

9 Oct 1815 William Browell and Edward Legge to Greenwich Hospital

[Note: This report documenting the Greenwich Hospital's visitation report to its northern estate in the summer of 1815 is truncated in the database as its length is too great for a single entry, but the full report is given in this PDF.]

REPORT OF VISITATION OF GREENWICH HOSPITAL ESTATES IN 1815

A REPORT OF THE PROCEEDINGS OF CAPTAIN BROWELL, LIEUTENANT GOVERNOR AND The Honorable and very Reverend the DEAN OF WINDSOR TWO OF THE Directors of the Royal Hospital for Seamen at Greenwich ACCOMPANIED BY JOHN DYER, Esq. The Secretary therof ON A VIEW OF the PRINCIPAL ESTATES BELONGING TO THE HOSPITAL, In the counties of CUMBERLAND, NORTHUMBERLAND, and DURHAM IN THE MONTHS OF July and August, 1815

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ADVERTISEMENT

THE Receivers of the Hospital's Estates in the North, having transmitted Plans of the Homesteads on Langley Castle and Thornbrough Highbarn Farms, as models of most of the new Establishments, which have been rendered necessary, either by the incorporation of small Farms, the divisions of Commons, or other causes. It has been judged advisable to subjoin to the following sheets the Plan of Thornborough Highbarn Farm, although that of Langley Castle Farm only is referred to in page 21 of this Report.

AT A MEETING OF THE Directors of Greenwich Hospital At SALTER'S HALL On Wednesday, 21 st June 1815

Present: Captain BROWELL, Lieutenant Governor, Admiral Sir J. Colpoys, G.C.B., Sir W. Bellingham, Bart, Rt. Hon. Lord AUCKLAND, JOHN YENN, Esq, Rev. JOHN COOKE., Dr. ROBERTSON, Sir ROBERT PRESTON, BART, G.T GOODENOUGH, Esq

Ordered,

That the Clerk of the Works do forthwith proceed to Newcastle , to examine and consider the proposals which may have been delivered to the Receivers , pursuant to advertisement, for building the Churches and Parsonage Houses necessary to be erected in the late Parish of Simonburn.

Resolved,

That the lieutenant Governor and the Dean of Windsor (who have consented to be a deputation) together with the Secretary, do also proceed to Newcastle, for the purpose of entering into Contracts for the said Buildings.

That they also visit the several Rectories in the late Parish of Simonburn, and report what measures it may be proper to take for the sale of the Tythes of Wellhaugh Township, towards defraying the expence of building Parsonage Houses, and purchase of Glebe, considering at the same time how far it may be advisable to attempt to recover for the several Incumbents, the Tythe of Agistment, which by an agreement between the late Dr. Scott and his Parishioners, was not to be litigated during his incumbency; and that they do also visit such other parts of the Hospitals Estates in the North, as in their opinion may be proper, reporting their observations and proceedings to the Board.

MY LORDS AND GENTLEMEN,

GREENWICH, 9th October, 1815

IN execution of the Mission to the Hospital's Estates in the North, with which we were charged by your Minute of the 21st of June last, we left Greenwich, accompanied by your Secretary, on the 7th of July, and arrived at Newcastle on the 11th, where we found Mr. Seward, the Clerk of the Works, who on the following Morning laid before us several Proposals which had been received for building the new Churches at Thorneyburn and Greystead, and the Parsonage Houses at Bellingham, Thorneyburn, Greystead, and Falstone, no Tender having been received for erecting a Church and Parsonage House at Wark, or Chapel of Ease and Curate's House at Humshaugh; the Ground whereon they are to stand not being yet purchased.

The Proposals above-mentioned appeared to be so much at variance with each other, and with the Estimates which the clerk of the Works had prepared, that we deemed it expedient to send for such of the Artificers as were in the Neighbourhood, and to converse with them on the subject; by which we found that most of them had altogether mistaken the manner in which it was expected that the Work should be performed, or the Quality of the Timber proposed to be used in the Buildings; We therefore directed them attentively to consider the Specifications and plans which the Clerk of the Works had prepared, to amend their Estimates, and to meet us at Haydon Bridge on the 25th of July to which place it was our intention to repair after we had visited the several Parishes in the late District of Simonburn; and we also desired such of the said Artificers as should be disposed to undertake the erection of a Church and Parsonage-house at Wark, and Chapel of Ease at Humshaugh, to deliver to us their Proposals at the same time and place.

During our continuance at Newcastle, we availed ourselves of an opportunity to visit the Hospital's Lead-Yard, in which we found 6057 pieces of Lead deposited, ready for sale, and 1600 pieces sold, but not delivered; and we understood from the Receivers, that there are upwards of 2200 pieces of Lead at Langley Lead-Mill, independent of the Ore now in operation; but that the price of Lead has for some time past been so much reduced, that the Lead Sale-Agent had not considered it advisable at present, to dispose of the Stock now in hand.

The Wall of the Lead-Yard appeared to be too low and exposed to the public, and we recommend to the Receivers, that measures should be taken for better securing the Lead from depredation; and also to endeavour to obtain from the Corporation of Newcastle, to whom it belongs, a further Lease of the Premises, the present Lease expiring in 1820.

It was proposed by the Receivers, that the small Dwelling-House in the Yard, now occupied by a Labourer, should be removed, and rebuilt in a more convenient situation; but we are of opinion, that this work should not be undertaken until the Hospital obtains a more extended interest in the Premises.

Having been informed by Receivers that the Farms in the Estate of Spindleston and Outchester were about to be re-let, and that it was necessary that several additions, alterations, and improvements, should be made in the Buildings thereon, we considered it to be our duty to view, not only the Farms in question, but such other parts of the Estate as we could conveniently visit, where material expense had been incurred since the last visitation, to enable us to judge of the necessity of the additions or alterations proposed, or undertaken; and we shall therefore report our observations thereon in the order, in which the several Farms, &c. were visited.

On the 13th, accompanied by the Receivers, we proceeded to Glororum, which, with the other Farms belonging to the Spindleston and Outchester Estates, is advertised to be let, and entered upon on the 12th of May next, and we found the condition of the Buildings on this Estate to be as follows

Glororum

The Dwelling-House on this Farm appears to be in good repair, but the Offices, with the exception of those in South-West Field are very inconveniently arranged; the Byers and Hovelling are in bad condition, the Barns too small, and the Buildings generally too much detached. A cottage is proposed by the Receivers to be built at the establishment in South-West Field, and a new arrangement of Offices made at the Homestead. The erection of a Threshing Machine to go by Steam, the expense of which will probably amount to about £550 is also proposed to be undertaken at the new letting, should the same be requested by the Tenant; in which case it will be stipulated that he pay £8 per Cent. On the amount of the sum to be laid out for this necessary accommodation.

In transmitting to the Board an estimate of the expense of the several alterations and additions to the Buildings which may be requisite on this Farm, we directed the Receivers to accompany the same with a plan of the arrangement of offices as they now stand, and as it is their intention to propose; and also of such other establishments as either from a state of dilapidation, in which the several buildings may happen to be, or from the new and improved state of husbandry in the North, it may hereafter be found necessary to re-model

SPINDLESTONE FARM

The Dwelling-House is in tolerable repair, but requires to be covered with slate. Byers are much wanted for the use of the Cottagers, the Cow now occupying part of each Cottage. Another Granary is also wanted for the use of the Tenant, and the Fold is much exposed for want of a judicious arrangement of Offices. A Threshing Machine to go by Steam will also be highly useful on this far, the erection of which the Receivers intend to submit to the consideration of the Board, should the new Tenant require it, and be willing to pay the usual additional rent of £8 per Cent. For the money laid out.

SPINDLESTON MILL

The Roof is much out of repair, but as this Establishment is small and connected with Warren Mill, it will of course be put into good condition at the commencement of the new Lease.

WARREN MILL

is in tolerable good condition and also the Dwelling-House belonging it; the Water Wheel will however require considerable Repair. A small Threshing Machine to go by Water would be useful for the Land belonging to this Farm (which, at the new letting, will consist of about 94 Acres), and may be attached to the Water Wheel of the Mill at a small expense; but it will not be recommended by the Receivers to the Board, unless the new Tenant should require it and offer to pay the additional Rent. A range of Sheds for the Tenant's Carts is desirable, and also a Barn for the Threshing Machine, should the latter be hereafter provided.

OUTCHESTER

The Dwelling – House consists of only a Parlour and kitchen below, and two small Lodging Rooms above, and is too small, the present Tenant being under the necessity of sleeping in the Kitchen. The House is in tolerable condition, except the roof, which is out of repair; the walls should be raised and new roofed, with a view of making two additional lodging rooms; without which, proper accommodation cannot be afforded to the in-coming Tenant on this excellent and extensive Farm.

A Threshing Machine worked by Wind has been erected on this Farm since the last visitation, for which the Tenant pays an additional Rent of £52 per Annum, being at the usual rate of £8 per Cent. For a convenience of this description. An additional Fold is wanting, and the Granary should be re-built and the floor re-laid, the front walls having in several places given way. A small Hemel with a Granary above, will also require to be re-built, the main timbers being entirely decayed, and Byers are wanting here as at Spindleston for the use of the Cottagers.

The Tenant is put to great inconvenience for Water, the well having been sunk in a quicksand and become dry. We recommended to the Receivers that the well should be

deepened, with a view to obtain a constant supply of water, or that measures should be taken to convey it from a Spring at a short distance from the house.

CHESTERHILL

The Dwelling House is much out of repair, and further Lodging Room is essentially necessary. It will therefore be proper to make it what is usually termed a Square House, by raising the walls at the back, and thereby making four lodging rooms instead of two. Cows and Pigs are now the inmates of the Cottages, and a small Byer for each should be erected on this Farm, as well as for the other Cottagers on this Estate. A Threshing Machine to be worked by Steam, is desirable on a Farm of this extent, and will probably be recommended by the Receivers at the new letting on the usual terms. An additional Fold is recommended by the Receivers to be made to the East of the Barns, and appears to be necessary, and another Barn erected, should the Threshing Machine be hereafter provided.

After viewing the Buildings on the foregoing Farms, we proceeded to Belford, and on the following morning, the 14th, went to Scremerston to see the several alterations which had taken place since the last visitation in 1805, and found that at

SCREMERSTON TOWN FARM,

The Dwelling –House has been new roofed in consequence of the Rafters being found irreparable, and a pantry and further Lodging Room provided for the Tenant's Family, the former being insufficient for their proper accommodation. An expence of about £750 has been incurred here since 1805; but the Receivers appear to have exercised all due economy in the construction of the Works; not to have undertaken any part thereof until the necessity of the accommodation required became apparent; and great care has been taken that the whole should be done in a substantial and workmanlike manner.

It appears that the Carpenter employed to raise and new roof the East Hemel, and to lay the floor of the new Granary, was discharged for performing his work in a disreputable way; the Receivers, however, compelled him to complete the Work in a proper manner at his own expence; on a subsequent occasion he gave in a proposal for making some further accommodations in the Dwelling-House, but it was undertaken by another Person at an expence of £135, being £50 less than the Estimate delivered by the Man in question; and they have properly considered that he is unworthy any longer to be employed.

SCREMERSTON INLAND PASTURE FARM.

The only Work undertaken on this Farm since the last visitation was the unroofing, raising the Walls of, and new roofing, an old Hemel with a Granary above, which was completed for £225, and became necessary in consequence of the entire failure of the Rafters and Laths; the Fold-yard declined so much to the North, that the accumulation of Water was very injurious to the Tenant's Cattle; the Hemel was, therefore, rebuilt on

the same level with one adjoining, by which the Fold was raised, and the Water completely carried off.

SCREMERSTON BOREWELL FARM

The Dwelling House, which consisted of only two Rooms below and two above, and was insufficient for the Tenant of so large a Farm, was enlarged and new roofed in 1810, at an expense of £394, by raising the back Walls and forming a Kitchen and Dairy below with two Rooms above, and is now a commodious habitation. The Tenant has raised the Garden Wall at his own expense, by which the House and Offices are much sheltered. The whole of the Farm Offices are excellent in condition and arrangement.

On finishing our view of the complete establishment of Offices on those valuable Farms, we should, if our time would have allowed, have visited Middleton-hall, where about £2,400 has been expended since the last visitation, in new Buildings; but about £1300 of this sum was incurred by the erection of a new Dwelling-House, the necessity for which, and other conveniences, was apparent to the Committee in 1805, we did not consider our going so far out of our way of importance, and therefore, returned the same day to Morpeth, and early on the following morning visited such of the Farms belonging to Meldon, Needleshall, and Hartburngrainge Estates, whereon material alterations had been made in the establishment of buildings since 1805, commencing with

MELDON PARK FARM

A new Dwelling – House and Offices having been lately undertaken, and nearly completed, on this Farm we considered the subject deserving our most serious attention and examination. At the last letting, the North and South Farms (with the exception of 66 Acres of the latter laid to the Meldon Farm) were consolidated; the Farm now consists of about 526 Acres, and the Rent was increased (excluding the Land detached as above mentioned) from £446 to £1150 10s. 0d. per Annum. The Dwelling-House belonging to the South Farm, which consists of two Rooms below and two above is (we presume by accident) stated by the Committee who visited the Hospital's Estates in 1805 to be in very good repair; but on minutely examining it within and without, we found it to be in so decayed and ruinous a condition as to be utterly incapable of being made, either by alteration or addition, a comfortable habitation (independent of its standing on very high and exposed ground), or properly sheltered by any Plantation that could be made for many years to come. The Walls have separated in several places, the Timbers are decayed, and the Floors in bad condition; it is, therefore, now occupied by four Cottagers, for which purpose only it is useful: and as the like number of Cottages must have been erected, if the Dwelling-House had been occupied in any other way, at an expense of £320, and, in point of space, it would have been quite insufficient for the proper accommodation of the Tenant, it appears evident, that the Receivers have exercised due economy in recommending the erection of a new Dwelling- House consisting of two Sitting Rooms, a Kitchen, Dairy, and Wash-House,

with four Lodging Rooms above, in the Valley below, and better situated for the convenient occupation of the consolidated Farms.

The Dwelling-House on the North Farm is small, consisting only of two Rooms below and two above, is in good repair, and inhabited by Cottagers. It could not have been enlarged at a less expense than £350, and being situate on the North side of the River Wensbeck, the Tenant must have occupied his Farm on the South side to great disadvantage.

Admitting, therefore, that if the Farms had been let separate, and this arrangement had not been made, a new Dwelling-House must have been built on the South Farm at the expense now incurred; the North Farm House enlarged; and new Cottages erected at a further expense of £320, it is evident that in laying out £780 in the erection of a new Dwelling-House on the present spot, a considerable saving of expense has taken place. The old uninhabited Dwelling-House situate on the South Farm, adverted to in the Report of the late Visitation, having gone into complete decay, has been pulled down, and the other small Dwelling-House which is in bad condition, has been converted into a Cottage.

In the tenant's proposal for this farm, he stipulated for the erection of a Threshing Machine to go by water, the completion of which, with the necessary Buildings, has cost £1180. A Barley Mill and Flour Cylinder has been lately added to the Threshing Machinery, for grinding the Corn of the Tenant, and other persons in the neighbourhood, at the expense of £181, for which the farmer pays £8 per cent on the Money laid out. A hemel and a Turnip House were built in 1812 on the South Farm, in lieu of old ruinous Buildings of the same description in danger of falling, at an expense of £300; a Cottage and Stable rebuilt in a proper situation, in lieu of similar buildings gone into complete decay, and another Stable erected at a further expense of £300; a small Drying Kiln has also been built for £43; and a Cart-shed, which is much wanted for the preservation of Implements of Husbandry, is about to be erected.

The Farms under observation, were, for 40 Years previous to the commencement of the present Lease, occupied for Grazing Cattle, but in consequence of the improved state of Agriculture in the North, are now principally in Tillage, and it follows, that buildings suitable, and in some respects, sufficient for grazing lands, are quite inadequate to Farms brought into Tillage, where the population is increased by the addition of manual labour and a greater number of Horses, and where Buildings for housing the Corn and other Provender, are absolutely necessary: the increased Rent by this conversion, has also justified the additional expenditure.

The arrangement of Offices on this valuable Farm appears to be very judicious; and the Tenant, who is said to be an excellent Farmer, will, no doubt, improve it to the best advantage. As in common with the other Tenants of the Hospital's Estates, he has

borne all the expense of carrying the Materials; there is reason to believe that he has already expended nearly £1500 in carrying forward the buildings on the Farm in question, in which, by his Lease, he has only a limited interest, but which must be of lasting advantage to the Hospital.

MELDON FARM

This Farm formerly consisted of the East and West Farms, which are now consolidated, and contains 554 Acres. The Dwelling – House, heretofore belonging to the former, is sufficiently large and in good condition, but the House on the West farm is very small, and occupied by the Tenant's brother.

At the establishment on the West Farm, a Stable, Foal – House, and Byer, have been rebuilt since 1805, in lieu of similar buildings which were old, one of which had fallen, and the remainder in danger of falling, at an expense of £260. A Barn for a Straw House, and a Hemel to enclose the Fold with a Granary above (both of which appear to have been necessary), have been completed for £148.

On the East Farm a Cart – shed has been erected for £213 for the preservation of the Carts, Ploughs, etc. no accommodation of that kind being in existence; a Hemel, a Stable with a floor above for hay, and a Cottage with a Granary above, have been rebuilt, in lieu of old ruinous buildings of the like kind, no longer repairable, at an expense of £380; another Stable and a Foal – House, with Floors above, been erected for £160, and were essentially necessary. A Tower for a Threshing Machine to go by Wind has cost £175, and one of the Barns, and several of the other Offices on this Farm, having last year become entirely ruinous, a new Barn for the Threshing Machine was built, another lengthened and repaired, with the addition of a Granary above, and a Calf and Turnip House erected, all at an expense of £570.

A Threshing Machine on an improved principle (for which the Tenant pays at the rate of 8 per Cent additional Rent) has also been provided at an Expense of £677. The whole of the arrangement of Offices does great credit to the Receivers, who caused all the convertible Materials in the Old Buildings to be used in the New Works, and there is reason to believe, that not any material expense for Buildings will be incurred on the Meldon Farms for many years to come. As these Farms have been judiciously consolidated, we strongly recommend that they should not be separated on any future lettings.

NEEDLESHALL SOUTH FARM

Since the last visitation, two Byers have been rebuilt in lieu of others become ruinous, for £120; a Shed for Carts and other implements of Husbandry, erected for £92; no accommodation of that description being on the Farm; and the walls of an old Byer raised, lengthened, and new roofed, and converted into a stable, for £116; the whole arrangement of Offices appears to be in good condition.

HARTBURNGRAINGE MIDDLE FARM

Two Byers for a Threshing Machine, and a Straw – House and Hemel, have been rebuilt here since 1805, in lieu of old Buildings of the like kind, no longer supportable, at an expense of £246. A Stable adjoining the Dwelling – House is in a state of ruin, and should be taken down and rebuilt: the Roof of two Byers between the Threshing barn and small Hemel is in bad condition, the walls of which should be raised and new roofed. The Coal – house is also in a miserable state, but as the Tenant appears to be a very slovenly Farmer, and negligent of his Premises, the Receivers have not hitherto considered him worthy of much encouragement.

Having thus viewed such of the Farms belonging to the Meldon Estate on which any material works had been undertaken, we proceeded the same day (Saturday) to Newcastle; and on Monday conversed with Mr. Peters, the Hospital's Solicitor, respecting the Titles to the Ground lately ordered to be purchased at Thorneyburn, Greystead, Bellingham, and Falstone, which we found to be now satisfactory, and ordered the Receivers to complete the said purchases. We also entered further into the consideration of the proposals for building Churches and Parsonage – Houses, and directed the several Competitors to meet us at Haydon – Bridge, on our return from the Parish of Simonburn.

On the 18th we proceeded to Hexham; and, on our way, visited the following Farms at Thornbrough and Dilston, viz.

THORNBROUGH Town FARM

This Farm now consists of 438 Acres, and comprises what, previous to the present Lease, constituted the South and part of the East and North Farms. The Dwelling – House belonging to the East Farm has been enlarged since the last visitation, for the accommodation of the present Tenant, at an expense of £174. The old Dwelling – House on the South Farm, now inhabited by labourers, is in a ruinous condition and must shortly be taken down; and the House on the North Farm, the walls of which were of mud, and the interior entirely decayed, has been very properly removed. A Threshing Machine to go by Water has been provided at an expense of £484, for which the Tenant pays £8 per Cent additional Rent. A Barn has been altered and a Horse-House built for a Threshing Machine, at an expense of £140, and a Stable erected, in lieu of one become ruinous, for £194.

As the Offices on the several Farms comprised in the present Letting were very much detached, and many of them had become ruinous, the Receivers recommend to the Board that a new establishment should be formed in a proper situation, which was approved, and a Wheel-Case, Barn, and Straw-House, with a Floor above for the Threshing Machine, and two Turnip-Houses, were accordingly built, which, with

Building one Hemel, rebuilding another, and a Stable with a Floor above for Hay, a Byer, and Blacksmith's Shop; building two Cottages, one of them with a Floor above for the principal Servant; a Harness-House with a Floor above; a Cartwrights Shop; and altering an old Barn into two Cottages, cost together £1840.

We must do the Receivers the justice to say that the arrangement of these Buildings appears to have been made with great judgment, and well calculated for the proper accommodation of the Tenant and preservation of his Stock; and in their combination and completion, the serviceable materials of the old Buildings appear to have been usefully employed, and a commendable economy observed in these extensive but necessary erections.

Such of the old Buildings as were convertible to the purpose, are now occupied by labourers, of whom many are necessary on this valuable Farm.

LIMESTONE QUARRY GROUND

Now consists of 86 Acres, and was created out of the North Farm. A Cottage, with a Room above and two small Hemels, has been built, a Byer, Stable, Barn, and Cottage, rebuilt contiguous to the Quarry, in lieu of similar ruinous Buildings situated at Thornbrough Town, at an expense of £314, the Old Materials having been used in their construction as far as they were found useful.

THORNBROUGH HIGHBARN'S FARM.

Was enlarged at the late Lettings, by an addition of land from the East Farm, and now contains 340 Acres. The Dwelling – House, which before only consisted of two Rooms below and two above, was enlarged last year, at an expense of £565.

A great proportion of the Offices on this Farm being old, thatched, and ruinous Buildings, and much detached, it was recommended to the Board, that a new arrangement should be made, and the same being ordered, a Barn for a Strw-House with a Floor above, a Hemel, two Byers, and a Calf-House, have been rebuilt, and a Cottage and Turnip House erected at an expense of £476, and a small Hemel, a small Stable with a floor above, a Cart-shed, Smith's Shop, and five Pig – Houses, are now erecting, and a small Byer and Stable rebuilding, the expense of which is estimated at £402.

These Buildings were stated to be necessary and expected, when the proposals for this Farm were delivered in, and will, when finished, form a very complete and compact Homestead, creditable to the proprietors, useful to the Tenant, and permanently beneficial to the Hospital.

The late Tenant, Thomas Forrest, having been discovered disposing of his Stock and Crop, the Receivers immediately took possession, and ultimately recovered the Rent

due; they also provided Stock and Implements of Husbandry for the Cultivation of the Farm, at an expense of £1700, which has been repaid the Hospital by the sale of the Former, and produce of the crop. The Farm is now let to Robert and Thomas Jobling, who have greatly improved it, and appear to be well qualified to do it justice.

DILSTON NEW TOWN NORTH FARM

The only alterations which have taken place since the last visitation, are the raising the Walls and new roofing two Barns, Building two Cottages, a Foal-House with a Floor above, and a small Hemel, and making an addition to another Hemel and Granary, at an expense £450.

These Buildings afford proper shelter for the Tenant's Stock, and complete the South side of the Fold. An addition is necessary to the Dwelling house, the expense of which is estimated at about £250, and has been ordered by the Board. Another small Fold is stated to be wanted, and will, probably, be recommended at some future period.

DILSTON NEW TOWN SOUTH FARM

The Dwelling – House, which was little better than a Cottage, and insufficient for the accommodation of the Tenant, and, at the last Visitation stated to be barely in tenantable repair, has been enlarged at an expense of £608, and is now a comfortable habitation.

The Stabling being insufficient, another was built, and the Fold being greatly exposed, two Hemels were erected at the North and South ends of the Threshing Barn to enclose the same, which, with repairing and altering two Barns, and building a Horse-House for a Threshing Machine (worked by Horses, and provided by the Tenant at his own expense), cost £202.

There are several small Buildings on this Farm nearly ruinous, which will, probably, be soon taken down.

DILSTON HALL FARM

The Dwelling – House is of moderate size, and in good repair, and the Offices generally commodious, although part of the Fold wants enclosing.

DILSTON DEMESNE HAUGH FARM

The Dwelling – House is in good condition. A useful suite of Offices has been completed, by building a Hemel and Turnip-House with Granary above, in lieu of two ruinous Byers and a Stable; raising and new roofing a Barn; and building an addition for a Straw –House; rebuilding a Stable with a Floor above which had become ruinous, and building a Turnip-House, at the aggregate expense of £860. A Threshing Machine to go by Water (which is supplied from the Water-course of Dilston Mill) has been also

erected at an expense of £322, for which the Tenant pays the usual additional Rent of £8 per Cent.

DILSTON DEMESNE MILL FARM

The Granary at the Mill House being found to be very insufficient for the Stowage of Corn and Flour, the Walls have been raised, and two new Floors formed, which, with putting in a new Water Wheel, Pit Wheel, Spur Wheel, and Pinion, and altering some of the Machinery at the Mill, cost £624; expenditure which we consider to have been necessary and proper, the House and Mill being now in excellent condition.

DILSTON WOODKEEPERS FARM

The Cottage has been enlarged since 1805 at an expense of about £150, which was unavoidably necessary, for the purpose of affording occasional accommodation and Lodging for the Workmen, employed in the extensive Woods and Plantations belonging to the Hospital on this part of its Estate.

DILSTON DEMESNE PARK FARM

This Farm, which now consists of 304 Acres, constituted, before the last letting, the Park North and South Farms, with the exception of about 60 Acres reserved for Planting. The Dwelling – House, on what was the North Park Farm, has been enlarged since the last visitation by an addition at the East end, at an expense of about £450, which was quite necessary for the accommodation of the Tenant. The small Dwelling – House on the South Park Farm, which is in tolerably good Repair, is now occupied by Labourers, and saves the expense of building Cottages for their use.

A Turnip-House, Hemel, and Stable with Floors above, and Pig –Houses, with a Hen-House over them, have been built (partly in lieu of old ruinous buildings of the same description, and the remainder rendered necessary by the improved state of Husbandry), at an Expense of £406. There is a Threshing Machine worked by Horses on this Farm which belongs to the Tenant.

After completing our view of the buildings at Thornbrough and Dilston, we proceeded to Hexham, and on the following Morning went on to Humshaugh Wark, Simonburn and Bellingham, where we slept, and next day visited Thorneyburn, Greystead, and Falstone, devoting both those days to the special object of our Mission; but as our subsequent proceedings were connected with this object, we reserve our Report thereon, until we shall have detailed our observations upon the Farms which came under our view.

On the evening of the 20th July, we returned to Bellingham, and On the following day proceeded to Haydon Bridge, examining on our way the Establishments on the following Farms:

BUTELAND

This Farm, including the Stinted Pasture lately divided (the greater part of which is now brought into a state of cultivation), consists of 1289 Acres. The Dwelling – House, which had been propped up from time to time was in so ruinous a condition, that the roof and walls were in danger of falling; it was therefore rebuilt in 1811, at an expense of £850.

The Division of the Stinted Pasture, rendered it necessary to build adjoining thereto, and in lieu of old ruinous thatched Buildings of the like kind, four Cottages, two Byers, two Hemels, and a Straw- House, the Expence of which amounted to £556.

The Tenant having provided a Threshing Machine worked by Horses, at his own expense, a Horse House has been built, together with a Hemel and Granary above, a Cart-Shed with a floor above for Wool (neither of which accommodations was before on the Farm, but Highly expedient), and a Byer has been rebuilt, and a Cottage repaired, at an Expense in the aggregate of £642. Most of the former Buildings on this high and exposed Farm Are stated to have been a heap of Ruins, but in the present excellent Arrangement of Offices, such of them as were repairable have been Retained and converted to their proper uses, and all the Serviceable Materials of the old Buildings, used in the New Works.

In the Report of the Visitation in 1805, the Dwelling – House is stated to have been in good tenantable Repair: the Walls, however, which were Six Feet thick, afterwards separated, and the Tenants were in hourly danger of their lives, as well from the decayed Roof, as tottering Walls: the House has been rebuilt in a more convenient situation. The present tenants are industrious Men, and are endeavouring to improve this extensive Farm to the utmost of their power.

ALLERWASH TOWN FARM

Now consists of the Middle and East Farms, and contains 310 Acres. The dwelling house on the Middle Farm , was too small for the proper accommodation of the Tenant, and has therefore been lately enlarged and repaired , at an Expense of £320. A Stable has been built in lieu of a Hemel very much detached, and a new Hemel erected in a proper situation, at an expense of about £170.

The Dwelling House on the East Farm is now occupied by Labourers, and saves the Expense of erecting Cottages. Further Accommodations are wanting on this Farm, in consequence of the improved state of Husbandry, and will be recommend by the Receivers at a proper opportunity.

EAST MILLHILLS FARM

The Dwelling house is Small, but in good repair. A Threshing Machine by Water, with an excellent Wheel of 30 feet diameter, has been erected on this Farm, at an Expense of

£564, for which the Tenant pays an additional Rent of £8 per Cent. A Wheel-Case and House, and a Barn for the Threshing Machine, have been built, another Barn altered for a Straw-House, and the Walls of another Barn raised and converted into a Stable with a Floor above for Hay, at the aggregate Expense of £462.

A Hemel with a Granary above is now rebuilding, and a Calf-House erecting to enclose the North-East Angle of the Fold, at an Estimated Expense of £160. The whole of these Works appears to be necessary, and the Arrangement of Offices made with the Receivers usual judgement. An Excellent Reservoir of Water has been formed on this high land, which affords a constant and ample supply for working the Threshing Machine.

The day being far spent, and our time not allowing us to visit Allerwash West Farm, on which there are several Works now in progress, we proceeded to Haydon Bridge, and on the following morning, the 22d, we inspected the Buildings at

WEST LANE ENDS

The Roof and Floors of the Dwelling-House having quite failed, and there being only two Rooms below and two above, and the Walls of the Back Kitchen and Dairy have been raised, and two additional Lodging-Rooms made, which, when finished, will afford proper accommodation to the Tenant's Family, the Expense whereof is estimated at £356. A barn has been erected in a proper situation for a Threshing Machine, in lieu of one converted into a Stable, at an Expense of £160. This Farm was enlarged at the last letting, by an addition of 40 Acres from Langley Castle Farm.

LANGLEY CASTLE FARM

Was also enlarged at the last letting by an addition of 80 Acres from Lightbirks Farm, thereby increasing It, after deducting what was laid to West Land Ends Farm, to about 308 Acres.

The Dwelling-House, from its contiguity to Langley Old Castle, had become so damp throughout, as to be untenable, and injurious to the health of the Tenant and his Family, the former of whom is lately dead, and it is said, that his Death was accelerated by its unwholesome condition. The Offices, which consisted generally of old thatched buildings, were so much detached from each other, as to be very inconveniently situated for the proper occupation of the Farm, and some of them were actually built against the Walls of the Castle, a venerable piece of Antiquity, the preservation of which was recommended by the Committee who visited the Estates in 1805. It was therefore judged most advisable to rebuild the House, and to form a new Establishment of Offices, in a situation better adapted to the occupation and cultivation of the Farm, part of which have been completed, and the remainder are in progress, and will, when finished, form a compact and judicious suite of Farm buildings upon the most improved principles; they consist of a Dwelling-House, which has cost £585; a

new Stable and a small Hemel have been erected, at the Expense of £232, and a Barn for a Threshing Machine, another for a Straw-House and Granary, two Byers and a Calf-House have been rebuilt in lieu of ruinous and detached Offices of the like description, at an Expense of £435. Another Hemel, a Cart-shed, and Foal-House, are now building, at an estimated Expense of £166, and a Stable and Cottage in lieu of others gone into decay, are rebuilding, and are expected to cost £141. In the construction of these Works, the old Materials have been used as far as they were applicable, and there is reason to believe that nothing has been taken down that could have been retained, and conveniently occupied for the general purposes of the Farm; three Cottages are left, and are in tolerable condition, which will render it at present unnecessary to erect any buildings of this description on the new establishment. The Tenant must, in this as in all other cases where new Buildings or Repairs are undertaken, have been subjected to very considerable expense by the Carriage of Materials, especially as all the Timber was brought from Newcastle, a distance of 28 Miles.

We spent some time in viewing the Remains of Langley Castle, a fine old Building which has a commanding prospect of many Miles in almost every direction. The Receivers have very properly endeavoured to preserve it, as much as possible, from complete decay, and we recommend that measures should be taken to fence it, and prevent its becoming a Rendezvous for Cattle and receptacle for filth, to which it must be exposed, from being at present quite open to the common Road.

After viewing the foregoing Farms, we proceeded to Langley Lead Mill to see the several processes of Smelting and Refining Lead and Silver, and had an opportunity of attending the last stage of extracting Silver from Lead, a piece having been taken off in our presence, weighing 1356 Ounces, being the largest ever refined at these Mills. We then viewed the Horizontal Chimnies, the construction of which has been attended with so much advantage to the Hospital, and promoted in a very considerable degree the health of the Workmen, and the reappearance of vegetation in the surrounding lands, both of which, heretofore greatly suffered by the poisonous effects of the Lead Mill Smoke.

A Laboratory has been built and properly fitted up since the last Visitation, for the use of the Lead Mill Agent, who appears to possess considerable scientific knowledge in the Analysis of Lead and other Metals, by which the Smelting and Classification of the several Ores from Alston Moor, must have been carried on greatly to the advantage of the Hospital; and from the ardour with which he appears to prosecute his experiments in this branch of Mineralogy, we have no doubt the interest of the Hospital will be promoted and perpetuated.

On Monday the 24th we proceeded to view the Buildings on the following Farms and Mill, in Langley Barony.

WOODHALL MILL

The Dwelling-House, which formerly consisted only of a Kitchen and Dairy with two Lodging-Rooms above, was evidently too small for this establishment, it has therefore been lately enlarged, by two additional Rooms below and two above at an Expense of £166.

The Mill House being too small for the necessary Machinery, and the Drying Kiln improperly placed within it, by which the whole establishment was continually exposed to accident from Fire, the latter has been removed to the back of the premises, from which it is separated by a strong wall: a Barley Mill and Flour Cylinder, with other improvements in the Machinery, have been completed at an Expense of £309; the whole now forming a convenient and very compact Mill establishment, highly useful to the Hospital's numerous Tenantry on this fine Estate.

ELRINGTON HALL FARM

The Dwelling-House is in good condition, but the Out Buildings being very much detached, and many of them at the last Visitation in a ruinous state and unfit to stand, such as were decayed, having either fallen down or been removed, and in lieu, a Hemel with a Granary above, a Barn with a Straw-House for a Threshing Machine and a Stable, have been rebuilt at the Homestead at an expense of about £400, and another Hemel and Three Byers erected to complete the Fold, which have cost £300. The Threshing Barn which is thatched will require a new Roof at no very distant period, but the Receivers will not recommend it until the same becomes absolutely necessary.

ELRINGTON EAST FARM

The Dwelling-House, which was not inhabited at the last Visitation, is now occupied by the present Tenant, and the additional Buildings which it was then expected would be required, have been since erected, and consist of two Cottages, two Byers, and a Calf-House, and a Barn for a Straw-House, the expense of which amounted to about £350; there is also a small Hemel now in progress, the expense whereof is estimated at £64.

LONGHOPE FARM

The Dwelling-House has been lately enlarged and repaired at an expense of about £257: and if a judgement can be formed of its former state by its present condition of the Offices on this Farm, it greatly required it. All the Farm Buildings, except a Barn, have a very ruinous appearance and the Receivers would long since have recommended them to be rebuilt, but the Tenant has been hitherto unwilling to subject himself to the great expense of carrying the materials, although a Stone Quarry is not far distant, and until he requests their reconstruction, and consents to bear this part of the expense, the Receivers will not submit to the Board any proposition for the Works in question

WEST MILL Hills.

A Threshing Machine to go by water is now in progress, the expense of which is estimated at £337, for which the tenant is to pay at the rate of £8 per cent. Additional Rent. A Wheel-Case and Wheel-House, a Barn for a Threshing Machine, and another Barn for a Straw-House, are also now erecting at an estimated expense of about £484. It is also proposed to new-roof and convert the present Barn on the East side of the Fold into a Stable, which appears to be much wanted, and to enlarge the Hemel on the North, by which that side of it will be completely sheltered.

WESTBROKENHEUGH.

The Dwelling-House which is small, is in tolerable repair, and will probably be enlarged at a future letting. Two Cottages, a Barn for a Threshing Machine, and another for a Straw-House, have been rebuilt since 1805, in lieu of similar buildings all of which had gone into decay, except a Barn which was converted into a stable with a Floor above, at an expense of £520. A Hemel to enclose the North-West Angle, and a Calf-House to complete the North-East Angle of the Fold. Are now in progress, and estimated to cost £140: these erections will complete the arrangement of Offices on this Farm, and are as conveniently connected as their former detached situation would allow.

EAST LAND ENDS.

The Receivers recommended to the Board at the commencement of the present year, the erection of a new Dwelling-House on this Farm (the present House which was built by a former Tenant upwards of 70 years since, at his own expense, being from its situation extremely damp and unhealthy, besides being much too small for the proper accommodation of the Tenant), and also to raise the Walls of and new-roof two Byers with a floor above, and to raise the Walls of and new roof a Stable, the expense of which together, would have amounted to £652, but the Tenant having lately died, and his Widow being unwilling at present to enter into the great expense of carrying the materials, the Receivers have forborne to order the Works to be taken in hand, until she shall consent to bear this proportion of the expense.

TOFTS.

It is in contemplation to enlarge the Dwelling-House belonging to this Farm, which is too small for the Tenant's family, and at present only consists of two Rooms below and two above, and we are of opinion the proposed addition of a back Kitchen and Dairy with two more rooms above is in all respects necessary. Two Cottages with a Granary above were erected last year at an Expense of £222, not any building of the kind being attached to this Farm.

RATTENRAW EAST FARM.

The Dwelling-House, which consisted of two Rooms below and two above, was last year enlarged by being made a square House, at an expense of £217, which became

necessary in consequence of the Peelwell and part of the Heugh House Farms being laid to this, and the House insufficient for the use of the Tenant. A Hemel, a Barn for a Threshing Machine, and another for a Straw-House, another Hemel to complete the Fold, and a Turnip-House, have been erected, since the last Visitation; a Barn has been altered into a Stable with a Floor above, and a Calf-House is now building, the aggregate expense of which will amount to £589. These Offices now form a proper establishment on the improved principles of Farm Buildings, and nothing of more moment will be necessary for a long series of years.

RATTENRAW WEST FARM.

Since 1805, a Cottage with a Room above adjoining the Dwelling-House, a Hemel, a Barn for a Straw- House, an addition to the Hemel, and a Calf-House to complete the North-East Angle of the Fold, have been erected at an expense of £374. A Toofall at the Back of the House for turnips and coals was requested of us by the Tenant, and appears to be necessary.

LEES FARM.

The Walls of the Stables were raised in 1809, and a Floor made above, and a Cart-shed and a Cottage, a Barn and Straw-House, have been lately erected, and a Calf-House, and two Pig-Sties with a Hen-House above rebuilt, in lieu of ruinous buildings of the like kind, at an expense of £606. The foregoing Buildings were ordered to be built in 1806, but the Tenant having for a long time declined being at the expense of carrying the materials, the Works were at a stand until lately, when in consequence of his having undertaken this part of the Expense, the Offices have been recently completed. The Roof of the back part of the Dwelling-House, and the Floors, are much out of Repair, and must at no great distance of time be removed.

LIGHTBIRKS FARM.

A Cart-shed. Wheel-Case and Wheel-House, with a small Hemel, have been rebuilt since 1805, at an Expense of £258. A Threshing Machine, for which the Tenant pays £8 per cent additional Rent, has been erected since 1805, at an expense of £370.

HAYDON BRIDGE COURT HOUSE.

An addition has been made to the North end of this House of good Sitting-Room below, and two good Chambers above, for the use of the Receivers when they collect the Hospital's Rents at this place, or have occasion to attend to the Lead concerns, they being on these occasions usually detained for several days. We are of opinion that they are essentially necessary, to enable the Receivers to attend to their duties without being liable to interruption, to which they would be constantly exposed at the Inn: this work was completed at an Expense of £535.

Tuesday the 25th, the persons who had delivered in Proposals to build the Churches and Parsonage-Houses (where wanting), in the late Parish of Simonburn, not being

prepared with their Proposals for the Church and House at Wark, and Chapel at Humshaugh, we determined to postponed our discussion with the several Artificers respecting the above-mentioned Buildings at those places, and at Thorneyburn and Greystead, until the folloeing day, devoting this to our journal; but in the evening we conversed with the several persons who had offered to erect the Houses at Bellingham and Falstone, and at length agreed with William and Thomas Nicholson, Carpenters and Joiners of Hexham, who were lowest, and offered to build the former for £1618, and the latter for £1686, and to complete the same by the 31st of December, 1816; and they having named to us two respectable persons as Sureties for performing the same within the time limited, and in a substantial and workmanlike manner, we directed Mr Peters, the Hospital's Solicitor, to prepare and get executed, the necessary Agreement and Bond for the proper execution of the works.

On the following day we entered into a long discussion with Mr. Seward the Clerk of the Works, and such of the Competitors for building the Churches, Chapel at Humshaugh and Parsonage-Houses, as were disposed to abide by their respective Tenders, relative thereto; and as the Proposals of the following Persons were found the lowest, we agreed with them as under; the Churches and Chapel to be completed by the 31st of December, and the Houses by the 31st of March, 1817.

Mr Robert Duke, of Newcastle	Church at Wark	£4000
	House at ditto	2323
Messrs REWCASTLE & GREEN, of Corbridge	Church at Thorneyburn	£3781
	House at ditto	2496
Mr REDDELL ROBSON, of Newcastle	Chapel at Humshaugh	£4022

These persons having also named to us sufficient Sureties for the due performance of the Works above-mentioned, we gave similar directions to Mr. Peters for the execution of the agreements and Bonds, as in the cases of Falstone and Bellingham.

Early on the 27th we proceeded to Alston, and immediately on our arrival went up Nent Force Level, which has now been carried forward to the extent of 4684 yards from the entrance, being 850 yards since the last visitation in 1805. A Shaft has been sunk at Nentsberry about 1200 yards in advance of the forehead, or present working of the Level, and has been carried to the depth of 102 yards, being within twenty yards of the present depth of the Level. This Work is expected to be completed by the 1st of May next, and will then allow of a line of working therefrom, to the South-east and North-west, by the latter of which a communication will be soon formed with the present drift of the Level; a measure highly desirable, as between that space the following veins of Ore, which were formerly worked and found very productive, but discontinued for

want of means to carry off the Water, will soon be intersected, independent of other veins of Ore which are expected to be met with in this part of the mineral Field;

viz

Nentsberry Green, Sun Green
Ditto Middle Vein
Ditto North Vein
Nattras.
Lortburn.
Lovelady Shield, sun Vein.

In carrying on the working to the South-east from the Shaft at Nentsberry, it is expected that Nentsberry-Haggs Vein will be cut at a distance of 40 yards therefrom, which is considered strong and productive and expected to carry Ore to the bottom of the Level; and about 500 yards further, the Brownley Hill and Grass-field Veins, which were rich in Ore until they could be no longer worked from the accumulation of Water, as well as many others in advance, will be met with, and may be worked to the great advantage of the Adventurers and the Hospital.

In short this part of what the Committee who last visited the Hospital's Estates justly called, 'a stupendous Work' is now entering upon the Mineral Ground; and we observed with great satisfaction as we approached the forehead of the Level, that the strings or small veins of Lead Ore increased in number as the Work proceeds, and strong expectations are formed that the Hospital will, if not soon repaid the Expense hitherto incurred in carrying forward the Level, be at least reimbursed the future annual Expenditure of pursuing a measure, which must ultimately increase the Produce of Lead Ore, and perpetuate this valuable portion of the Hospital's Property.

On the following day we viewed some alterations in the Buildings now carrying on at Spency Croft South Farm, and the House and Offices at the Farm at Blagill-barn Head, lately created out of part of the Hospital's Allotment from Alston Moor; the former of which appeared to be necessary: the latter is an establishment situated in an exposed situation, but quite as convenient as this wild and open country will allow. The Buildings consist of a Dwelling-House, Stable, Barn, Hemel, Calf-House, and two Byers, and were erected at an Expense of £1020. About 532 Acres of Land have been appropriated to this Farm, but a great part of it remains uncultivated; the Tenants are however said to be industrious men, and are gradually improving the Land and bringing it into cultivation. The House is at present occupied by John Walton, whose name we understood is to be joined with Messrs John and Jacob Wilson, the ostensible Tenants, in the Lease which is now preparing.

We then proceeded to view the Shaft now sinking at Nentsberry, in the line of Nent-Force Level, which we have before adverted to, and then went on to Nenthead, where the Lead Mills and principal Veins of Ore worked by the Governor and Company for

smelting down Lead with Pit-coal and Sea-coal are situated, and availed ourselves of the opportunity to proceed up the Mine called Small Cleugh Flatts, to a distance of nearly a mile from the entrance, where we viewed the process of Blasting and collecting the Ore in these subterraneous Caverns, in which a great part of the population of this extensive Moor are generally employed, and after visiting Mr Dodd, the respectable and intelligent Agent to the Governor and Company resides here, we returned to Alston.

A convenient Vicarage-House, Stable and Byer, has been erected at Alston since the last visitation, at an expense of £1323 to the Hospital, in consequence of the Rev. Mr. Jackson the present Vicar, having transferred to the Hospital in perpetuity, his third turn of Presentation to this Living; and we also viewed the Church, which we found to be kept with much cleanliness, and in good condition. Considering that the population of this extensive Parish amounts to several thousand souls, we cannot but regret that the value of this Living is so little proportionate thereto, not exceeding £120 per ann. although an addition has been made to it of £40 per annum out of the Parliamentary Grant since the last Visitation, and an Allotment of Land on the division of the Moor; but the latter is of bad quality, and it is feared not likely to be of material advantage to the Incumbent for several years to come.

The Committee, who visited the Estates in 1805, appear to have entertained the same views with ourselves respecting the inadequacy of the produce of this Living, to the decent and proper support of the Incumbent; and we take leave to call your serious attention to their Report on this subject, and the adoption of the measure recommended therein for improving the value of this Vicarage, by obtaining, with the assistance of the Hospital, Queen Anne's Bounty; and as it has been found that no part of the Rectorial Property on the late division of Simonburn, could be appropriated to this object, and the Vicar has not since the Visitation derived any advantage from the humane suggestions of that Committee, we beg leave to recommend that the sum of £400 be paid on the part of the Hospital, for the purpose of obtaining the aid of the Fund above-mentioned, which would produce to the incumbent £1000, to be laid out in land for the permanent benefit of the Living: and we are the more inclined to recommend this measure, as it will hold out a further inducement to Clergymen of talent and respectability to serve as Chaplains in the Royal Navy, with a view to a decent provision on shore after a series of years spent in the hazardous duties of a Naval life.

We devoted the remainder of this day, and the early part of the following morning the 29th, to conversing with the Receivers on the several points of our visitation; and as their attendance was no longer necessary they returned to Newcastle, and we proceeded to Keswick, where we arrived in the evening.

[KESWICK]

On Monday the 31st we viewed the Moot-Hall and Woods in this place; the former had been rebuilt since the last Visitation. It is a plain substantial Building with a Tower and Clock, and consists of a good Court-Room above, with a commodious space beneath, appropriate to the accommodation of persons attending the Market with Fowls, Butter, Eggs, &c.

The Woods appear to be in a very thriving state, which has been promoted by a judicious thinning, principally in the Watson's Park, and at Castlehead, and is to be extended to the other Woods. The Timber cut and sold in the present year, amounts to £2115, and the Weedings to £350. About 30 Tons of Oak Bark have been recently sold at £13 per Ton, and one Ton ana half of Larch Bark for £8 per ton. We exercised the Hospital's right of Fishing with a net, on the Derwentwater Lake, and with more success than appears to have been met with by the Committee in 1805.

Having finished our view of such parts of the Hospital's Estates as our time would permit, and as we considered it desirable we should see, we departed from Keswick early on the 1st, and arrived at Greenwich on the 4th of August, after an absence of a month, constantly spent, from an early hour every day to the evening, in attending to the objects for which the Visitation was undertaken.

[HUMSHAUGH]

We considered it proper to complete our detail of the state of the Buildings, and the alterations and additions made thereto since the late Visitation, on such of the Farms as we had opportunities to visit; and to reserve until the close thereof, the measures taken by us relative to the purchase of Land at Wark, and Humshaugh, and for Sites of the other Churches and Parsonage-Houses; and also the observations we might deem it proper to make on the general management of the Hospital's Estates in the North; and we therefore have now to report the steps we have taken to carry into effect the former, which we considered to be the principal object of our journey.

On our arrival at Humshaugh, the Southern Boundary of the late Parish of Simonburn, we were shewn by the Receivers, three parcels of Land which had been offered for Sale, for erecting thereon a Chapel and Curate's House; one of them at the entrance of the Village of Humshaugh, consisting of three Acres belonging to a Mr. Read of Newcastle; another between Humshaugh and the Village of Houghton, the Property of Mr. Smith of Houghton Castle; and another belonging to the same Gentleman, to the Northward of the Piece last-mentioned; but as the latter appeared very much exposed to the Weather, we considered the other Piece belonging to Mr. Smith, nearest to Humshaugh, to be the most eligible spot of the whole, by affording, from its proximity to that Village and Houghton, equal accommodation to the Inhabitants thereof, and

also to the Curate who may be appointed to this Chapelry; and we accordingly agreed with him for three Acres for the Sum of £500, and directed the Receivers to take measures for completing the Purchase.

Since our return, however, we have been informed by them, that it has been discovered that both Parcels of Land belonging to Mr Smith, are in the Township of Houghton and as by the Act of Parliament for creating the new Rectories, it is enacted, that the Land to be purchased for the Chapel of Humshaugh, shall be within the latter Township, we have been under the necessity of declining the Purchase of Mr. Smith's Property, and to agree with Mr. Reed for the Land belonging to him at the entrance of the last-mentioned Village consisting of three Acres, for £570. We very much regret that a spot more convenient from its central situation to the whole of the Population of this Chapelry could not be obtained; but the Receivers stated to us, that no other Parcel of Land had been offered for sale than those before-mentioned, although they had used every means in their power to procure it. The land we have now purchased is however in every other respect quite unexceptional, and is said to be of better quality than that belonging to Mr. Smith; and as it is close to the Village, and not more than a Mile distant from Houghton, we hope that under all the circumstances of the Case, the Board will approve of what we have done.

We next proceeded to SIMONBURN and viewed the Church and Parsonage-House there; the former we found to be in very indifferent repair, and the House in a state of great dilapidation.

The Rev. Mr. Evans, who has been inducted to this Living, expressed to us an anxious desire that a vestry should be erected on the North side of the Church; a measure which appears highly desirable, the Business of the Parish being now transacted in a Public-House; and we therefore strongly recommend that it should be undertaken at the Expense of the Hospital (which we were informed by the Clerk of the Works who accompanied us, will not exceed £100), it being intended to build a Vestry to each of the New Churches. The House appears to have been very much neglected by the late Incumbent, and many parts of it are in a ruinous condition; the ancient part of the House particularly, is gone so much into decay, that we consider it irreparable, and we suggested to Mr. Evans, that when the subject of dilapidations shall have been settled, it would be proper to obtain a plan for putting the House and Out-buildings into complete Repair, on a scale more proportionate to the present extent and value of the Living, and to submit the same for the approbation of the Hospital and Bishop.

The Out-buildings, which are extensive, and were perhaps necessary before the division of the Parish, are now more numerous than is desirable, and we think the present Rector ought to apply to the Hospital and his Diocesan for a Faculty to remove a part of them, to prevent his being hereafter called upon for Dilapidations on Buildings which are now become useless.

On adverting to the Lease granted by Dr. Scott to the Hospital, of the Tithes, &c. of the late Rectory of Simonburn, we found a Clause therein rendering the Hospital liable, at the Death of Dr. Scott, to all Dilapidations; and doubts having arisen whether by that Covenant his Executors were not exonerated from all Claims on that account, we judged it expedient to direct the Hospital's Solicitor at Newcastle to state the Case to Mr. Recorder Williamson, the Hospital's Counsel at that place, who has given it his opinion that the Executors of Dr. Scott are liable to make good the Dilapidations in the Chancels of the Churches at Simonburn and Bellingham, but that the Hospital as Lessee of the Rectory, is liable to all Dilapidations in the Rectory House and Glebe: We understand however from Messrs. Everest and Bicknell, that having submitted the Case to Mr. Poulson, an eminent Conveyancer, he is of opinion that the remedy of Mr. Evans is against the Executor of Dr. Scott; but that the said Executor will have a remedy against the Hospital as Lessee under the Covenant, to the extent of the injury the Premises have sustained during the continuance of the Lease, as in common Cases between a Lessor and Lessee under a similar Covenant. Under these conflicting opinions there is some difficulty in deciding upon what measures it may be advisable to pursue; but as it appears by the testimony of your Secretary that in negotiating the Lease with Dr. Scott, it was never in the contemplation of the Hospital, or so stated by Dr. Scott, that the former should, at the decease of the latter, be liable to Dilapidations on the rectorial Premises; and as the Solicitors state that the covenant in question is what is usually inserted in Leases to render the Lessee liable to maintain Repairs; we are inclined to recommend that Mr. Evans should be referred to the Executors of Dr. Scott, who will, of course, afterwards apply to the Hospital for Repayment of the whole, or such proportion of the Dilapidations as can be legally demanded.

Having completed our view of the House and Church at Simonburn, we went on to WARK, and viewed a piece of Land consisting of about 14 Acres belonging to Mr. Robert Charlton, of Lee Hall, which he had offered to sell for £1500. It is situated nearly close to the Village on the road to Bellingham, about a quarter of a mile to the west of the Tyne, of which the upper part of the House will have a commanding view, and appears to be in every respect well adapted to the purpose; we therefore directed the Receivers to take measures for obtaining this Land, and they have since informed us that they have agreed with Mr. Charlton for it at the Sum above- mentioned. As the Rectory of Wark, with the exception of Simonburn, is the most valuable Living of the whole, we are of opinion that about Eight and a half Acres will be sufficient for the Site of the Church and Parsonage-House, and for Glebe; and we therefore recommend that the same may be appropriated thereto, and the remainder retained by the Hospital; applying the proportional value thereof to the Fund, to be raised by the Provisions of the Act of Parliament, for defraying the Expense of purchasing Land and erecting Parsonage-Houses.

We viewed another Piece of Land somewhat nearer to the Village of Wark, belonging to Mr. Matthew Charlton, consisting of about four and a half Acres; but as he required the Sum of £1000 for it, which we considered to be extravagant, and the other Land appearing more desirable, we did not think to necessary to confer with him on the subject.

We next proceeded to Bellingham and found the Church to be in good condition, but the Chancel is in want of repair. We recommend that a Vestry may be also added to the Church at Bellingham on the north side, in like manner as recommended at Simonburn, and intended to be annexed to the new Churches. The Land purchased of Colonel Reed for a Parsonage-House and

Glebe for £900, consists of about seven Acres, and is situate on the North side of the Tyne and to the West of the Church, to which it is contiguous, and appears peculiarly eligible and convenient for the purpose.

On our arrival at THORNEYBURN, we looked at the Lands purchased of Mr. Charlton of Redheugh (including a private road to the Church) for £1600, which consists of upwards of 18 Acres. It is situated adjoining, but considerably elevated above, the River Tarsett, but may be sheltered from the North by a Plantation, which we directed the Receivers to form in that direction from the House and Church. Three Acres of the Land however are in the Parish of Bellingham, and cannot therefore be purchased for this Rectory under the provisions of the Act; but as the ground is most desirably situated for the accommodation of the Rector (forming the declivity to the Tarsett), we recommend that it may be purchased for the general purposes of the Hospital, and planted and let to the Incumbent at a moderate Rent. We directed the Receivers to apply to Colonel Reed of Chipchase Castle, for Way-Leave through his Allotment of Tarretburn Common to the Church, for the accommodation of the Inhabitants in that part of the new Parish, who will otherwise be under the necessity of proceeding thither by a very Circuitous Road.

This part of the Country is very open, consisting almost entirely of Moor Lands, and the population is very thin and much scattered.

We next proceeded to FALSTONE, the Church of which is very small and in a wretched condition: It has lately been new roofed, but the interior part thereof appears to have been badly executed. In recommending the erection of a Vestry, we think it may be advisable to endeavour to prevail on the Parish to put the Church into a decent and substantial Repair. About Nine Acres of Land (of which nearly Seven Acres are part of the Moor) have been purchased of Mr Robson of Falstone, for the Site of the Parsonage-House and Glebe, for £520, It is proposed to build the House on the latter, fronting the River Tyne, to which, and the Village, is contiguous; but the remainder of the Land is cultivated and of good quality. The whole is well sheltered from the North, and very eligible for the purpose for which it has been purchased. Mr Robson stated it

to be his intention to give about a quarter of an Acre of Land, for the purpose of enlarging the Church-yard; a measure which appears to be very desirable.

In our way from Falstone to Bellingham, we proceeded to view the Ground purchased of Mr. Lovett for £1050 for the Church and Parsonage-House at Greystead, which was found to consist of 12 Acres, and to be of excellent quality, in a fair state of cultivation, and well situated for the purpose; and, although lying low, to be dry. Apprehensions having been suggested that Water-Springs might be too near the Surface for the Church-yard, we employed a person to dig to a proper depth to ascertain how far this evil existed, and found that there was not any cause for apprehension on that account. As this living is the least valuable of the new Rectories, we do not consider that the quantity of Land above mentioned is too much to be retained for the Sites of the Church and House, and for Glebe.

The Clerk of the Works having accompanied us in our Visitation of the new Rectories, we pointed out the proper Sites for the new Churches and Parsonage-Houses; the latter of which will all front the South, except at Bellingham, which will face North.

We now think it right to report the difficulties we had to encounter in entering into Contracts for the proposed new Buildings, and the motives by which we were governed in completing the agreements. On our arrival at Newcastle we found that many Proposals had been delivered to the Receivers in consequence of the Public Notice which had been given; but they were so much at variance with each other, that we considered it advisable personally to interrogate the respective Competitors; and on doing so found that some of them were almost incapable of making calculations; that others were entirely ignorant either of the manner in which it was expected the Work was to be done, or of the quality of the materials intended to be used, notwithstanding the Specifications to which they had access, were explicit and detailed; that they had actually offered to complete the Buildings for which they had delivered Proposals, at considerably less than the prime cost of the Materials, whilst others appeared to be incompetent to erect them in a Workmanlike manner. We therefore, after distinctly stating the nature of the work and quality of the materials expected to be used, allowed such of them as we were satisfied had formed erroneous opinions on these points, to amend their Tenders, and to meet us at Haydon Bridge on our Return from visiting the new Rectories in the late Parish of Simonburn.

When this subject again came under our considerations at Haydon Bridge, we found that the opinions we had entertained of several of the Competitors were well founded; some of them having declined to abide by their Proposals even after they were amended; another had merely added £1000 to his original offer; and others, being unable to procure sufficient Sureties for the due performance of the Work, either desired to withdraw their Proposals, or forbore to attend us as they were required to do. We considered it to be our duty to accept such proposals as appeared to be the

lowest, if the Parties were competent to the Work and could give satisfactory security for its proper execution; but we are decidedly of opinion, that if we had entered into Contracts for that purpose with the lowest Bidders in the first instance, without distinctly ascertaining their competence, and explicitly detailing the principles on which the several Buildings were to be completed, we should have involved them in certain ruin, and the Hospital in great difficulties, whilst the Works would have been greatly retarded, to the manifest disadvantage of the Incumbents, who cannot enter into possession of their Benefices until the Churches are completed.

The Competitors last mentioned, having however withdrawn, we had next to consider the Proposals delivered by persons of respectability, who, from their experience, were properly qualified to undertake the works in question; and having satisfied ourselves that the persons whose Proposals we accepted, as stated in the former part of this Report, and who were the lowest eligible Bidders, could provide sufficient security, we did not hesitate to give directions to the Hospital's Solicitor at Newcastle to get the necessary Agreements executed; and of course we rejected the Biddings of the others who were higher in their demands, although we are not without apprehensions, that Messrs. William and Thomas Nicholson who engaged to build the Houses at Bellingham and Falstone, will experience some embarrassments in completing the Works, having, notwithstanding the pains we took fully to explain to them the nature thereof, since acknowledged by letter to the Clerk of the Works, that they had formed erroneous calculations in preparing their Estimates of expense; we however directed Mr. Peters to get all the agreements executed with the least possible delay.

It occurred to us in considering the erection of the Parsonage Houses, that in the event of any of the Incumbents hereafter having large families, a little more Lodging-room would be wanted, and we therefore directed the Clerk of the Works to report, whether two Garrets might not be hereafter made therein; who has reported to us that they can be made in the progress of the work with more ease, and at less expense, than any subsequent period, and that the additional accommodation would not exceed the sum of £100, for each House. We are of opinion that this additional accommodation should be made, and therefore recommend the measure to the favourable consideration of the Board: but as this alteration in the original Plan is not included in the Agreements, the Builders will of course be allowed the extra expense which may be incurred thereby. As it was not practicable to include in the contracts the Out-Buildings, Garden Walls, &c. until the purchase of all the lands was completed and the Sites staked out, those Works also are not included in the Agreements; and therefore their erection must be paid for by measure and value, the expence of which the Clerk of the Works is of opinion will not exceed £350 for each House, and £150 for the Walls to each of the Churchyards.

We were gratified to find that Jesse Heath and John Jones, who are employed by Mr Seward as labourers in trust, appear to be steady sober men, and well qualified for

their respective duties; and as the spots selected for the erection of Churches and Parsonage Houses are in some instances many miles asunder, we deemed it indispensably necessary, with a view to a constant and vigilant superintendence of the Works carrying on, and of occasional conferences with each other, that they should each be allowed a small Horse; and therefore directed Mr. Storey, the Bailiff for the Manor of Wark, to purchase one for each not exceeding the sum of £15, and that they should each be allowed £20 per annum to maintain it: these Horses will of course be sold for the Hospital when the Services of the Men may be no longer wanted.

In traversing the extensive Common of Hareshaw and other Commons in the late Parish of Simonburn, we were of opinion that a person should be appointed with a Deputation as Gamekeeper, to prevent all encroachments, either on the Allotments of Common or Manorial Rights, and occasionally employed in the woods; and this measure appeared the more desirable, in consequence of the attempt lately made by the Duke of Northumberland to deprive the Hospital of its unquestionable right to the Seigniorship of this extensive Tract of Land, and to prevent in future any litigation on the subject, by exercising those privileges which appertain to the Hospital as Lords of the Manor; we therefore directed the Receivers to employ Edward Headly, a Man of good Character and well qualified for the duty, and to allow him the rate of Twenty Shillings a Week for himself, and Three Shillings a Week for a Dog; and we hope that the Board will approve of what we have done, and order a Deputation to be made out for him as Gamekeeper for the Manor of Wark.

The next important object to which we have to call your attention, is the question heretofore litigated respecting the Tithe of Agistment in the late extensive Parish of Simonburn, the revival of which is not only of great importance to the Incumbents of the several new Rectories, but if ultimately established, may afford an additional inducement to Clergymen of Learning and respectability, to become Chaplains in His Majesty's Navy, who will naturally look forward to Presentations to those Livings, as a Reward for long and faithful Services, in situations so uncongenial to literary pursuits and the acquirement of Scientific knowledge.

It appears by proceedings instituted in the Court of Exchequer, that Dr. Scott, the late Rector of Simonburn, first filed a Bill in that Court in the year 1775, against Anthony Wright and others, to establish his Right to the Tithe of Agistment of barren unprofitable Cattle; the claim was, however, resisted by the occupiers of Land in the Parish, and various Bills and cross Bills were filed by the contending Parties, whereby the Rector was not only subjected to considerable expense, but to unpleasant and vexatious altercations with his Parishioners on a question, not only of great importance to himself, but involving the value of the Patronage vested in the Hospital: Having however personally to contend against men, some of whom possessed considerable influence and large fortunes, Dr. Scott after many years of litigation and an Expense of near £5000, found himself unable to bear the further Expense of carrying forward the

Suits which were pending, to their final issue; and therefore applied to the Commissioners and Governors of the Hospital as Patrons of the Living, for relief and assistance, to enable him to recover what were deemed his legitimate Rights: his request however was not complied with; a circumstance now to be regretted, as there is reason to believe that if the matter had been then taken up by the Hospital, the Right of the Rector to this valuable Tithe, either would not have been resisted, or the Claim would have been established by a solemn decision of the Court.

Wearied out however with vexation and expense, by the consent of all Parties the original Bill and Cross Bills were in 1793, after a litigation of 18 years, dismissed out of Court (each Party bearing his own Costs); but not until Dr. Scott had, in a Bill filed against Sir Lancelot Algood, induced the latter in 1779, to submit to payment of the Tithe of Agistment; and in another Bill filed against Mr. John Fenwick and others, obtained in 1774 a Decree establishing his Right thereto.

But it was understood, that this consent to stay all further proceedings against the great body of Landholders, was only binding on Dr. Scott during his Incumbency, and not to affect any future revival of the question; and we understand from Mr. Fowler, who was the Clerk in Court employed by Dr. Scott during the long period above mentioned, and who is still living and in the same situation, that should the Hospital or any other Persons hereafter (sic) be disposed to bring this Subject to the adjudication, all the Proceedings which then took place and are on Record, including the Evidence taken before a Commission authorized to inquire into Facts on the spot, would, on application to the Court, be admitted, and allowed to stand as part of any Suit, which it may be deemed expedient to institute, for the recovery of so valuable a part of the Rectorial Property in the extensive District.

We do not think it would be advisable to encourage the several Clergymen who have been lately presented by the Hospital to the new Rectories, to enter into a state of litigation with their respective Parishioners, for the recovery of what we are inclined to believe, from the best information we could obtain, is their undoubted Right; a measure likely to alienate the affections of the People from their Pastors, and to bear an unfavourable aspect towards their moral improvement in a Country so uncultivated as this, where much is wanting to colonize and bring it into a better state of civilisation; nor do we think that recourse ought to be had to Proceedings at Law on the part of the Hospital, if the same can by any possible means be avoided: We are therefore inclined to recommend that measures should be taken by the Hospital to apprise the Occupiers of Land in the several Parishes comprised the late Rectory of Simonburn, that the Tithe of Agistment appears to be the just Right of the several Incumbents, and that with the view of establishing this Ecclesiastical Due, the Hospital is willing as the Patrons of the Livings, to refer the decision of the Claim to a fair and equitable Arbitration, to which they should be invited to accede; but if contrary to hope and expectation, a measure so conciliatory should be rejected, and no other measure should appear likely to effect so

desirable an object, it will then remain for the Hospital to consider, whether it may not be advisable to obtain the opinion of eminent Counsel as to the validity of this important Claim, and the probability of ultimately establishing it: and if there should appear reasonable grounds of accomplishing the latter, whether it may not be desirable that it be brought to a legal decision: and we are the more inclined to recommend that the subject should be brought to issue, as the Rector of Ilderton (of which Living the Duke of Northumberland is Patron, and who has extensive Property within the new Rectories) has lately demanded of the Hospital the Tithe of Agistment for the Lands belonging to Middleton Hall Farm; the settlement of which Claim the Hospital has offered to refer to Arbitration.

As by the Act of Parliament for dividing the Parish of Simonburn, The Hospital is required and directed to dispose of the Tithes arising Within the Township of Wellaugh, either by Public Auction or Private Contract, and to apply the Produce to the purchase of Glebe Lands, And in erecting and building Parsonage=Houses, and Offices; we recommend that the Tithes arising from the Lands belonging to the Duke Of Northumberland should be offered to His Grace, and the remainder As well as those belonging to the latter (should the Duke decline to purchase them) offered to Sir John Swinburn, who is the other principal Proprietor of Lands in this Township, and is desirous of becoming the Purchaser at a fair and reasonable valuation; reserving of course the Claim to the Tithe of Agistment until the Right of the Rector of Falstone thereto, shall be fully established.

On inspection of the several allotments of Common, within the late Parish of Simonburn set out in lieu of the Tithes, we found that no part thereof was, either from the locality or quantity of the Land, proper to be selected for Glebe Lands, or as Sites for the Churches or Parsonage Houses, nor could any exchange for other Lands be effected for those Purposes; we are therefore of opinion that the said Allotments should be sold at such times, and in such manner, as the Receivers may consider to be the most advantageous, and the Produce applied to the Funds created by the Act for dividing the Rectory of Simonburn; the surplus of which, if any should remain after defraying the Expense of purchase of Glebe and the erection of Parsonage-Houses and Offices, should be laid out in the further purchase of Glebe Lands, to be apportioned in such manner as to equalize the several Livings (with the exception of Simonburn which is much the most valuable) as far as the same may be practicable.

It will be observed by the former part of our Report, that the new Buildings, Alterations, and Improvements, upon this extended Property of the Hospital have been numerous since, and for some time preceding, the Visitation in 1805; and as the expenditure has of course been considerable, we directed our particular attention as well to the Causes which influenced their erection, as to the degree of Economy exercised in their construction: we consider it therefore to be our duty to enter somewhat into detail on this important subject.

The high price of Grain of every description which has so long existed, has, during the last 20 years, called into exercise as well the experience of established facts, as the speculative theories of Agriculturists, with a view of increasing to the utmost possible extent the produce of their respective Lands; the consequence of which has been that a new era has commenced both in the cultivation of the Soil, and in feeding Stock.

In the Leases formerly granted by the Hospital, the Tenants were only allowed to keep one-third part of their Lands under the Plough; and it was then the usual practice to have a clean Fallow and two white Crops of Grain in succession which was followed by the same undeviating course in continuity.

The poorer kinds of Soil in most of the Farms in the Northern parts of the Kingdom have, from time immemorial been continued in Grass, although the Produce, or in other words, the Stock of young Cattle, &c. maintained thereby was comparatively trifling; and whilst Corn remained cheap, the Lands would not bear the expense of Cultivation: but contemporaneously with the increase in the price of Grain, the Norfolk system of Turnip and Clover Husbandry, which consists in changing every year from a white to a green Crop, was introduced with the most beneficial success, and the Tenants have since been generally permitted to have two-thirds of their lands in a state of Aration.

The poor soils have been found to be peculiarly adapted to this alternate mode of cropping, by which they are kept in a constant state of comparative Fertility, and if properly kept clean from Weeds, &c. will produce much greater Crops than by the old system. It is now usual in breaking up fresh Lands to sow the same with Oats, then clean fallow the succeeding year, and to sow Wheat in the Autumn: In the Spring of the third year artificial Grasses, consisting of red Clover and Rye Grass, are sown amongst the young Plants of Wheat, and after the crop is reaped, the Land is then preserved from being depastured by Sheep or Cattle; and in the fourth year a crop of Clover Hay is obtained, and if of tolerable good quality, two crops are generally produced; after which the Ground is again ploughed out for a fresh crop of Oats the succeeding year: and the same rotation observed as above-mentioned, except when it is found advisable to sow the fallow crop of the second or third course, with a proportion of white Clover Sees and perennial Rye Grass, to allow the Land to remain Pasture for two or three years as the case may require.

With respect to the richer kinds of soil, the same course of Husbandry Is pursued, except in the instance of the Fallow Lands, which are Generally sown with Turnips, and a Barley Crop in succession instead Of Wheat, as is practised on strong Clayey soils, without laying the Lands down to Grass for two or three years at the end of the second or third fallowing, as is practiced with regard to the poorer lands.

In consequence of Landlords permitting a greater proportion of their Farms to be in Tillage, the produce therefrom is, by the new system of Husbandry, not only very much increased, and in some instances nearly doubled; but if properly conducted, calculated to keep the Lands in the highest state of fertility, which, combined with the advanced price of Grain, animal Food, and other Farm Produce, has naturally contribute to the great increase of Rental; it being evident that, in all cases where the Lands are not from local circumstances peculiarly adapted for Grazing, either from their nature or situation as to Markets, that higher Rents will be obtained for Tillage Farms, than for those kept in old Grass for the purpose of feeding Cattle.

This revolution in the system of Agriculture, with the great increase of Produce arising therefrom, has rendered additional Buildings unavoidably necessary; and, notwithstanding the introduction of Threshing Machines, requires the employ of more than double the number of Husbandmen and Labourers than were heretofore wanted on the same Lands.

By the great increase of Tillage Lands, more Horses are also necessarily required to work the extra Ground brought into a state of Aration; and additional Stabling becomes indispensably necessary for their accommodation.

Hemeling for the increased number of young Cattle necessary to Convert the extra quantity of Straw produced upon the Farm into Manure, must be provided, and more Cottages are required for the additional Husbandmen and Labourers employed thereon. Turnip Sheds, and Hemels for feeding Cattle, are also proper appendages to every Farm adapted to the improved system of Agriculture, especially as the Tenant, if he be a man of enterprize, and possesses sufficient Capital, either breeds his own Steers or Bullocks (which are usually Fed off at three years old), or purchases them to consume the Turnips Produced on his Farm; a measure highly advantageous with respect To the production of Manure, and the consequent increased fertility of his Lands. Formerly a judicious arrangement of Farm Offices and their contiguity to the Homestead, were not considered of such vital importance to the prosperity of a Farm as in the present day; their erection was undertaken at times, and on spots, at which it was conceived the least possible expense would be incurred, or from local circumstances they might be useful, without regard to the advantages arising from an increased produce of Manure and the ultimate improvement of the farm: a reference to the Report of the Visitation in 1805, will shew that in many of the Hospital's Farms, the Offices were greatly detached, to the manifest inconvenience of the Tenant and disadvantage of the Estate.

It appears to have been the object of the Receivers for some years past, to remedy this inconvenience, and we must do them the justice to say that where new Establishments have been formed from the division of Commons and uncultivated Lands, or additional accommodations become necessary, either by the consolidation or increase

of small Farms, or arising out of the improved system of Husbandry; simplicity, convenience, stability, and economy, have been equally studied, and one systematic principle of arrangement has been usually adhered to; governed of course by the size of the Farm and other circumstances: but to enable the Board to form a more correct judgment of the advantages arising from a connected suite of Farm Offices, we subjoin hereto a plan of a new Establishment lately formed at Langley Castle Farm.

The principal advantages appertaining to the Offices being judiciously arranged, and erected contiguous to the Dwelling House, are, that the Tenant is enabled constantly to overlook and control his Labourers; to attend to the feeding and Shelter of his Cattle; and especially to his obtaining an additional quantity of Manure; which we were assured by several of the most intelligent Tenants on the Hospital's Estates, is increased at least one-fourth where the buildings are erected on the principle lately introduced; the effect of which upon the improvement of the Lands and the next letting of the Farms requires no explanation.

Except where Farms are situated in the vicinity of populous Villages from whence additional Labourers can be procured when wanted, more Cottages are required; and indeed their erection becomes indispensably necessary, for the purpose of affording accommodation to the whole of the Workmen required for the proper cultivation of the Farm, and security of the crops; otherwise the Tenant might be in danger of losing a great part of the latter, should the Harvest be late (as it generally is in the North), and bad weather set in towards the latter end of September.

Many of the Hospital's Farms are not only at a considerable distance from populous Villages or Hamlets, but often much detached from each other; Cottages for the whole of the Labourers employed are therefore unavoidably necessary: and, as a branch of political economy, of essential benefit to the community; a spirit of Vagrancy is thereby discouraged; industry materially promoted; the Population of widely extended Districts, recently brought into a comparative state of cultivation, increased; and the interest and comfort of the Labourer identified with the occupancy of his employer: their erection in a pecuniary point of view is not of material importance to the Farmer, as he allows his Cottagers the same Wages as if he was under the necessity of hiring them from neighbouring Hamlets, if they could be so obtained. It afforded us considerable satisfaction to observe that, with very Few exceptions, Cleanliness, Industry, and Content, appeared in the Several Cottages annexed to the Farms belonging to the Hospital which We had an opportunity to visit.

The utility and advantages of Threshing Machines are now so well ascertained, that there is scarcely a Farm of any extent in the North where they are not provided; and in their construction we had an Opportunity of observing Machinery for working them by Wind, Water Steam and Horses.

The great number of Men drawn from the Country for the Army and Navy during the late War, would have rendered it utterly impracticable for the Farmer to have procured a sufficient number of Labourers to Thresh his crops of Corn with a Flail; but, even admitting that they could have been obtained, it is evident that from the increased Produce of the Lands, the work could not have been performed in the present Barns during the Winter half year; of course other Buildings of a like kind must have been erected on Farms of any magnitude. The advantages of Threshing Machines are numerous and important: --from a fifteenth to a twentieth part more Grain is obtained than can be produced by the Flail; and with so much facility, that the Tenant in the event of any sudden rise in the Markets, can produce two or three hundred Bushels of Grain in the course of two or three days, and avail himself of every opportunity to obtain an immediate Sale, or the best price for the Produce of his Farm; whereas it would take nearly as many months to procure the same quantity by means of manual Labour.

In wet or stormy Weather when the Plough cannot be used, or other avocations on the Farm be pursued without injury or inconvenience to the Husbandmen, they can be usefully employed at the Threshing Machine, which can be left when the Weather will again allow them to resume their occupation in the Fields. If at the new letting of Farms, the successful Competitor has neither stipulated in his Proposal for the erection of a Threshing Machine, nor provided one at his own expense, but has, during his Lease, requested the Hospital to indulge him with this additional and desirable convenience; the Receivers, in recommending their construction, have invariably submitted that the Tenant should be required to pay additional Rent at the rate of £8 per cent. on the money laid out, as will be observed in numerous instances detailed in the former part of this Report: the Straw-House and Barn (the necessary appendages thereto) have, however, been always erected at the expense of the Hospital, the Tenant bearing that of the Carriage of all materials; but the building of Barns on a larger scale, and at a greater expense according to the old system, which must have been undertaken, has no longer become necessary.

It will be also observed that in several instances, the Farm-Houses have been enlarged by being made what is termed square, thereby affording additional Lodging Room for the Families of the Tenants; this measure appears to have been absolutely necessary — the enlargement of the Farms occasioned by the division of uncultivated Lands, or the consolidation of smaller establishments, having produced a more respectable and enterprising Tenantry than could be expected on Farms of lesser magnitude: it is, however, proper to observe that, in all the instances which came under our observation, the Rooms appeared to be of moderate size, and the addition to the Dwelling-Houses fully justified by local circumstances.

In all cases where, from the consolidation of small Farms the Dwelling Houses and other Buildings were no longer wanted for similar purposes, care has been taken to

convert the former into Cottages; and the latter have either been appropriated to such uses to which they were applicable, or taken down, and the materials carefully used in the repair of old Buildings, or the erection of new.

On the several Farms where the Offices have been arranged on the compact and judicious principle to which we have before adverted, very little additional expense is likely to be incurred for many years to come; and although it must be admitted that a considerable aggregate expense has been incurred in Buildings, Rebuildings, Repairs, Fencing, and Draining, in the last ten years, yet when it is considered that nearly 16,000 Acres of unenclosed and uncultivated Land have, within a few years past, been allotted to the Hospital on the division of various Commons, out of which new Establishments have been formed; the remainder annexed to existing Farms, by which additional Buildings were rendered unavoidably necessary; new and extensive Fences undertaken, and the system of Under-Draining, so strongly recommended by the Committee who visited the Hospital's Landed Property in 1805 adopted throughout this widely extended Estate, independent of the want of further accommodations required in consequence of a double proportion of Land being brought into Tillage; the expense, so far from being disproportionate to the advantages resulting therefrom, will have the most beneficial effects on future lettings, and perpetuate and increase to a distant period, the value of the several Farms, which, in most instances, are said not to be inferior to any in the Northern part of the Kingdom, either for culture or respectability of the Tenantry; and it must afford considerable satisfaction to the Board to observe, that the principle of forming judicious establishments (sic) of Offices as the necessity of the case arises, has now been so widely extended over the Hospital's Property that the time is fast approaching when very little more will be required than small incidental improvements, and leave the Hospital in the full possession of the important benefits connected with the past expenditure.

However desirous private Landholders may be to improve their Estates on the one hand, and to promote the welfare of their Tenants on the other, it is presumed, that in widely extended Estates there are but few, if any, who can accomplish these desirable objects simultaneously: by the floating Capital of the Hospital, however, arising from the large Receipts of Prize-Money during the long protracted War, the Directors have been enabled, by affording encouragement and accommodation to its deserving and enterprising Lessees, to stimulate them to employ their own Capitals, to the best possible advantage for the improvement of their several Farms, and the consequent benefit of the Hospital at the expiration of their respective Leases.

As no Building, Repair, or other Improvement, is ever undertaken on the Hospital's Farms, until the Tenants consent to carry all the materials gratis, the expense of which is always a fourth, and often one-third of the aggregate cost, the latter are never likely to require further accommodation until the same becomes indispensably necessary; and as we are well satisfied from minute investigation, that neither the Receivers or

their Bailiffs have, either directly or indirectly, any interest in their construction, but on the contrary entail themselves considerable responsibility and labour, when they recommend to the Board the Works, which in their judgement, have become unavoidable, we cannot think that the Tenant never requests additional accommodation, until he can no longer do without it; and the Receivers exercise a sound discretion in recommending that the same may be afforded.

The encouragement thus given to industrious and skilful Agriculturists to pursue their acquired knowledge to the utmost possible advantage, has no doubt contributed in a material degree to induce them to become Lessees on Estates, where they are not likely to be limited in their exertions, either by the caprice or the change of Land Lettings of the Hospital's Farms: and it is a subject of considerable gratification to observe, that, notwithstanding the high Rents which are usually obtained, and the late fluctuation in the price of Grain, only one instance of arrear of Rent has occurred during the last 25 years, amounting to about £172, the whole of which, there is some reason to expect, may be ultimately recovered.

From these observations it will be justly inferred, that the Hospital not only possesses a very respectable Tenantry, but the latter are at least, as industrious and contented, as on any Estate of equal extent in any part of the United Kingdom.

The Committee of Directors in their Report of the Visitation in 1805, have so ably detailed the important Duties of the Receivers, and the advantage and necessity of two Persons being joined in this Agency, that any observation from us would be superfluous, further than to remark, that we fully concur with them in their reasoning on this subject, and the conclusions they have drawn therefrom.

We have only further to add, that the whole of the Agents, Bailiffs, &c. employed on the Hospital's Estates, appear to be men of Intelligence in their respective Departments; are judiciously selected; and manifest a commendable zeal to promote the proper cultivation of the soil; to increase the Produce of the Mines; and to economize the expenditure on the Estates to the utmost of their power.

We have the honour to be.

My Lords and Gentlemen

Your most obedient humble Servants

WILLIAM BROWELL EDWARD LEGGE

To The Directors of Greenwich Hospital