LEAD MILL, (IN HAND.)

We visited these works three or four times during our abode at Haydon Bridge, and Hexham, and examined, as well as we were able, all their operations. The establishment consists of a variety of buildings. Of which we have already mentioned some; The Mill buildings, now to be noticed, appear to us to have been properly arranged, and they contain three smelting of ore hearths, one slag hearth, two refining furnaces, one reducing furnace, and one roasting furnace with all the necessary appendage of offices, residence for the foreman, bingsteads for the ore and fuel houses, bone ash house, stables &. all of which are kept in a good state of repair. This work was established about the year 1767, and has been used ever since for the purpose of smelting and refining the duty ores from the lead mines in Alston Moor; it is supplied with coals from Stublick Colliery belonging to the Hospital, contiguous thereto- and with peat from the neighbouring mosses; the principal part of the water which works the Mill, comes also from Stublick Colliery. - We very much approve of this establishment, by which the Commissioners and Governors are enabled to smelt their own ores, and avoid the inconvenience of finding a market for them, which would frequently be great, especially in unfavourable times, when they might be left in some degree at the mercy of the Smelters: They are now independent of those inconveniences, and derive beside a considerable profit from the work. It is impossible for us to give anything like a scientific descriptions of the operations of smelting, refining, and reducing, not being ourselves sufficiently acquainted with the subject to comprehend them. We were however anxious to ascertain whether the business was conducted properly and advantageously for the Hospital, and therefore directed our enquiries to that end. The silver produced yearly from the lead is very considerable; but as a certain quantity of lead must be consumed, and a certain expence incurred in the refining and reducing, it became a question how far it answered the purpose to extract the silver. It is not always profitable to refine, nor is all the lead worth refining; the question depends upon the quality of the lead, and the values respectively of the two metals; and it was very satisfactory to have such documents produced in answer to our enquiries, as convinced us that the Receivers and lead mill Agents were so practically acquainted with all the particulars relative to these chemical processes, as to be at all times able to make calculations that would determine with great accuracy, when the lead was, and when it was not worth refining. We examined in detail the work performed by the different descriptions of servants and labourers and the wages paid to them for their services, which appeared to us to be reasonable. The subject of water, which supplies the dam or head, that drives the whole machinery, formed another part of our investigation; The greatest portion of the water comes at present from the level of the colliery before-mentioned, which was increased in quantity some years ago by a new winning of that colliery, but with that additional supply, apprehensions have been sometimes entertained, that in particular seasons a scarcity might be felt; no inconvenience has, however, yet arisen, and future apprehensions of this kind, are, we hope, quite removed, by the making of a reservoir in a piece of ground adjoining Nilstone Rigg Farm at a short distance from the Mills; an undertaking now in hand, and of which we much approve. The Hospital's Mills are situated above those called Blagill, and have the first use of the water; but the works are so near to each other, being only separated by a road, that there is no waste of water, the Blagill Mills have therefore the advantage of all the water, after it has been used by the Hospital. The horizontal chimnies which have been recently added to the Mills for collecting the fume arising from the smelting hearths and refining furnaces, are likely to answer extremely well; the profits derived last year only, from the lead saved by these means, amounted to nearly £70 per cent. upon the original cost of erecting the chimnies; and less injury is done to the adjoining lands by much of the smoke being prevented from dispersing. We found the elder Mulcaster, one of the lead mill agents, a good steady practical man, but almost worn out; Mulcaster, jun. is a very intelligent young man, and has been much improved by the chemical learning acquired at

Edinburgh, where the Directors were lately so good as to send him at the expence of the Hospital, and it is evident that he made the best use of his time there. We were very much pleased with this young man; his manners are modest, his knowledge is useful, and his attention seems earnestly devoted to the business committed to his care; and when he shall have a little longer combined his theoretical with his practical knowledge, he will be extremely well qualified for the situation he is appointed to fill. He is the person, we believe, at these works that ever regularly received any elementary learning of this kind, and that acquisition will, we have no doubt, be attended with advantage to the smelting and refining concerns of the Hospital. Mu,caster, jun. has a very small room which he calls his laboratory, but is deficient in instruments and chemical substances, with which it is necessary he should be supplied, and which we recommend being done. The silver produced here is sent to Newcastle, from which place it is forwarded to London. where it is sold. The lead is also sent to Newcastle to the care of the lead agent there, and it is partly sold there, but mostly shipped for the London market. We do not encumber our report with accounts of the weights of silver and lead produced, and their values, because such accounts are regularly transmitted to the Hospital, but we should have been glad to state in more detail the various operations carried on here, had we felt ourselves qualified for the task; that not being the case, we will conclude the subject with reporting generally (which we have great satisfaction in doing), that the whole business appears to be conducted with great steadiness and regularity; the departments are well arranged, and every man seems to know his place and attend to his duty; and the best reply to the general question, to which all our enquiries pointed, how the establishment, as a whole, answered the Hospital's purpose? was the production of an account of the profits from its origin in July 1768 to the 26th May 1804; by which it appeared that they amounted from its commencement to the 30th of April, 1803 (a period of about 34 3/4 years) to £44,894:4:10 and from thence to the 26th May 1804, being one year and 26 days to £2168:16:3 1/2. Besides which the erection of these and the Blagill mills have, we have no doubt, had a good effect upon the mining concerns at Alston.

The land attached to the mills measures about 120 acres, but it is of little value, and a great part of it may be called waste; about 30 acres have been planted, but it with much promise at present; more however may by and by be turned to that or some other account should the horizontal chimnies have all the good effects expected from them. About 80 acres in the two pieces denominated Hare Moss, and Dean-raw Moss, the very refuse of the South Common, being all bog, are unlet; these are said to be attached also to the mills, but they are no further so than in supplying peat for fuel, which they do in great abundance.

HIGH STUBLICK COLLIERY. this colliery is situated in Langley South Common, at a short distance from the lead mills. It was formerly let on lease, like most of the other collieries belonging to the Hospital, at an annual fixed rent; but after the erecting of the Mills it was very properly taken into hand for the purpose of supplying coals for their use; besides which supply the lessees of Blagill Mills are furnished at the current market price, with all the coals used in carrying on their works, and the surplus is sold to persons residing in the neighbourhood.

William Wardle is the Hospital's agent or coal bailiff, under whose immediate superintendence and direction the works are carried on; his salary is £30:14:0 and he is allowed a house, which is contiguous to the colliery. Sixteen men are at present employed under him, and the coals raised annually, amount upon an average to about 5000 foddors, each fodder containing 54 pecks, Winchester measure, weighing each about 13 1/2 cwt. and the present price at the pit's mouth is 3s.6d per fodder. Some years ago it was apprehended that the seam of coals at High Stublick would soon be exhausted; but a new winning if the colliery removed those fears for a time, as by that means the water was carried off, and lower strata were brought into

working, which appeared likely to afford a very abundant supply of coals. After the lapse however of a few years apprehensions of a failure returned, and, as from trials made by boring, there was reason to believe that coals would be found at Low Stublick, not far distant, to guard against the want of an article so necessary in smelting, it appeared advisable to follow up those trials, and a pit was accordingly sunk at that place within the Barony of Langley, but only six feet from the boundary wall separating that Barony from the regality of Hexham, under the expectation that, if disappointed in the former, coals would be found in the latter, of which report had spoken favourably; a bargain was therefore made with Colonel Beaumont, lord of the regality, for the coals that should be raised within his seigniory, at a rent of £60 per annum to commence after one year, which was to be allowed for trial; but in the event of sufficiency not being found it was agreed that the lease should be void upon giving twelve months notice. Some coals were found within the Barony, but the experiment failed within the regality altogether, and proceedings were stopped during our stay at Haydon-bridge, where we directed a notice for the termination of the lease to be given to Colonel Beaumont. After the establishment of the smelting works High Stublick colliery became more important; any intimation therefore of a failure would naturally occasion apprehension, and now and then a panic prevailed on account of these works, but it does not appear that the Receivers and Agents entertained any serious alarm long together; for besides supplying Langley Mills, they continued selling coals to the Blagill Mill Company, and to the neighbourhood as usual, and it is now with great satisfaction we are enabled to state that these apprehensions were unfounded, as trials have been recently made by Wardle the Agent, and calculations formed thereon, shewing, as clearly as estimates can shew, that at the present consumption of 5000 fadders annually, this colliery will last nearly 100 years longer. We are aware that calculations of this kind are liable to error, and that a production so very abundant as that just-mentioned, cannot be absolutely depended upon, as it is possible there may be "Faults" or "Troubles" (as they are called), though none were found in boring; but from our examination of Wardle, we were satisfied that the colliery will continue its usual supply of 5000 fadders annually for a great number of years, and there is therefore at present no occasion whatever for alarm. But should High Stublick totally fail, a sufficient quantity of coals would, we have no doubt, be found in some other part of the Barony, though perhaps not in a situation so convenient for supplying the lead mills.

...

THE VICARAGE OF ALSTON

Having already made our report on this Living under the head of Alston Moor, we should not have mentioned it again, but that it appeared proper to introduce it in this place, the foregoing Rectory and this Vicarage being the only Livings in the north belonging to the Commissioners and Governors. The parish, as we have stated, is very extensive and populous, the number of inhabitants being about 10,000, but the Living is very unproductive, and is so far from being adequate to the proper support of a Clergyman, that it does not amount to the earnings of a labouring mechanic. If, in arranging the partition of Simonburn, a small portion of the profits of that living could be transferred to this, it would be well; but the objections, we apprehend, are too great to be met, and were it in other respects unobjectionable, it could not be done in the present circumstance of the Vicarage, as two-thirds only of the advowson belong to the Hospital. In consideration of the great extent and population of this parish, as well as in comparison to the Incumbent, we should be glad if means could be found to augment the profits of the Living; only one occurs to us, which, though trifling, would be a comparatively great increase where the income is so very scanty. We allude to Queen's Anne's Bounty, and if a

better mode of augmentation cannot be devised, we recommend this to the consideration of the Board.

In the course of the visitation, as might naturally be expected, several applications were made to us, some of a trivial kind, others more important; we shall mention those which appeared deserving of attention, and they may be set down under the head of

CHARITIES.

During our stay at Alston Moor, a representation was made to us concerning the Charity Schools in that extensive parish, accompanied by an earnest solicitation for a contribution from the Commissioners and Governors in aid of their support. We should have introduced these into the Alston Moor Report, but for the intimation that we might find some of a similar description in other places. We therefore deferred these, that, in the event of meeting with more, the whole might be brought forward together.

In Alston parish there are five Schools which have been established chiefly by voluntary contributions. The first is in the Town of Alston and is called Alston School; it contains at present seventy-two boys; three of whom have a classical education; twenty-eight are taught reading, writing and arithmetic; and thirty-one reading only; There are two masters, The Rev. Mr. Jackson the Vicar, is the head, and a Mr. Pattinson the under master: This School, it appears is endowed with £16:7:0 a year, charged upon some estate in the neighbourhood, but that sum is appropriated to the teaching of six poor children to read. The remuneration to the Masters for the remainder of the School arises from quarterly payments from the parents of the children or contributions for them, amounting to £53:4:0, making with the endowment just mentioned, an emolument of £69:11:0 per annum, which is divided between the Masters in the proportion of £39:3:0 to the Vicar, and £30:8:0 to Mr. Pattinson.

The second is Nent-head School; this was erected about thirty years ago by voluntary subscriptions, and now contains twenty-seven boys, fifteen are taught reading, writing and arithmetic, and twelve reading; Mr. William Sutton is the present Master, at a salary of £40 a year, which was intended to be raised by small monthly payments from the parents or friends of the boys, but they always fall short; This School is patronised by the Governor and Company, and the deficiencies in the monthly payments are made good by them or their agents.

The third is Garrigill School, of which Mr, Thomas Vipond is the present Master, with an income of £27:6:0 a year, arising partly from two donations charged upon two different estates amounting to £7:8:0 per annum; £3 of which is confined to the teaching of six poor children to read. The complement of the School is forty-four boys; namely the above six; thirty-two more who are taught reading only, and six writing and arithmetic, - The remainder of the emoluments consists in monthly payments made by the parents or friends of the boys.

Nent Hall is the fourth; It was built in the year 1789 by voluntary subscription, and contains thirty-five boys classed in the following manner; "Twenty-six readers, six writers, and three arithmetical scholars." The annual income is £20:4:0, of which £18:14:0 arises from quarterly payments from the parents or friends of the children; and £1:10:0 from the rent of a cottage over the school room. The School and cottage are kept in repair out of the above income, and the Master receives the remainder for his trouble. Mr. Joseph Whitfield is the present Master.

The fifth and last in Alston is Lead Gate School, erected by voluntary contributions about thirty years ago: Mr Joseph Hetherington is the present Master, with an annual income of £24:16:0 arising wholly from quarterly payments as before described; there thirty-one boys, of whom fourteen are taught reading, twelve writing, and five arithmetic.

We met with only one application of the kind after we left Alston Moor, and that was in the Barony of Langley. The School in that Barony is situated at Dean raw near the Lead Mills, and is called Dean-raw School. The boys are not limited, but the average number is about twenty-six; they are taught reading, writing or arithmetic, as their parents can afford, the quarterly payments being for reading, three shillings, writing four, and arithmetic five shillings. - Mr. James Garnett is the present Master, and that part of his income which is derived from the quarterly payments amounts upon an average to about £16 a year; to which the Trustees of Haydon Bridge School (a well endowed Seminary in the Barony) add a contribution of ten pounds, making the whole income about twenty-six pounds per annum.

All these Schools were represented to us as being well conducted, and of great utility as far as their establishments and means extended, but that they were not liberally enough supported, the income to the Master being, in these times, insufficient for the decent maintenance of themselves and families; and the children of the lowest classes of the poor are not taught even to read, from the inability of their parents to pay the quarterly sums: And of those whose children are sent to school, there are generally some unable to raise the money at the end of the quarter, which occasions defalcations from the scanty emoluments of the Masters.

It is quite unnecessary for us to enter into any detail respecting the education of the a Poor in this country, as scarcely any subject has been more agitated and discussed:- that great differences of opinion have existed upon that important point everyone knows, but the objection seems to be wearing away very fast; they applied however, but little, if at all, to the Northern parts of the Kingdom where the Schools in question are situated - We therefore recommend the subject to the consideration of the Board; more especially as Alston Moor appears to us the place of all the others where the education of the poor is likely to be useful and beneficial; and where that class is so intimately connected with the Hospital's Mining Works.

The next subject which presented itself to us under this head was the

COUNTY INFIRMARY

Which is a charitable Institution, established about fifty-four years ago, for the sick, and lame poor of the Counties of Newcastle upon Tyne, Durham, and Northumberland, since which time 35,000 indigent persons have been restored to health, and the service of the community. It is supported by voluntary contribution, and the subscribers are allowed to recommend Patients in proportion to the amount of their subscriptions. The Receivers communicated a message from the Governors of the Infirmary requesting us to represent the nature of the establishment, and recommend it to the Commissioners and Governors of Greenwich Hospital to add their names to the list of subscribers. It has lately been found necessary to enlarge and improve their buildings for the admission of more Patients and to prevent the crowding of the wards, which has been attended with a heavy expence ; and as the Proprietors of great Estates in the above Counties, are not only Subscribers but have also contributed liberally towards the expences of the improvements, the Governors express a confident hope that Greenwich Hospital whose Estate is one of the most considerable, will not withhold its assistance. We are so far from seeing any objection to it, that we think it will be proper for the Commissioners and Governors to comply

with their request. Their estate is very large, their smelting mills, collieries, and other works, are extensive, and their labourers, from the nature of their employments, are very liable to accidents, so that besides the attention that may be thought due from the owners of such a property to a charity like this it will be convenient to have the power of recommending indigent objects who may become infirm, or meet with accidents in the service of the Hospital. We heard of an incidence of one of their workmen being maimed by an accident, who had the benefit of the Infirmary through the recommendation of another person; more of the same kind may have occurred and are likely to occur.

The Duke of Northumberland possess, we believe, the largest estate, and his Grace has contributed £500 towards the enlargement and improvement of the Infirmary, and is an annual subscriber of £10. Sir Thomas Liddell has an extensive estate; he contributed £100, and pays annually £50; and other noblemen and gentlemen in the counties have contributed in a similar manner, and their annual subscriptions run from £10 to £20. The estate belonging to the Hospital is, we believe, next in value to that of the Duke of Northumberland, and if the Commissioners and Governors shall be pleased to add their names to the list of subscribers, which we recommend, they will perhaps not think it too much to contribute the sum of £100, and to pay an annual subscription of £10.

Two other matters under the heading of charity or remuneration occurred; one at Alston Moor, where a person was pointed out to us of the name of Trapan, a washer in the lead mines. This ingenious poor man was formerly employed in the copper mines in Wales and Cornwall, and some years ago he wandered to Alston Moor; he had not been there long before he suggested an improvement in the operation of washing lead ores, which was adopted, and has been continued ever since by which means a quantity of metal is obtained from the slime that was before thrown aside and wasted. This improvement had been attended with considerable advantage and profit to the Hospital, and will continue so as long as the mines last; and as the poor man is advanced in years, and his labour cannot continue much longer, he us represented as an object deserving some attention from the Hospital, and in the light he undoubtedly appears to us.

The other case was in Langley Barony, where we erected a petition from John Hetherington, who had been a labourer in the Hospital's service within that Barony more than twenty-five years. He has had a stroke of palsy, said to be accelerated, if not occasioned, by his exertions, and has been twice in the Infirmary without obtaining any relief; he is now at Haydon Bridge in a most deplorable state of pain and want: His whole pittance is a small allowance from the parish, which is inadequate to the proper support and comfort which do wretched a case requires; and as the Receivers have certified to the truth of it, and have born testimony to his good character, we trust the Board will have no objection to making him a weekly allowance of five shillings for the short remainder of his miserable existence, to commence on the first day of September, 1805.

HAVING completed our report of the nature, state, and condition of the farms, lands, buildings, mines, woods, and other property, constituting the Estate belonging to the Hospital in the Counties of Cumberland, Northumberland and Durham, which we were deputed to view and examine, and having stated the collateral circumstances that occurred during the visitation, it only remains for us, befor ewe close our Report, to take some notice of the manner in which, as it appeared to us, the concerns of the Commissioners and Governors are managed and conducted by the Receivers, Agents, Bailiffs and other persons employed by them, and to point out such alterations, if any are necessary, as may seem to be conducive to their interests. These considerations we deserved to come in at the end, under the head of

THE CONDUCT AND MANAGEMENT OF THE ESTATES IN THE NORTH.

For this purpose it has been the practice from the time these Estates came into the possession of the Hospital, to appoint two persons under the denomination of Receivers; Messrs. Nicholas Walton, and Joseph Forster are the gentlemen at present filling that situation. The appointment is of great trust and confidence, not merely a Receivership, but a General Agency, the duties of which are arduous. It is unnecessary to give a minute detail of those, almost innumerable duties, as they are well known by the Board, with whom, through their Secretary, the Receivers are in constant correspondence, and to whom the accounts are rendered annually; these develop all the transactions relative to the Estates. It may not however, be quite superfluous to enumerate some of the more important matters of business, appertaining to the office of a principal Agent upon a property like this, for the purpose of stating as we go along, our opinion of the conduct of the Receivers in the execution of the trust committed to them.

The Mines in Alston Moor from their magnitude and value, naturally first present themselves to our notice; but we have little to add to what we have already said respecting them. Our knowledge of Mining concerns is so confined, that it would be presumptuous in us to speak decidedly upon the subject; but as well as our investigation of the Works enabled us to judge, we have no hesitation in repeating that they appear to us to be carried on with all possible attention to the interests and advantage of the Hospital, and with great credit to the Receivers. Next to these, and connected with them, are the Smelting Works at Langley; here too our knowledge is deficient; but system, order, and regularity, appear to prevail, and the attention and zeal of the Receivers are, as at Alston Moor, very conspicuous. The same may be said of the Colliery in hand, which does not happen to be very productive in quantity, (the seams bring generally thin) nor good in quality, and consequently not very profitable; but it answers the purpose of the Smelting works, and affords besides, a supply of coals to the neighbourhood.

The management of the Woods demands our particular notice. The old woods are well attended to, and the places that become vacant from age or other causes, are regularly filled up. Much new planting has been done, and large woods appear where a few years ago was all nakedness, and apparently, barrenness: Great skill and judgement have, in our opinion, been shewn in the selection of the lands proper for their purpose, in the use of the sorts of wood suited to the soils, and in the execution of the work; and great care and attention is paid to the plantations in the progress of their growth. It is true we differed in opinion from the Receivers in one part of their system, conceiving that the young plantations were not thinned, or sufficiently so in time, as we have stated in several parts of our report upon the woods. It appeared to us that, for want of more weeding the trees would be drawn up thin and taper, to a height too great to admit of their swelling out hereafter to good sized timber, and that they would, besides, be liable to injury by the beating together of their tops and branches in high winds. It is with considerable diffidence that we continue of the same opinion, as it stands in opposition to the great skill and long experience of Mr. Walton, who may be truly called the creator of the greater part of the woods belonging to the Commissioners and Governors. We had much discussion with him upon the subject, and left him in the disposition of trying the experiment of a little more weeding, but with sufficient caution to guard against the mischief to which young trees in this part of the country are said to be liable from hurricanes, when the winds are not prevented, by thick planting, from penetrating into the woods with full force. Much commendation is due to the Receivers for their conduct in this branch of their business.

In continuation of the duties of the Receivers we may add, that it is incumbent upon them to visit the several Estates as often as may be necessary; to receive the rents and profits; and to keep and render regular account thereof: to pay particular attention to the state and condition of the buildings and fences; to investigate minutely all applications for new buildings and repairs, and to communicate to the Secretary of the Hospital for the information of the Board of Directors, the particulars, with their opinion of the propriety and expediency thereof; to suggest the best mode of carrying them into effect; to make and communicate estimates of the cost; and when ordered, to see that they are executed in a proper and economical manner. They should also keep a strict eye upon the tenants in the cultivation of their farms, and take care that the covenants contained in their respective leases are performed. Towards effecting all which, we have every reason for believing that they use their utmost exertions, though perhaps not with equal success in every particular.

The subject of new buildings and reparations upon this estate deserves particular attention, more especially as it consists principally of arable farms which require numerous buildings, and must necessarily be attended with a heavy expence. In the management of a large arable property, few circumstances have been attended with more difficulty and difference of opinion than this subject of buildings and repairs, both in determining upon the quantum and description of buildings that are necessary and proper for the most profitable occupation of the lands, and in deciding by whom they should be done. With a view to strict economy and profit on the side of the landlord, some think that the whole should fall upon the tenant; some again, who have probably had more experience, and investigated the subject more minutely, run into the other extreme, and think it expedient that little or nothing should be put upon the tenant, but that the landlord should execute all repairs at his own cost; and there are others who are of opinion that it is better to divide them between landlord and tenant, which is perhaps the wisest way, defining what is to be performed by each, though there will always be differences of opinion as to what should be done by one, and what by the other.

In letting a farm, the quantum of rent must necessarily depend upon the other incumbrances to which it is liable; and if the repairs are to fall upon the tenant, the rent will of course, be proportionably less; here then an allowance is made in the first instance to meet the repairs, which the tenant would be bound by his covenant to perform at his own cost; but experience proves that this covenant is almost generally broken, and that consequently a great portion of the repairs for which the landlord had already made an adequate compensation in the rent, falls ultimately upon him, at a double expence. - To say that he has his remedy in law, does not we fear, much mend the matter, as besides the unpleasantness of litigation, especially between landlord and tenant, the remedy in many instances, from various causes, is almost as bad as the grievance. We do not therefore recommend the principle of putting all the repairs upon the tenant, nor do we think that the landlord should take them wholly upon himself; although that, in our opinion, is better than the other. The heavier part should, however, we conceive, be borne by the landlord, for which he will receive a compensation in the quantum of rent. And (having a good agent) will pay only once for the same thing; but something should be laid upon the tenant that he may have a feeling and an interest of his own in the state and condition of the premises; it tends to prevent delay in making small reparations, an attention to which as soon as a defect appears, is true economy; it makes him know how very expensive farming buildings are, and he becomes in fact somewhat of an agent, as it is his own interest in many particulars, as well as that of his landlord's, to take care that the repairs are not neglected or improperly performed.

.....This appears to have been the plan adopted and pursued in the management of the Hospital's Estates, and their leases are made upon that principle. On examining the form of these leases we

find that the covenant entered into by the Commissioners and Governors relative to repairs, is, "that they shall in the first instance put all the buildings into good repair and erect all such new buildings as in the judgement of the Receivers shall be deemed reasonable, and afterwards provide wood for all repairs of buildings, the tenant paying the expence of cutting and carrying the same;" and so of the gates and stiles; and the covenant on the part of the tenant is, " that he shall repair, uphold, maintain amend, and keep all the buildings, the walls and main timbers excepted." In a country like this abounding in materials of stone and lime, the buildings are of course made of stone, the sides and ends therefore of every building are maintained wholly by the Hospital; add to these the main timbers, both wood and workmanship, together with wood for every other description of repair, and it will be found that the above covenants and exceptions, throw much the greater part of the expence upon the landlord; but still there is a considerable portion left for the tenant; we think as much, (viewing discreetly the whole of the subject), as ought to be put upon him; and however great the expences of the repairs upon the Hospital's Estates may have been, we are of the opinion that the mode practised has been attended with beneficial consequences, and that it will be prudent to continue it. The leases granted contain many useful covenants, provisos and agreements, which are in general very properly and strictly worded, though we think those relating to the repairs might be a little better defined, which may be done without altering the substance: it is the duty of the Receivers, under the direction of the Board, to fulfil those entered into by the Commissioners and Governors, and to take care that the tenants provide their's; The matter we are aware us a most difficult task, and was perhaps never literally accomplished with a large body of tenants; but no gross violation of a covenant should pass unnoticed, and we must do the Receivers the justice to say that this part of their duty, with the assistance of the bailiffs, appear to be properly attended to.

Before we quit the subject of repairs, we must advert to a circumstance which occasionally occurs upon a farm in the progress of a lease, namely, the erection of new, or extension of old buildings at the expence of the Commissioners and Governors, beyond the agreement entered into by them, in the first instance, or without expectations having been held out from which any equitable claim might be made for such accommodations. It does not follow that every building or extension of this kind made within two or three years after a lease has been granted comes within our meaning, because as we have just stated, the Hospital covenants to put all buildings already in existence, into good repair at the commencement of a lease, and to erect at their cost, all such new buildings as shall in the judgement of the Receivers be deemed necessary; and it may frequently, and must occasionally, happen to be more expedient to execute these works gradually, and for the agents, having regard to present expence and other undertakings, to avail themselves of as much time in their completion as circumstances will permit; but when it has once been determined what is to be done by the Commissioners and Governors, we do not think that, in the course of a lease, any new buildings or extensions of old buildings should be made at their cost without an adequate interest being paid by the tenant for the money expended; nor even upon that condition, unless it shall appear that the accommodations required are permanently beneficial to the estate. Though this appears to us to be a good general principle, it no doubt has its exceptions, and we are therefore of opinion that it would not be advisable to lay down any absolute rule upon it, as peculiar and extraordinary cases sometimes arise which well deserve the attention and encouragement of the Hospital; and as these, whenever they happen, are always particularly set forth and explained to the Board, it seems better to leave every case, as it occurs to be considered and decided upon according to its own merits.

The next point to be considered is the mode of letting the farms upon lease, which by Act of Parliament is directed to be done by public advertisement for tenders, to be delivered or sent in

writing, sealed up, and opened in the presence of a Board of Directors. This Authority of Parliament, we suppose was sought for and obtained by our Predecessors, as well to excite competition in order to procure the best possible rents, as to guard against collusion and fraud in a point so importantly connected with the Revenue of the Hospital; more especially as the estates are situated at such a distance as to be excluded almost entirely from the personal superintendence or controul of the Board. Objection might be made against this mode, but as it has been adopted, and as we understand very successfully practised for many years, it seems unnecessary to bring forward any at present, as it will be time enough to seek for a remedy when the plan does not succeed, if that should ever be the case.

The Act of Parliament just now mentioned does not permit any Lease to be granted for a longer Term than twenty-one years, but the Commissioners and Governors have the power of granting any shorter Term, and they can if they see fit, let any part of the Estate from year to year, without Lease; in which case the Act does not seem to require a public advertisement for Tenders; of this description, however, we find on,y a few trifling instances, but there are several for shorter Terns than 21 years, though the principle part of the property is let on Leases for that Term, and as the Farms consist chiefly of arable land, and many of them are yet capable of great improvement, we are of the opinion that shorter terms would not, in most cases, afford the Occupiers sufficient encouragement to expend their money and exert themselves in making those improvements; nor would a reputable Farmer set himself and his family down, or if he could possibly avoid it, for a shorter Time, particularly, upon the Hospital's Estate, where the chances are so many against his continuing longer than the Term of one Lease; he might be tempted to do so by a moderate rent, and on a Farm being advertised the Tender of Rent would probably be made accordingly. Shorter Terms may be granted upon some parts of the property, and we recommend it where it can be done with propriety; but we think it will be found adviseable and advantageous to the interests of the Hospital, to continue the practice of letting the bulk thereof upon Leases for twenty-one years.

This limitation in all cases, to Terms of twenty-one years, inevitably prevents the Commissioners and Governors from granting Building Leases, which in some countries would be very detrimental to the Property, but their Estates in the North containing but few situations proper for the purpose , are not at present much affected by the restriction. There are however, some spots in and near the Town of Keswick, that seem very well adapted for the description of buildings we are now alluding to, namely, houses without Farms, but to which small portions of ground may be attached for convenience; and as Keswick is a place of great resort in the Summer season, and likely to continue so, the power of granting such Leases, if it existed, might perhaps be used to some immediate advantage there, as well as occasionally on some parts of the other Estates.

The mode of letting the farms by public competition, instead of private agreement which is generally the practice, removes in some measure by the Receivers one of the difficult and responsible duties which would otherwise fall upon them; we mean that of selecting proper tenants, and valuing the lands in order to fix the rents. Widely dispersed as these Estates are, and differing as they do on quality, size and disposition of the Farms, their situation with regard to the Markets and in many other respects, it requires no small degree of the knowledge peculiar to the office of a Land Agent and Receiver, as well as of general good sense and sound judgement, to meet and adjust all the circumstances that occur in such transactions so as to do strict justice to the Landlord without oppressing the Tenant. The employment and trouble of the Receivers are not however dismissed by the present practice, but we believe rather increased by it, of which the Board are aware of what is so frequently brought to their view. Upon the letting

of the Estates; and though the responsibility of selecting the tenants and fixing the rents does not under the present system immediately attach to the Receivers, it is their duty to take all possible care in making their enquiries into the characters and stability of the highest Bidders and their Sureties, and ascertaining the value of the lands for the information of the Board of Directors, that improper tenants be not admitted, or the Farms let under their fair value.

There is one circumstance more that appears necessary for us to notice on the subject of Leases, which is the practice of defraying the expences of preparing the Indentures by the Commissioners and Governors, except Two Guineas paid by the respective Lessees towards each pair; and we were informed that a similar practice obtains in other Estates in the North. From the great increase in the price of Stamps, and other charges attending the making of Leases, the whole expence upon this extensive Property must be considerable, if borne by one party but if divided amongst the Tenants, each paying for his own Leases, and that only once in about twenty one years, the amount to them individually will be small, certainly too inconsiderable to have any effect upon the quantum of rent to be offered when Farms are put up to public competition. We therefore think that this custom may very properly be discontinued by the Hospital, and recommend that the whole expence in future be put upon the Tenants, excepting the Lead Mine Tenants who may be left upon the present plan, as we be unwilling to suggest any alteration that would put an additional expence upon adventures in these concerns, many of whom are very needy at the commencement of their undertakings, and it would be impolite to put the smallest impediment in their way.

Though we have gone rather into detail in this part of our Report on the subject of Buildings and Repairs, we have only slightly noticed the Repair of Fences: We have however occasionally mentioned them in the course of our observations upon the several Estates, and have now only generally to state that no better plan occurs to us than that contained in the Leases, as they are at present formed; namely that the Drains, hedges, Fences, Gates and Stiles, shall be repaired maintained, upheld, and kept by the Tenants at their own expence and charge, the Hospital supplying Wood only for the Gates and Stiles or, as it is expressed in the Leases, "the Commissioners and Governors shall find such number of Gates and Stiles, as they or their Agents shall think necessary, the Tenants paying the expence of making such Gates, and Stiles, and carrying and fixing the same."

Connected with the management of the Estates, are the Salaries and Emoluments constituting the Remuneration to the Receivers, Bailiffs and others employed by the Hospital, for their time, trouble, Skill and Responsibility, together with the expences to which they are liable, in the execution of their respective Duties. Having already, we believe, said nearly as much in that respect as is necessary with regard to the Bailiffs, under Agents, and Officers, we shall confine ourselves in this Stage of the Report chiefly to the consideration of the profits derived by the Receivers or Principal Agents, whose Office and Duties we have endeavoured rather summarily to describe; but, before we offer any observations or suggestions on the subject, and in order to bring it more distinctly into view, we shall insert in this place, an account of all the Receipts and Outgoings affecting their Profits for seven Years, immediately preceding our Visitation, ending on the 21st of November, in each Year.

AN ACCOUNT OF THE PROFITS AND EXPENCES OF THE RECEIVERS.

Net profit for 7 years: year ending 21st November.

1798	£ 1,413 :18 :00 1/4d
1799	£ 1,872 :09 :02 3/4d
1800	£ 1,454 :15 :04 1/2d
1801	£ 1,499 :04 :00 1/4d
1802	£ 1,434 :18 :00 3/4d
1803	£ 1,317 :07 :10 3/4d
1804	£ 1,666: 04 :11 1/2d

ABSTRACT of the foregoing Statement, shewing the Net Profits for Seven Years.

7) £10663:17:6 3/4d Average per annum £1523:8:2 1/2d

From the fluctuating state of the property, and of the mine and smelting parts in particular, the emoluments of the Receivers must necessarily vary, but it will be seen by the above Recapitulation, that their clear profits in the last seven years, amounted to £10663:17:6 3/4d, being upon an average £1533:8:2 1/2d per year derived by both, or £761:4:0 by each of them. The account delivered to us contained items which we have not inserted; namely, on one side of it an allowance or emolument of £5:5:0 annually for their trouble and expences in purchasing coals at Newcastle for the use of the Hospital, and in procuring freight for them to Greenwich; and on the other, some out-goings consisting of subscriptions towards carrying on the War, and to the Army of Reserve, with a payout for Property Duty; but as the former was for a service unconnected with their duties as Receivers, and the latter are charges to which all persons are liable, according to their means, it did not appear to us that they had any reference to the present question, and we therefore omitted them in our Statement.

The first thing that occurs to us on the subject of remuneration to the Chief Agents, or Receivers, is the principle of it, namely, Commission by a poundage; and after the best consideration we have been allowed to give to the subject, we are of the opinion, that it is a system the least objectionable of any that exists. It is a great point that the interests of a Land Owner and his principle Agent should, as much as possible go together, so that no measures can well be adopted by the latter to benefit himself, without producing at least an adequate advantage to the former, nor should he be able to injure the Estate, by neglect or otherwise, without injuring himself at the same time; for this reason we prefer a commission on the gross amount before one on the clear profits of an Estate, that no temptation may exist to neglect the buildings and repairs, particularly upon an arable Estate, and by that means produce a serious injury hereafter, in order to increase for a time, the annual balances for present profit to himself. The principle of a poundage as we view it, applies correctly to all the landed property, and we cannot discern that it does not equally apply to the Mines and other Works. It may be thought to fail in the article of timber, especially where there are large woods containing full grown trees. In such a case it is possible to have an Agent who might be tempted to cut down more freely than he ought to do, for the sake of immediate emolument: Considering however, the nature of the woods upon the Estates belonging to the Commissioners and Governors, and that they have two Chief Agents, or Receivers, and taking also into considerations the exertions of the Board of Directors in strictly investigation upon all occasions, the transactions of the Estates in the North, and never suffering any thing of importance to be done till it had been minutely set forth, explained, and carefully weighed, we have no apprehension of the kind here. The principle too

in the sale of the timber and wood goes hand in hand with the advantage of the owner in the price or value. It being the interest of the Receivers to sell the same for the most money that can be obtained for it. - Upon the whole therefore, we think that it will be adviseable to continue the remuneration by a poundage upon the gross amounts, but whether exactly in the same manner, in all respects, as hath hitherto been done, will depend upon the view which the Commissioners and Governors may have of the subject.

In looking at the account of the Receivers' profits just now stated, it will be seen that they have been allowed a Commission of one half per Cent for remitting the money from the North to London. The profits derived by them in this way, vary of course according to the differences that occur in the annual productions of the Estates, but they amounted in the last seven years to £865, which grills upon an average about £126 a year. When the allowance was first made, the circumstances of this County with respect to money transactions, differed widely from those of the present times; it was then probably very difficult, if not impossible, to obtain bills on London, or procure remittances to be made in any manner without a premium, but at the present moment we are not aware of the existence of any such difficulty; all that seems necessary being to pay the money from time to time, into the hands of respectable country bankers, and allow them a reasonable number of days in the drafts upon their Correspondents on London. - This allowance therefore speaking strictly, maybe said to be now superfluous, and ought to be discontinued, the circumstances which originally occasioned it, if we are correct, existing no longer; taking it abstractedly, the fact appears so to us, but before the point is determined upon, it seems necessary to consider whether the clear emoluments, taken together, amount to more than the principal Agents or Receivers, under all circumstances, are fairly and equitably entitled to. It might not have been thought irrelevant to the present question to state in this place what is done with respect to Agents or Receivers employed in the management of other large landed property in this Country, and we are desirous of doing so, that the Commissioners and Governors might have had an opportunity of comparing their own practice therewith, but we were not sufficiently acquainted with the modes adopted by others to enable us to enter into a satisfactory detail of them, though we understand generally that persons of that description are liberally paid, and that the prevailing practice of remuneration them, is by fixed salaries and allowances: But with regard to Estates coming under the direction of the Court of Chancery (and they are very numerous) the allowance made by that Court, as we are informed, is £5 per cent, on the clear produce thereof for only one Receiver, which is considerably more than £5 per cent. upon the gross receipt, where two Receivers are appointed; the Receivers therefore of the Estates belonging to the Hospital, are paid upon a lower scale of Commission than those employed by the Court of Chancery; and it seems reasonable that there should be a difference between the two cases, the trouble and responsibility not being so heavy on two persons, as upon one. In order however the better to satisfy our minds upon the subject of remuneration, as far as regards the quantum, we did not confine ourselves to the practice of others, but used our best endeavours in the whole course of the visitation, to estimate the actual employment of effective Receivers on this complicated property, in all its bearings, and upon comparing the multiplicity of their duties, the responsibility attached thereto, and the station in life which persons in such a situation ought to hold, we have no hesitation in stating it as our opinion (looking steadily at the interests of the Hospital) that they are by no means overpaid. If then according to the present system of paying their emoluments, no objection shall arise to the annual amounts thereby produced, it may be thought questionable whether it is worthwhile to disturb that system, and perhaps there is no absolute necessity for it; but having observed that the Commission upon the remittances (considered independently of other duties) appears now to be unnecessary, it is it impossible that the Commissioners and Governors, may feel disposed to form a new scale of remuneration, adapted to present circumstances. In the event that we

would revert to the account just now stated, from which the net emoluments of the Receivers result, and recommend the retaining only those items which shall appear legitimately to belong to it according to the almost general custom of this country, which we conceive to be the stated Salaries (where such are paid) but in this case the poundage upon all the gross sums received, on one side of the Account; and on the other, the Rent and Taxes of the Receivers own Office, the Salaries of their own Clerks, and the travelling and all other expences of themselves and Clerks, incurred in the management of the Estates and Receipt of the Rents; this alteration would remove from the profit side of the Account, the Commission of one half per Cent. on the remittances now thought obsolete, and from the other side the contribution towards the Salaries of the Hospital's own Bailiffs and Court-Keepers, which in no other instance, that we are aware of, are made chargeable upon the emoluments of an Agent, and we think it would not be improper to allow a reasonable sum annually for entertaining the Tenants on the payment of their Rents, this being perhaps the only great Estate in the kingdom where it is not done.

The profit of Courts, and the small emoluments from Leases are too trifling to be noticed.

Should the Commissioners and Governors think proper to abandon the present plan, we suggest the above as a basis of a new one, and on looking over the figures it will be found that if it had existed the last seven years, the Agents would have received about £27 a year each more than they have now done; but in future as the Estates advance in rent, which they are about to do, the difference in this respect will be little or nothing.

It will be understood that the remuneration made for the Chief Agency, or Receivership, has all along been considered by us as a satisfaction for the services, expences, and responsibility of two Gentlemen filling that situation, and the sentiments we have given upon the amount thereof have been governed by that circumstance.

It would appear, at first view, that an annual saving of some extent might be made by the Hospital were only one principal Receiver to be appointed, which naturally led us to take into consideration the necessity of employing and remunerating two. The circumstance of two persons of this description having been appointed by the Commissioners and Governors, when the property (of much less magnitude that it is now) first came into the possession of the Hospital, and the sanction of that precedent by a continuance of the same practice ever since, did not appear to be absolutely conclusive upon the subject; conceiving however, that every circumstance bearing upon the point must have been brought forward, discussed, and weighed, with great care and attention by the Commissioners and Governors, at the commencement of the business, the precedent made by them, and the subsequent sanction of it by their successors, could not fail to make an impression upon our minds; and what we are about to state has probably occurred when any occasion has arisen for bringing the subject under consideration, but particularly on a vacancy happening in the Receivership.

The Estates belonging to the Hospital in the North are differently circumstanced from most other large Properties in the Country, the owners of the latter having generally a place or places of residence, on some parts of their Estate, and are led, either by business or amusement, to visit all their other property, which, of itself, is no small control over the conduct of their Agents. Of this advantage the Hospital's Estates are almost wholly deprived, the Commissioners and Governors residing at a great distance from them, and having many other duties to engage their attention. They have the power, it is true of sending a deputation into the North whenever it is thought necessary, but this must be attended with a heavy expence and cannot we think, be done with propriety but seldom; the Chief Agent is therefore a more immediate representative

of, or more nearly assimilated to the owner himself, in this, than in most other cases, and possesses power and authority, with less personal control or liability to it than other Agents. This may have been one reason, among others, for appointing two Receivers, as a kind of check upon the conduct of each other, and it undoubtedly appears more safe to commit the concerns of the Hospital, circumstanced as they are, to the management of two persons having equal authority, than to vest the whole power in one.

We will just mention in this place that the Hospital's Receivers, participate in the profits and emoluments of their Office in equal shares, and are upon an equal footing in all respects, except that the Senior, according to the dates of the appointments, signs his name before the Junior, and in matters of mere form has the precedence.

Independently of the reason above stated for appointing two Receivers, others perhaps of more weight may be adduced, but, in order the better to comprehend the question it may be better to take a short review of the local duties of these Gentlemen, and by a due examination thereof endeavour to ascertain whether the whole business can be satisfactorily executed by one person. We have already gone minutely into detail of the Property, which is very extensive; it is not, however, the extent alone of the Estates, were they occupied in the common way of Farms, but the nature, description, and variety of that Property, which bears the closest upon the argument. Much of the business is of that kind which does not admit of delay or neglect, and the impracticability of paying immediate attention to particular duties upon sudden and critical occasions, which would have the same effect as neglect of duty, and might be attended with incalculable injury to the interests of the Hospital; We allude to the Mines, the Nent Force Level, and the Smelting and other Works upon the Estates, to which the attention of a principal Agent cannot be too prompt when any thing arises out of the common course; and these concerns, from their precarious nature, are so liable to change and accident, and of such value and importance to the Hospital, that a Receiver, to guard against emergencies, ought always to hold himself in readiness to attend to them when required; but this cannot be done, if there is only one Receiver, without sometimes interfering with other business, however urgent, in which he may be engaged at the time.

The variety too of these properties, requires a wider compass of knowledges than is usually possessed by one man; from which arises the advantage, in extensive and complicated concerns, of a co-operation of two persons, who may receive and communicate information reciprocally, and improve themselves in the mode of better performing their duties by consultation and discussion; and the Hospital's business cannot fail to be facilitated and better executed by a division of the services of two persons, each applying himself to that part for which he is most fit.

There is another circumstance deriving of consideration which belongs exclusively to the landed part of the property; namely, the inclosures of large tracts of common, and waste lands under the authority of acts of parliament, in which the Hospital is either wholly, or in part interested. Grindon and Langley South Common, in Langley Barony, have been inclosed within these few years; a work of great labour that has necessarily engaged much of the time and attention of the Receivers, and the subdivision fences are not yet quite completed. An act has lately passed for inclosing the commons and wastes in Alston Moor, a very large tract of land, which will occasion much additional business to the Receivers for many years, and there are other commons in Northumberland, particularly in the Barony of Wark, upon which the Commissioners and Governors, either as landowners, or lords of manors, or both, have Rights, and it is expected that they will be gradually inclosed as agriculture advances and improves.

The employment of a principal Agent in matters of this description, is generally deemed extraordinary, as not coming within the regular routine of his business; it nevertheless belongs to him, and if attended to as it ought to be, and as the interest of his employer requires, it is very far from being the least arduous of his duties:- He ought to attend to the proceedings of the Commissioners appointed by the Act, and take care that justice is done to his principal in all respects; and when they have finished their part of the business, a new one, and in large inclosures a difficult one, on the part of the Agent, commences, which will occupy him many years, as he will have the whole to arrange and subdivide, farm-houses and buildings to plan and erect; and fences to plant and bring to perfection; in short, an inclosure produces a new Property in a chaotic state, which is to be methodized and brought into regular form and shape, by the Agent, requiring more skill and attention than is generally supposed to be necessary in such cases, for by the arrangement at the out-set, whether well or ill contrived, the character of the Estate is stamped, and it goes on so for ages. The assistance of the Bailiffs is of great use in matters of this kind, and it is absolutely necessary to have such assistance, as the business could not be executed without it, but it is the understanding and the eye of the principal Agent that must contrive, direct and control every thing.

From the foregoing considerations, to which may be added the occasional inability of a Receiver to perform his duty from sickness, accidents or other causes, we are decidedly of the opinion that it will be proper, and most advantageous to the interests of the Hospital, to continue the practice of confiding the conduct and management of the concerns of the North to two Receivers.

Nothing more occurs to us that is material respecting the Receivers; and as ever thing is done by or through them, what remains to be stated under the head of "The Conduct and Management of the Estates in the North" may be comprised in a short space.

Reverting to the Bailiffs and subordinate Agents, we shall state here the stations they respectively fill, their Salaries and the mode of paying them.

OFFICERS AND UNDER AGENTS AT THE MINES, SMELTING WORKS AND COLLIERY		Salaries & Allowances	Paid by the hospital	Paid by the Receivers
John Dickinson	Moor Master at Alston and superintends the driving of Nent Force Level. NB he acts as Bailiff besides, but the Salary of £120 comprises the whole	120:00:00	120:00:00	138:00:00
John Friend	Clerk of the deliveries at Alston. Salary £50, Allowance for a horse £20	70:00:00	70:00:00	
Peter Mulcaster	Agents at the Smelting Works at	130:00:00	130:00:00	
James Mulcaster	Langley Mill			
Wm. Wardle	Agent at Stublick Colliery (with a house to reside in)	50:14:00	50:14:00	
		370:14:00	370:14:00	
BAILIFFS ON THE SEVERAL ESTATES				
John Scott	Manor of Castlerigg and Derwentwater and of Thornthwaits	30:00:00	12:00:00	18:00:00
John Dickinson	Manor of Alston Moor entered above			
Wm. Coats	Langley Barony & Elrington	40:00:00	16:00:00	24:00:00
Wm. Storey	Wark Barony & Buteland	20:00:00	8:00:00	12:00:00
George Sample	Hexhamshire & Wooley	30:00:00	12:00:00	18:00:00
Wm. Jobling	Dilston, Corbridge, Thornbrough, Newton Hall, Whittle and Throckley	30:00:00	12:00:00	18:00:00
John Surtees	Newlands and Whittonstall	20:00:00	8:00:00	12:00:00
Edward Bell	Meldon, Needless-Hall and Hartburn Grange, with Whitlees and Leehouses	30:00:00	12:00:00	18:00:00
John Dinning	Scremerston, Spindleston and Outchester, and Middleton Hall	30:00:00	12:00:00	18:00:00
TOTAL:		230:00:00	92:00:00	138:00:00

The Officers and the Agents in the Mines, Smelting and Coal concerns, are a distinct class of men from the Bailiffs, as they do not transact general business (except MR. JOHN DICKINSON, at Alston), but are confined each to his own specific duty, as described in our report on Alston Moor and Langley Barony.

The Bailiffs are general assistants to the Receivers upon the Estates, and the foregoing account will show where they are respectively employed; It is their duty to superintend the execution of any buildings, fences, repairs, or other works, that may be ordered by the Receivers; to look after the woods; to keep watch upon the conduct of the tenants in the management of their respective farms; to correspond with the Receivers whenever occasion requires, and in short, to assist them in all matters of business relative to the Estates; and it is but justice both to the first-mentioned Officers, and to the Bailiffs, to state that as far as we are capable of judging, a more respectable and useful set of men of their respective classes could not easily be found, and the selection does credit to the Receivers.

We were rather surprised that they did not apply to us for an increase to their Salaries, it having been hinted that such an application might be expected, but as none was made to us upon the spot, we should have had no occasion to introduce the subject here, conceiving whatever opinion we might have formed, by comparing their services with their emoluments, that as long as they

were silent they were satisfied:-- After however our return to London, and before we sat down to reduce the materials collected in the North into the form of a Report, we received a regular paper signed by the Receivers stating their opinion that an increase should be made according to the following scale, namely:

	Present salary	Proposed salary	Increase
Clerk of the Deliveries in Alston Moor	£70	£80	£10
Bailiff of Castlerigg etc.	30	40	10
Do. of Langley Barony & Elrington	40	50	10
Do. of Wark Barony & Buteland.	20	30	10
Do. of Hexhamshire & Wooley	30	40	10
Do. of Dilston, Corbridge &c	30	50	20
Do. of Newlands & Whittonstall.	30	40	10
Do. of Meldon, Needleshall &c	30	40	10
Do. of Scremeston, Spindleston &c.	30	40	10
	Total proposed Increase:		<u>£100</u>

The opinion of the Receivers for this advance is grounded upon the improvements made up in the Estates; in some places by the division of the commons; in some by the increase of woodlands; in others by both; and in the few instances where these particular improvements have not taken place, others have, and the labours of the Bailiffs are much increased.

Our observations upon the visitation enable us fully to confirm this statement, to which may be added the alteration of the times within these few years, and we must allow that the additions proposed are very reasonable; and we therefore recommend the subject to the favourable consideration of the Commissioners and Governors; and should they deem it expedient to adopt the suggestion we have made respecting the future mode of remunerating the Receivers, the salaries of the Bailiffs will afterwards be wholly paid by the Hospital.

There remains to be mentioned one more subject relating to the Concerns in the North, which we have reserved till the close of the Report, because it is distinct from everything else, and does not in fact arise until the Estate has done with it; we mean the disposal of the lead after its arrival at Newcastle upon Tyne, when it is considered to be out of the hands of the Receivers, and is brought into the care and responsibility of a separate Agent, who, in the accounts of the Hospital is denominated,

THE LEAD SALE AGENT

After the lead is produced from the Ore at the Smelting Works at Langley, it is removed by carriers appointed for that purpose to Newcastle and on its arrival at that place, the Receivers have nothing more to do with it:- It comes then, as above stated, into the possession and care of the Lead Sale Agent, and it is his duty to sell the same for the best advantage for the Hospital.

MR. HENRY WALTON, son of one of the Receivers, is the present Agent for that purpose, and he is allowed a commission of Two Pounds per centum upon the value or amount of the Sales, which commission includes a guaranty against all losses by bad debts or otherwise.

The lead is deposited in a storehouse and yard rented by the Hospital of the Corporation of Newcastle, situated close to the River Tyne in that Town; we viewed that Dêpot and found it a

proper spot for the purpose, and convenient for shipping the lead for the London or other markets; the lease of it was nearly expired when we were there, and some alterations being necessary for the improvement of the premises, terms of renewal had been then recently received from the Corporation, of which we approved as they appeared to us to be fair and reasonable.

The sums paid to Mr. Henry Walton, for his services and risk in transacting the business for the seven years preceding our visitation, were as follows:

1798	£ 230 :01 :05 1/4d
1799	£ 457 :05 :01 .
1800	£ 234 :12 :03 3/4d
1801	£ 234 :03 :08 3/4d
1802	£ 277 :02 :09 .
1803	£ 240 :11 :06 .
1804	£ 344: 09 :03 1/2d

Amounting together to the sum of £2018:5:9, which averages £288:6:61/2 per annum for that period.

In the sale of so much property some risk of loss must necessarily be incurred by the Agent; as we are not competent to make an Estimate of that risk, we cannot judge very well of the reasonableness of the commission, but it is the same that has been allowed to the present and former Lead Sale Agents for a long series of years; Considering, however, how precarious commerce and trade are, and how difficult it is, in these times, to know the stability of merchants and tradesmen, the responsibility upon the Agent is very great, and must at least have the effect of making him extremely careful in the selection of purchasers.

Nothing was said, directly, to us on this subject, but from what dropped accidentally in conversation it was evident that the guaranty did not sit easy upon the mind of the Agent.

We were desirous of obtaining more information upon this part of the Hospital's concerns, and are sorry that we were prevented by being obliged to attend to the appointments we had made upon the Meldon Park, and other Estates north of Newcastle, having rather miscalculated the time we should be employed at the latter place.

Having now given a Report of our proceedings upon the visitation of the Estates and Property belonging to the Hospital in the North of England, in a manner as particular and detailed (however deficient in perspicuity) as will, we trust, be sufficient to explain our ideas upon the various subjects that came within our view, we beg leave to state that in the execution of the Commission with which we were charged, we made a point of seeing the whole property, and we believe there is scarce a building, of any description, (except the Mill at Wanthwaite in the Manor of Castlerigg and Derwentwater) or an acre of land that was not seen by some or one of us, and the greatest part by us all; And, if in going over this extensive property, which we did with all the care and attention in our power, we detected no corruption or 'peculation, and scarce had occasion to notice any defect, irregularity or neglect in the whole superintendence and management thereof, from the highest person employed by the Commission and Governors to the lowest, we must attribute it, principally if not wholly, to the commendable conduct of those to whom the administration of their affairs has been committed.

In noticing this administration or chief Agency, throughout the Report we have mentioned the Receivers generally, without any distinction, their powers and authority being equal; but it would be the height of injustice not to reserve a place apart for the purpose of expressing, in the strongest manner our sense of the conduct of that old and faithful servant of the Hospital, Mr. NICHOLAS WALTON, who has been one of the Receivers nearly fifty years, and before his own appointment, was a valuable assistant to his Father in the same situation for several years; He is now arrived at an advanced age, but his faculties are still clear, and he is alive and attentive to the matters of business; We were much surprised at the activity, intelligence and perseverance at his time of life, manifested through the whole of the visitation, more especially as he was in a bad state of health when he first met us. From what we heard in all quarters, from the papers and documents in possession of the Hospital, but most of all from the opportunities we have lately had of observing the effects of his services, it seems impossible for us to speak too highly of his extensive and useful knowledge, ardent but well-tempered zeal, indefatigable industry, and inflexible integrity; and of the importance and advantages of his exertions in the execution of the trust committed to his charge.

In thus distinguishing Mr. WALTON, we intend no reflection whatever upon Mr. FORSTER, the other Receiver, who was appointed to that situation in 1801; He accompanied us in the visitation, was attentive and ready to afford us any assistance in his power, and is a respectable man.

Mr. THOMAS WAILES, the chief clerk to the Receivers, accompanied us also in the visitation; he has been many years in their office, is well acquainted with the Estates; and we found him a most useful and intelligent assistant; We had occasion to employ him during the whole time, and must do him the justice to say that he was ready for, and attentive to us early and late : His knowledge of agriculture, and of the value of the land; of mining and smelting concerns; of building and of the arrangement of farms is very extensive, and he appeared to possess every other qualification necessary for the management of a large Estate, which recommended him strongly to our notice and occasioned him a very fatiguing journey: He was with us about 70 days and as his ordinary business in the Receivers' office must have run into arrear during his absence, and be brought up by extra labour afterwards, we recommend to the Directors that a gratuity of Fifty Pounds be given to him for his services on this occasion.

Mr. SHEFFIELD the Mineralogist, as we have already stated delivered his Report to us at Hexham when his labours were finished and he took his leave of us at that place: We nor present a copy of that Report.

Mr. COLLINSON the Surveyor staid with us to the end, looked over every part of the Estate, and took an account thereof. No man could bestow more pains or be more industrious than he was and we transmit herewith the copy of his Report.

In making our observations upon the Hospital's Property in the North, and the state, condition and management thereof, we made a point, as much as possible of keeping ourselves distinct and independent both of the Mineralogist and Surveyor, not that we were unwilling to avail ourselves of their knowledge and skill, but that whatever we should have occasion to report, might be wholly and purely the result of our own observations, without warp or bias from others, and it will give us great satisfaction should the little that we have been able to perform in this visitation meet the approbation of the Commissioners and Governors of the Hospital.

JOHN COLPOYS.

W. BELLINGHAM.
JOHN HARRISON.

Keswick, 24th August, 1805.

SIR,

As the management and state of the Mineral Concerns of Greenwich Hospital will shortly come under our investigation, we desire your particular attention thereto, and that you will conform to the following instructions, viz.

You are to examine such part of the Hospital's Estates as have heretofore produced, or appear likely to produce Copper, Lead, or other Ore, or mineral substance, commencing your investigation at this place, and report to us what steps it may be adviseable to take for the purpose of promoting the working of the same.

You are to examine the several Mines or Veins of Ore, now in course of working, for the purpose of ascertaining whether they strictly confirm to the Covenants contained in their respective Leases; that the Duty Ore be properly set out to the best advantage for the Hospital, and whether the Moor Master and Clerk of Deliveries are attentive to the duties of their stations.

The subject of Smelting and Refining the Duty Ore of the Hospital being of considerable importance, you are to visit Langley Lead-mill, and minutely enquire into the management of that Establishment, to ascertain whether the Agents and Workmen are properly qualified for their respective employments, and what improvements may be made to improve the interest of the Hospital.

You are also to visit Nent Force Level, to see whether that work is properly carried on, and report to us the progress made therein, and what advantages have already arisen, or are likely to arise from the further prosecution of that undertaking.

You are to examine the several Accounts of the Moor Master, Clerk of Deliveries at Alston, and Agents at Langley Lead-mill, to ascertain the manner in which they are kept, and to suggest to us any improvements that, in your opinion may be necessary therein. And,

You are to report to us your observations and remarks, upon every branch of the Hospital's Mining and Smelting concerns; what measures it may be necessary to take to promote its interests, and to afford the several persons employed therein, all the advice and information in your power, to enable them more efficiently to execute their respective duties to the advantage of the Hospital, and encouragement of the Mine Adventurers.

We are, SIR, Your very humble servants
(Signed) JOHN COLPOYS
W. BELLINGHAM
JOHN HARRISON

Mr. W.E. SHEFFIELD

REPORT OF MR. WILLIAM SHEFFIELD, Mineralogist
ON A VISITATION of the HOSPITAL'S MINERAL CONCERNS IN THE COUNTIES OF
CUMBERLAND AND NORTHUMBERLAND.

ACCORDING to the Instructions I received when at Keswick, the 24th of August, 1805, from Sir John Colpoys, K.B. Sir William Bellingham, Bart. and John Harrison, Esq. I examined the Mines in Thornthwaite, none of which are at present wrought, having been left by the late adventurers about two years since very poor. At the Mine called East Beckstones, the Level is open at the entrance, and in working repair, but the Shafts are nearly all run, and the other parts of the Mines are in a ruinous state. The Veins in Thornthwaite run nearly North and South, in a Blue Slate; they contain Galena or the common kind of Lead Ore, a small quantity of carbonate of Lead, or white Lead Ore, and Iron pyrites.

The Mines in the Manor of Alston Moor are very numerous, the greater part of them are wrought; produce large quantities of Lead Ore, and yield considerable profit to the Adventurers and Greenwich Hospital. The present state of those not wrought will be seen by inspecting the account or list of them made out by me, and the state of those which are wrought may be known (with respect to their produce) by the accounts transmitted to Greenwich Hospital by Mssrs. Walton and Forster.

The Mines on the East Side of the River Tyne, contain Galena or the common Lead Ore, carbonate of Lead or white Lead Ore, Blende, and Lapis Calaminaris, both Ores of Zinc, and Iron pyrites; several of the Mines produce the White Lead Ore in considerable quantities, particularly Fair Hill Flowedge; and at Nent Head I saw considerable quantities of Blende rich in Zinc, and as the price of Zinc is advancing, it may be expected to be valuable in a few years.

The Mines on the West Side of the River Tyne, besides Lead Ore, &c. Contain Copper and Iron pyrites, but have never been much tried for Copper. Cashburn, Craglin, Syke and Cornrigs, have produced at several times, about twelve or fourteen tons of very good Copper Ore; in Crossgill, pieces of excellent Copper Ore have been found near the surface in many places, particularly near Scar-ends; these deserve a more effectual trial, but as the Miners in Alston Moor are accustomed to Lead Ore only, it will be necessary to procure Miners from Cornwall or some other country where Copper is raised, before such trial can be expected to succeed; if the Mines containing Copper were all let together, probably a company of Adventurers might be found who would establish Copper Mines at Alston, and make an effectual trial.

The Mines I have been working in are working properly enough, they cannot all be wrought according to the Covenants in the Leases, for no Lease can be made to suit every Mine, and circumstances may happen when it will be necessary to deviate from the Lease, but this should never be permitted without consulting the Moor Master, who, when convinced of the necessity or propriety of such deviation, should grant permission and enter in his book an account of the same.

With respect to the manner of taking the Duty, it appears at first very objectionable, but a fraud would soon be detected, if practised to any extent: the Carriers Tickets of Ore to the Mill. The Mine Books and Oay-bills, the account of the quantity of Ore raised annually, and sold at each Mine separately, and the general account of all Ore raised and sold by each Company must agree; which, with the attendance of the Clerk of the Deliveries and Moor Master at the taking of considerable part of the Duty, act as so many checks in preventing frauds, and increase the difficulty of doing it. If the Lead Ores, called Shattered Ore, Sieve Ore and Smitham, which are

now laid together in the Bingstead, could be laid separate, without much inconvenience to the Adventurers, it would enable those who take the duty to be more exact with regard to the quantity and value of each, and if the Moor Master or Clerk of Deliveries found either of the above descriptions of Ore were not sufficiently dressed, it could be done at less expense and inconvenience, than if all the three sorts were mixed together, as there would be a necessity of redressing the whole heap on account of a part, or submit to take Ore in part not sufficiently dressed; and if the three sorts were laid separate, it might prevent the washers from neglecting either, as it would be more easily discovered; if the Mill Agent, on the arrival of the Ore at the Mill, should find all the Ore sufficiently dressed he may put them together, and on the contrary he finds two of the sorts well dressed and the third not, he may put the two parcels which are properly dressed together, and re-dress the third, which certainly is better than either being obliged to dress all three parcels to separate the waste from one of them, or if not so, to take one part not sufficiently dressed, to prevent re-dressing two parts which are not sufficiently so.

The manner of keeping the Mineral and other Accounts of the Moor Master, Clerk of Deliveries, Lead Companies and other Adventurers which I have examined, are convenient, proper for the purpose intended, and in the form usually made use of in such concerns. I would advise that the Moor a Master should keep a correct account of every new discover, and every cross joint cut in working the Mines or driving a Level; although it should not contain Ore when cut, it may lead to some valuable discovery in future, and the Adventurers should be compelled to communicate such discovery as soon as they conveniently can, to the Moor Master, who should on no account permit them to coat it up, until he has examined and entered a description of it in his book.

NENT FORCE LEVEL from the entrance to the Forehead, is 1912 Fathoms, which is about 297 Fathoms beyond the furthest water blast Shaft. The advantages hitherto derived from it are the discovery of the veins called Hudgill Cross Vein, Blagill Foot Cross Vein, &c. Which have produced upwards of 4737 bings of Lead Ore, the duty at one fifth, amounts to 947 bings, which if reckoned at £4.10s. per bing, is worth £4261. 10s. These Veins continue to produce Ore. In consequence of their being discovered in driving the Level the Adventurers who work them, have paid two thirds of the expense of sinking the two last water blast Shafts, amounting to upwards of £700; the whole expense of sinking the above Shafts must otherwise have been paid by Greenwich Hospital.

The general advantages expected to be derived from the continuation of the Nent Force Level is, the discovery of other veins; the enabling adventurers to work their Mines In the lower strata; to afford assistance in bringing their produce to the surface, and to enable them at less expense, by means of levels of communication with Nent Force Level, to try other Mines in its neighbourhood, which would not be directly relieved by it, without such opportunity of communication; but the particular advantages intended to be derived from the continuation of Nent Force Level is, to cut the veins already discovered and known to be rich, having produced much Lead Ore, and which cannot be tried at any considerable depth below their present workings, without the assistance of very expensive engines or Nent Force Level.

The continuation of Nent Force Level will pass under a country rich in Mines, and approaches nearer to that part of the mineral field the original projectors intended it to do, and from the number of veins it will intersect in its course, there will be no occasion to sink shafts to the Level to supply it with air, as those necessary to try the veins to be cut, will be sufficient for that purpose.

With respect to the future line of the Level, as far as I am enabled to judge, and from the information I have procured, it should continue its present direction until it cuts Lovelady Shields Vein, where a trial has been attempted, but was discontinued on account of the water. A shaft sunk in this vein will try and supply the Level with air; from hence the direction should be more to the south, so as to aim at some place not far from Nentsberry House; in its course it is expected to intersect Lovelady Shields Grain Vein, High Raise Vein, and High Raise Sun Vein, not far from Nenthall, in one of which Veins it may be found necessary to sink a shaft to try it, and relieve the Level with fresh air, in continuing on toward the place intended; the Nentsberry Green North Vein, the Nentsberry Green Middle Vein, are expected to be met with on the north side of Nentsberry House, and also the Vein known by the several names of Black Eshgill Head Cross Vein, Brigal Burn Cross Vein, Dowgang Burn Cross Vein, Greengill Cross Vein, and Grassfield Cross Vein; the latter vein has produced a very great quantity of lead ore; a shaft sunk at the intersection of one of these veins will try it, and again supply the Level with air. The next point to aim at should be near where Grassfield and Grassfield North Vein crosses the river Nent; and Nentsberry Green Sun Vein, may be expected to cut a little to the south of Nentsberry House, which vein has produced some ore in different strata; if this vein when cut, appears worth the expense of a shaft it would try it, but the Level may be driven forward without any, until Nentsberry Haggs Vein is cut; this vein is likely to produce much ore, as it has been rich at Gallygil Syke and Fletcheras, and raised much ore in the different strata of Limestone and Hazle; from the surface to the bed of the river Nent, a shaft should be sunk here to prove the vein and supply the Level with air. The next veins expected are the Grassfield Veins, supposed to be a continuation of the Brownley Hill Veins, at which place was formerly raised a vast quantity of ore. And if, at a great quantity at Grassfield, both in the great limestone and quarry hazle under it as deep as it has been tried; In continuing the Level Southward from Grassfield Veins to where Greengill and Guddamgill Moss Veins cross the river Nent, Nentsberry Pasture Cross Vein will be cut; this is a strong vein at Nenthead, where Cowhill cross vein has produced a very great quantity of ore; continuing southward up the vale from Greengill Veins, Nenthead Field North vein will be cut; this vein has raised much lead ore in the limestone; and farther on is Nenthead-field Vein, which has produced a considerable quantity of ore in the quarry hazle, and likely to bear ore much deeper; the greatest object is the trial of Scaleburn Moss and Dowgang Veins, Rampgill, Rampgill Sun Vein, Peatstack Hill, Brigall, Burn, Carr's and Small Cleugh Cross Veins, which have all been very rich, and being strong veins are expected to bear ore to a great depth, and by working the Level in the direction to where Shawfoot Cross Vein, (being a continuation of Small Cleugh Cross Vein) intersects Scaleburn Moss Vein, and sinking a sump at that place out of Rampgill Low Level I to Nent Force Level, those rich veins may be tried; and by working Scaleburn Moss Vein westward, Carr's Vein and Dowgang Veins would also be tried; in fact from this place it will be easy to try the whole of the veins not already cut if it should be thought necessary.

A plan of the valley of the River Nent, with the course of the level and all the veins known to the present time laid down, is much wanted with a section to correspond. I would also recommend that the railway from the mouth of the Level should be of cast iron, and such Waggons made use of, as limestone is generally conveyed in from the quarry to canal wharfs.

At Langley Smelting and Refining Works, I have attended all the operations, and find them as well performed as at other Works of the same kind; the method of keeping the accounts is also convenient and proper; Many improvements have been lately made; Horizontal Chimnies have been erected to collect the small particles of Lead Ore, and metallic sublimes usually driven off by the blast of the bellows, or rendered volatile by the heat; the advantages arising from which are, the recovery of the metals which would otherwise have been dispersed or dissipated

in fume, and the preventing in a proportionate degree the injury such fume would have done to the neighbouring lands.

Furnaces for calcining the slime ores, or such as are in a fine powder have also been erected, but a useful addition to these furnaces would be a register or valve, to enable the workmen to close entirely, or in part, the flue or chimney at the time they are stirring the slime ore during the operation, otherwise much of it will be taken up the chimney, by the velocity of air, and occasion a loss of metal. I would also recommend that the chimnies of this furnace and that of the slaghearth should communicate with the horizontal flue.

The Governors of Greenwich Hospital having sent MR. JAMES MULCASTER, one of their Agents at Langley Mills, to attend chemical lectures in Edinburgh, in order to enable him to apply the knowledge he has acquired, in improving the various processes of smelting and refining, it will be absolutely necessary to furnish him with a laboratory, and such instruments, vessels and substances as are generally made use of in analyzing the various ores, and mineral substances committed to his charge.

W.E.SHEFFIELD

Hexham, Sep. 21st, 1805

VEINS EXPECTED TO BE CUT OR MET WITH IN CARRYING FORWARD NENT FORCE LEVEL, &c. &c.

Love Lady Shield, produced about one bing of ore, in a thin Hazle post above Authur's Pits Quarry Hazle, but has since been tried in the Limestone above, and also in Nattras Gill Quarry Hazle, and produced no ore in either place.

Love Lady Shield Grain Vein, has been tried long since in the four fathom lime, and been quick, but produced no ore of consequence. Fair-hill Flowedge is supposed to be the same Vein, which is now raising a great quantity of ore in the Limestone; it has not been tried deeper, and raised very little ore above it.

High-raise Sun Vein, has produced a considerable quantity of ore in the great Limestone, Freestone. And Low Slate Sill; it has not been tried deeper; this is supposed to be a continuation either of Nattras, and Nattras North Vein, the former of which has raised a good quantity of ore in the Slate Sill, Pattinson's Sill and little Limestone, and has been tried in the great Limestone and Quarry Hazle, but raised no ore in consequence. The latter vein produced ore very well in the Slate Sill. Pattinson's Sill and great Limestone, but is only a weak vein.

Nentsberry North Green Vein, Tried long since in the great Limestone, and raised some ore, but not much; has not been tried in any other sill.

Nentsberry Green Middle Vein, Has only been tried in the great Limestone and Quarry Hazle; raised some ore but not enough to pay for winning.

Nentsberry Green Sun Vein, has produced ore in the great Limestone, Quarty Hazle, Authur's Pits Quarry Hazle, but no great quantity, and could not be tried deeper for water.

Grassfield Cross Vein, has produced a vast quantity of ore at Black Esgill Head Cross Vein, and a considerable quantity at Brigal Burn Cross Vein, and is now raising ore very well at Dowgangburn Cross Vein, and Grassfield Cross Vein, all in the great Limestone. At Black Esgill Head Cross Vein, it was tried in the four fathom Limestone, and had ore in it, but not sufficient to pay for working.

Dowgang West Cross Vein, Nenthead Field West Cross Vein, and Greengill East Cross Vein, being continuations of the same vein, was very rich in the great Limestone at all the above-mentioned places, but was never tried in any other Sill, and as it bears a more westerly point to the northward than the last mentioned vein, the level will cut them nearly at the intersection.

Nentsberry Haggs, raised ore in all the strata except plate, from the top of the great Limestone to the bottom of the Limestone, next under Nattras Gill Quarry Hazle.

Grassfield, and Grassfield North Vein, are together where they cross Nent River, the former is rich in the great Limestone and Quarry Hazle, and the latter in the great Limestone.

Nentsberry Pasture Cross Vein, has been tried in the four fathom Limestone, and Nattras Gill Quarry Hazle on the East side of the River Nent, but carried no ore. At Nenthead, where it is called Cowhill Cross Vein, it has raised a vast quantity of ore in the great Limestone.

Greengill and Guddamgill Moss Vein, has raised ore in the low Slate Sill, Pattinson's Sill and little Limestone, but very little in the great Limestone.

Nenthead Field North Vein, has raised ore very well in the great Limestone, but in no other stratum.

Carr's East and Carr's West of Nent, has raised a great quantity of ore in the great Limestone especially at the latter place.

Shawfoot Cross Vein, Hanginshaw Criss Vein, and Small Cleugh Cross Vein (all the same vein) has raised an immense quantity of ore in the great Limestone, especially at the last mentioned place, but in no other strata.

Scaleburn Moss, Shawfoot and Dowgang, (being the same Vein) has raised a vast quantity of ore at all the above places, and carried ore in all the strata (except plate) from the top of the low Slate Sill to the bottom of the great Limestone.

Rampgill, Shawfoot Sun Vein, Peatstack hill and Brigall Burn (same vein) has produced the greatest quantity of ore of any vein on Alston Moor, and carried ore in all the strata (except plate) from the top of the High Slate Sill to the bottom of the great Limestone.

Rampgill Sun Vein, has raised ore in Pattinson's Sill, little Limestone and great Limestone.

Cowslitts has raised a considerable quantity of ore in the great Limestone, but in no other stratum, and is only a weak vein.

Cowhill a stronger vein than the last and raised more ore, but only in the great Limestone.

Hangingshaw has raised a good quantity of ore in the great Limestone, but in no other stratum.

Middle Cleugh has raised a very great quantity of ore, and in all the strata (except plate) from the top of the Slate Sill to the bottom of the great Limestone.

Middle Cleugh 1st Sun VeinDitto.....Ditto

Middle Cleugh 2nd Sun Vein. Ditto. Ditto

W.E.SHEFFIELD

October, 1805.

A LIST OF MINES IN THE MANOR OF ALSTON MOOR

Not worked from Lady Day to Midsummer, 1805, -East of Tyne.

Ale Burn. Tried long since, but never raised any ore; the workings all run in.

Alston Peat Fell Cross Vein.....Ditto.....

Arthurs Pitts Cross Vein.....Ditto.....

Bayle Hill. Proposed for and now raising Lead Ore; will probably raise 50 bings this year.

Brownley Hill Moss Vein. Tried long since; never raised any ore, and the workings run in.

Broomsberry East Cross Vein formerly raised some ore, and may probably be again worked to advantage.

Black Shaft Cross Vein never produced any ore; long since it was tried and the workings run in.

Black Syke raised some ore.....Ditto.....Ditto

How Blagill. Tried long since; never raised ore; the workings run in.

Ditto North Vein.....Ditto.....Ditto.....Ditto

Moiety of Backbone of the Earth in Prior's Dale raised a small quantity of ore long since; the workings all run in.

Moiety of Copper Slit in ditto. Worked at different times and raised ore, but never a quantity; suppose in the whole not more than 50 or 60 bings, and it been worked for several years.

Moiety of ditto in Sun Vein in ditto. Tried long since, produced no ore; the workings all run in.

Moiety of Windy Brow North Vein in ditto. Worked long since and of little consequence.

Carr's East Vein, raised some ore formerly; not worked these 14 or 15 years; the workings run in.

Crag Greens Sun Vein. Raised a considerable quantity of ore, but has not been worked these 3 or 4 years; both level and shaft open.

Crag Middle Vein, West End. A trial made but the vein not discovered.

North Vein. Has raised a considerable quantity of ore as per account delivered (upwards of 1300 bings), lately given up, and the works standing open.

Coatleth Hill Green. Raised a considerable quantity of ore formerly, but none of late years, and is now tried by a permission of six months.

Coopers Dykehead, coopers Dykehead Middle Vein, Coopers Dykehead Sun Vein. Let under a general grant to the Governor and Co. who have lately begun a level in Low House Freehold, fir unwatering and trying these Mines.

Coopers Hole Head. Tried long since, no ore got; the workings are all run together.

Clargill Head Criss Vein, Clargill Coal-pits Cross Vein. Tried long since but no ore got; greatest part of the workings run together.

Dowpot Syke. Tried at several different times, but no ore raised of consequence; workings all run in.

Dowpot Syke Sun Vein. Tried about 10 years ago, and about 5 or 6 bings of ore raised; greatest part of the workings run together.

Dowpot Syke North Vein. Tried firmer.y and given up, but now trying on liberty for 6 months.

Doe pot Syke Cross Vein. Tried about 12 years since, but no ore got; works run in.

Dowgang Cross Vein. A small trial made long since; none of the workings are now open.

Dodd End.Ditto.....and no ore got; is now trying on liberty for 6 months.

Dodberry. Worked long since and some ore raised; but the workings are all run together these 20 years.

Fourshield Grains. Tried about 20 years since, but no ore got; the workings all run in.

Fourshield Burn.....Ditto.....Ditto

Fletcheras Foot North Vein. Not been worked for 40 or 50years and no workings open.

Farnberry Sun Vein. A small quantity of ore raised about 10 years since; the level open.

Farnberry Middle Vein.....Ditto.....

Farnberry North Vein. Has been worked, and about 70 or 80 bings of ore raised; it is now trying under liberty for 6 months.

North Grain. Tried long since; no ore raised; the workings all run together.

Gallygill Syke East End. Tried about 8 or 9 years since; 50 or 60 bings of ore raised, and the level open.

Gallygill Syke Middle Vein East End. Tried about 6 years since, and 30 or 40 bings of ore got; the workings are yet open.

Gallygill Syke Bent Cross Vein. Tried long since; no ore got, and the workings are all close.

Greengill North Vein. ...Ditto.....no ore got of consequence...Ditto..

Moss Vein.....Ditto.....

Grey, or Graham's Cross Vein. Tried long since and nothing known about it.

Gutter Hill Head Cross Vein. Appears to have been worked 2 or 300 years since; workings all closed, it produced some ore.

Guddam Gill Moss North Vein. Tried long since.

Guddam Gill Cross Vein.....Ditto.....

Gill Gill Syke Head Cross Vein...Ditto....No ore raised.

Gill Gill East Cross Vein.....Ditto.....

Goangill. Tried at different times, and got a small quantity of ore; most of the works run in.

Green Ends. Tried about six years; raised a small quantity of ore, and is now under trial of liberty of six months.

Haggs North Vein. Tried at different times but no ore got.

Handsome Mea-Cross Vein. Tried several years since but no ore raised.

Holy Field North Vein. Worked 15 or 16 years since, and about 30 or 40 bings of ore got.

Hundy Bridge Syke. Worked long since and some ore raised.

Hill Close North Vein. Ditto.....Ditto.....

Hudgill Burn Cross Vein. Tried 20 years ago; no ore got.

Hill Hopehead Vein. Tried long since; no ore got.

Love Lady Shield Grains. Tried 40 or 50 years since; and little if any ore got.

Longhole Head Sun Vein. Not worked lately; and within the boundary of Longhole Head Vein, of little consequence.

Middle Cleugh Trunk Vein. Tried upwards of 20 years since and no ore raised; the workings run in.

Nentsberry Green South Vein. Has since been tried at different times and raised small quantities of ore; lately given up; the workings open.

Nentsberry Middle Vein. Ditto.

Nentsberry North Vein. Worked long since and appears to have produced a small quantity of ore; the workings all in, except one shaft opened a year ago.

Nentsberry Cross Vein. A proposal lately taken for this vein now on trial.

Nentsberry Pasture Cross Vein. Tried long since; does not appear to have produced any ore of consequence; the workings all run in.

Newberry Side Cross Vein. Tried about 20 years since, but no ore got; the workings all in.

Nenthead Fields Cross Vein. Tried many Years since, but no ore got.

Natras Cross Vein. Discovered 10 or 12 years ago by working Natrass North Vein; raised some ore and became blind.

Natrass Field Cross Vein. Tried 30 or 40 years since, no ore got.

W.E.SHEFFIELD

October, 1805.