

[Selected extracts from original letters filed as ADM 66/84 from Northern Receivers to the Greenwich Hospital, between 1796-1801. Many of the extracts available relate to Hexhamshire]

30 Dec 1797 Nicholas Walton to John Ibbetson

[Note: Nicholas Walton & Sir John Turner were Northern receivers from the Derwentwater Estate on behalf of Greenwich Hospital. John Ibbetson was Secretary to Hospital Commissioners.]

John Ibbetson Esqr

Newcastle 30th Decemr 1797

Py 2 Jany 1798

Sir

On Thursday the 21st inst there was a Meeting at Haydon Bridge of the Commissioners appointed by two Acts of Parliament, one for the Division of Grindon Common in the Barony of Langley, and the other for the Division of Thorngrifton Common in the Barony of Wark, when Mr Walton had the satisfaction of being a Witness to the Execution of the General Awards for both Divisions, and they are now before the Clerk of the Peace for the County of Northumberland preparatory to their being inrolled. A Duplicate, or original Part, of each Award, along with one for Langley South Common Division already Copied shall be sent you, to be lodged in the record Room at Greenwich Hospital, as soon as Copies can be got made for the Office here, but as those Awards contain, together, no less than sixty engrossing Skins, it will take some Time before the can be sent.

Mr John Dixon, Owner of an Estate in Hexhamshire much intermixed with Hospitals Lands at Turfhouse, called upon Mr Walton on Saturday the 16th inst, and expressed a desire to sell his Property at Turfhouse to the Commissioners and Governors of Greenwich Hospital, and on Wednesday last, he made an offer of the whole, including three Allotments of Common which have lately been set out in respect of his above mentioned Estate, for the Sum of £1100, and it is not thought that he is unreasonable in his expectations.

After completing the Purchase of Allerwash Mill Allotment, which was effected upon 23d inst, this Estate of Mr Dixons only remains an Object of internal inconvenience, of any consequence, within the whole of Derwentwater Estate, Tithes excepted and the making a Purchase of it, in case that can be done upon proper Terms, will most undoubtedly appear to the Directors, as likely to be attended with advantage to Greenwich Hospital for when they look upon the Plan which accompanies this Letter, they will be pleased to observe, that there is an interference with the Hospitals Grounds, in the situation of almost every part of it, and that in one instance, there is a Parcel of Ground, called Hood Field consisting of upwards of Fourteen Acres, in which the Hospital and Mr Dixon have an equal undivided Property.

If a Purchase can be made for £1100, of which, from what is mentioned above, there appears to be no doubt, it will certainly be right to close with Mr Dixon at that Price, rather than losing the opportunity of making a Purchase, but he may take less; at all events it is desirable to receive the Boards most early commands, to make the Purchase upon the best of Terms. Not exceeding the above Sum, and the Directors may depend upon every attention being paid to make the Bargain for the Hospital, upon the lowest Terms possible.

Should this Purchase be made for Greenwich Hospital, it is exceedingly possible that there will not be an inducement left to make another, as upon examination of all the Plans of the Derwentwater Estates, it is found, that the whole of the Lands which belonged to others, and were intermixed with those of the Greenwich Hospital, have either been given in exchange to, or purchased for, the Hospital, except this Estate of Mr Dixons. We are

Sir Your most obedt Servt
Walton & Turner

PS. On the inclosed Plan, The several Parcels belonging To Greenwich Hospital are coloured Green, those belonging to Mr Dixon Red, and the undivided Property pale blue.

16 Jan 1798 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 16th Janury 1798

Sir

In consequence of an intimation from Mr Dyer we now acquaint you that the quantity of Land in John Dixons Estate of Turfhouse is as follows

	A. R. P.
Ancient inclosures & pieces of Land	28. 1. 34
Allotments of Common	20. 3. 37
Total	49. 1. 31

Inclosed you will receive our Contingent Acct from 31t August to and with the 21st November last which you are desired to lay before the Board. We are

Sir Your most obedt Servt
Walton & Turner

3 Feb 1798 Nicholas Walton to John Dyer

John Dyer Esqr

Newcastle 3d February 1798

Sir

Conformable to the Boards wishes I send you the Particulars of the Valuation of Mr Dixons Estate at Turfhouse and being desirous to have Mr Fryers* opinion in Writing upon this Subject I applied to him and requested him to give me a Letter which having read and since conferred with him I now inclose for the Boards further information and shall be glad to receive directiones to make the Purchase without delay and am

Sir Your most obedt Servt

Nichos Walton

PS If this Business shd not be Finally settled by the 23d inst The Mortgagee will enter upon the Premises

* Mr Fryer is a Land Surveyor and much in the Practice of Valuing Land and Messrs Wm & Thomas Bates to whom he refers in his Letter are looked upon as Men of judgement in valuation of Grounds, and those three Gentlemen are the Commissioners for Dividing Hexhamshire and Allendale Common and in conjunction valued Turfhouse along with the other Estates in Hexhamshire to enable them to set out the Allotments in proportion to the several Properties.

Newcastle 3rd February 1798

Sir

I have examined the Valuation of Mr John Dixon's Estate at Turf House, and am of opinion that it will Let for about £40 per Annum, clear of Land Tax and all <Cesses>. I think if the Estate could be purchased by anyone, for £1000, it would be worth it, and to the Commissioners of Greenwich Hospital, it is in my judgement worth at least £150 or £200 more than to any body else, as it would lay their Estate together, give an opportunity of Dividing their Grounds into proper Inclosures, and save a great deal of Boundary Fencing.

I am Sir Your most Obedient Humble Servt

John Fryer

P.S. The above is not only my own opinion, but also that of Messrs Bates the other two Commissioners in the Hexhamshire Allendale Division.

Valuation of Mr John Dixons Estate at Turfhouse

	A.R. P.	A	
Ancient inclosures & pieces of Land	28: 1:34 say	28 1/2 at 21s	£29:18:6
Allotments of Common	20: 3:37 say	21 at 7s6d	7:17:6
Stints upon the Common wch is not to be divided			2:12:6
			£40: 8:6

Accordg to the Division Act the unimproveable pt of the Common is not to be divided.

£40.8:6 at 25 Years purchase	£1010:12:6
To which add the Value of improving Wood upon this Estate	£50
	£1060:12:6

23 Feb 1798 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 23d Feby 1798

Sir

In pursuance of an intimation from Mr Dyer an Agreement has been made with Mr John Dixon for the Purchase of his Estate at Turfhouse, except two Acres of Common which it was known to us he had sold when we wrote to you upon the 30th Decemr last, and also except six Acres and twelve Perches of Common which he has sold since 30 December . The Purchase Money to be paid by the Hospital is £1000 so that Mr Dixon has abated £50 for the six Acres and twelve Perches which he has sold since our first writing to you upon this Subject. It certainly would have been more desirable to have purchased the 6 Acres & 12 Perches along with the rest but that is not of any consequence the main object as to the Purchase having been effected and a sufficient allowance made for the 6 Acres & 12 P.

An Abstract of the Title has been before Council and the Purchase shall be completed as soon as possible, as the Title is approved. We are

Sir Your most obedt Servt
Walton & Turner

17 Mar 1798 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 17th March 1798

Sir

As it is confidently asserted that there is an intention on the part of Government to Sell the present Land Tax, at a certain number of Years purchase, to the Owners of

Estates from whence the Tax arises, we take the liberty of inclosing you, for the Boards information, an Account shewing the present Rental of the Derwentwater Estates, the Land Tax now paid for the same, and how much that is for each Estate, and for the whole, and also what the amount of the Land Tax would be, for each, Estate, if at 6d p Pound.

Herewith you will receive a Proposal for a Lead Mine, our Contingent Accot ending 28 February, and our Cash Account for last Month, upon which there is a Balance of £2060.13.. in favour of Greenwich Hospital and you desired to acquaint the Directors, that we have remitted £1500 to Mr Edwd Bate, in part of the said Balance.

Mr Hubbuck, whose Lease of the Inn, Court House, Ground, and Premises at Haydon Bridge, expires at Lammas next, has expressed, at several Times, his wish to take a new Lease, for a Term of Years, and has also intimated his desire of having some more Ground let to him, what he has at present being insufficient to furnish him with Hay, in consequence of which, he has, in some Years, found much inconvenience, and been put to considerable Expencc.

As Mr & Mrs Hubbuck shew every attention to those who frequent their House, and the having such good accommodations is a very great convenience, but particularly at the Times of receiving the Rents, and holding the Courts, for the Hospital, and paying the Lead Mill and Stublick Colliery Workmen and also the Persons employed in carrying the Hospitals Duty Ore and the Lead produced therefrom, having, from experience, had much satisfaction in observing the good conduct of Mr & Mrs Hubbuck, we beg leave to express our wish, that Mr Hubbuck may be continued the Hospitals Tenant, but as we see, that inconvenience might arise, by letting for a Term of Years, we recommend that the Inn may be let only from Year to Year.

An Account shewing the present Rental of the Derwentwater Estates and the Land Tax now paid for each Estate and how much that is Per Pound and also shewinf what the Land Tax would amount to if laid on at Six Pence Per Pound. Upon the present Rental vizt

Name of Estates	Present Rental of each Estate			Land Tax now paid for each Estate			Land Tax p pound as now laid on			Amount of Land Tax if at 6 ^d p pound w ^d be for each Estate		
Dilston Manor....	£1285	5	.	£35	8	...	£...	...	½	£32	2	7½
Corbridge and Thornbrough	828	10	.	25	17	5	...	...	7½	20	14	3
Newtonnhall	265	..	.	5	4	..	...	....	4¾	6	12	6
Whittle	207	5	.	6	6	..	...	...	7¼	5	3	7½
Throckley Manor	1100	..	.	18	8	6	...	...	4	27	10	..
Newlands Manor	432	10	8	22	17	2	...	1	¾	10	16	3
Whittonstall Manor	750	5	.	34	2	10	11	18	15	1½
Hexhamshire	719	9	6	16	16	2 ½	5½	17	19	9

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Wooley	105	10	.	1	15	10	4	2	12	9
						$\frac{1}{2}$						
Coastly Manor	456	10	.	15	9	3	8	11	8	3
Westwood	361	2	6	9	15	2	$6\frac{1}{2}$	9	..	$6\frac{3}{4}$
Wark Barony	516	17	6	8	2	9	...	...	$3\frac{3}{4}$	12	18	$5\frac{1}{4}$
Langley Barony	3958	19	2	130	4	10	...	...	8	98	19	6
Meldon	890	...	.	30	2	4	...	...	8	22	5	...
Needleshall	377	...	.	8	6	1	...	...	$5\frac{1}{4}$	9	8	6
Midford	241	...	.	5	18	2	...	...	$5\frac{3}{4}$	6	..	6
Hartburn & Hartburngrainge	593	...	.	12	11	..	...	...	5	14	16	6
Kirkwhelpington	150	...	.	3	2	2	...	...	5	3	15	...
Whitlees and Seahouses	70	...	.	2	8	10	...	...	$8\frac{1}{4}$	1	15	...
Sorbottle	34	...	.	...	14	2	...	...	5	...	17	...
Buteland	286	...	.	5	3	10	...	...	$4\frac{1}{2}$	7	3	...
Middletonhall	260	...	.	12	8	9	...	...	$1\frac{1}{2}$	6	10	...
Spindleston	1081	13	.	21	6	4	...	...	$4\frac{3}{4}$	27	..	$9\frac{1}{2}$
Outchester	1016	...	.	19	6	..	...	...	$4\frac{1}{2}$	25	8	...
Scremerston Manor	1984	...	.	47	13	9	...	...	$5\frac{3}{4}$	49	12	...
Alstonmoor Manor, Mines Exclusive	374	9	5	9	15	9	...	...	$6\frac{1}{4}$	9	7	3
Keswick, or Manor of Castlerigg & Derwentwater	686	15	.	5	..	..	...	...	$1\frac{3}{4}$	17	3	$4\frac{1}{2}$
Total	£19031	1	9	£514	5	10	£...	...	$6\frac{1}{2}$	£475	15	$6\frac{1}{2}$

Newcastle 17 Mar 1798 Errors Excepted. Walton & Turner

13 Apr 1798 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 13th April 1798

Sir

An application is now before Parliament and leave given to bring in a bill for dividing allotting and inclosing Tweedmouth and Spital Common in which Greenwich Hospital is somewhat interested the Commissioners and Governors having a Dwelling House Stable Yard Garden & Croft in respect of which there is a right of Common upon the said Tweedmouth & Spital Common. The amount of the Rental of the Estates having Right of Common it is expected will be about £2600 or £2700 p Annum and the Hospitals house and Premises are worth about £6 p Annum and it is supposed that consent will be obtained to the amount of £2200 or £2300 p Annm. The object to the Hospital is worth very little Attention but it has not withstand been thought necessary to examine the Drat of the Bill intended to be presented to Parliament in which it is thought that there is every necessary Provision and consequently it is our advice that the consent on the Part of Greenwich Hospital may be given to this Proposition. We

beg leave to add that the Common of Tweedmouth and Spital has always or however for a very great number of Years been principally eaten by Asses and Ponies belonging to travelling Tinkers Potters etc. in consequence of which the Villages of Tweedmouth and Spital have been considered as an Assylum to Persons of the worst Character and Mr Robt Ancrum who is a very worthy Man and a Tenant of Greenwich Hospital at present at Scremerston was some Years ago robbed upon the above Common and it was propose by one of the Villains to throw him down a coal Pit but which was happily resisted by the Associates in the Robbery; the Board will therefore we have no doubt most readily give encouragement to the putting an end, by means of a division, to an almost constant Meeting of Vagabonds of the above description. We are

Sir Your most obedt Servts
Walton & Turner

PS. Mr Patrick Dickson the Solicitor to the Bill will it is expected soon call you or Mr Dyer

14 Apr 1798 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 14th April 1798

Sir

Herewith you will receive our Cash Accot for last Month upon which there is a Balance of £2098.11. $\frac{3}{4}$ in favour of G Hospital and you are desired to acquaint the Directors that we have this Day sent a Bill to Mr Edwd Bates for £2000 * in part thereof.

If you will look upon the Plan we sent shewing the situation of Mr Dixons Estate at Turf House as compared with that of the Hospitals Estate at the same Place you will observe that directly opposite to the Road leading to the Buildgs at Turfhouse there is an Allotment set out for Thomas Leeche which lies within the Allotment purchased by the Hospital of John Dixon which contains 6A:1R:13P and Leeches Allotment contains 1A:1R:13P. It certainly is not a matter of Moment to Purchase such a Trifle but as Thomas Leeche expressed a strong desire to sell his Allotment which in other Hands than those of the Commissioners and Governors of Greenwich Hospital might be some inconvenience & he offered to sell at the small Price of Twelve Guineas which is clearly less than the value of his Allotment Mr Walton thought it would not be right to wait for the Boards Commands in the making of so inconsiderable a purchase in point of Value and he therefore has ventured to enter into an Agreement wth Thos Leeche at the Price above mentioned not doubting but the Board will approve of what he has done upon the occasion. The Expençe of a Title will be very little the

We are Sir Your most obedt Servt
Walton & Turner

* This makes £10500 since 21 Novemr last besides 500 pd in part of Purchase of Mr Dixon

5 Nov 1798 Nicholas Walton

An Account showing the amount of several Fee Farm and other Rents paid annually by the Commissioners and Governors of Greenwich Hospital in respect of which Land Tax is paid or allowed to the said Commissioners & Governors by the respective Owners of Estates from which those Fee Farm & other Rents issue.

With which of the Estates of Greenwich Hospital connected	Names of Estates from which the Fee Farm and other Rents issue	Names of the respective Owners of Estates from which the said Rents issue	Amount of the Fee Farm and other Rents annually			Amount of Land Tax paid or allowed annually		
			£	s	d	£	s	d
Manor of Alston Moor	Alstonmoor & Manor Mines	Earl of Lonsdale.....	£6	13	4	£1	4	..
Harwood Estate	Westwood Lands	Edw ^d Noel Esq heirs	7	6	8	1	9	4
Hartburn Tithes	Hartburn Rectory Shafto Tithes	D ^o	10	6	8	2	1	4
		A Bristol Alms House	5	..	..	1	..	..
Kirkwhelpington Tithes	Kirkwhelpington Rectory	D ^o	12	13	4	2	10	8
Wooley Estate	Wooley Lands	D ^o	2	6	8	..	9	4
Spindleston & Outchester	Petty Tithes of Spindlestone & Outchester	Lord Crewe Trustees	3	3	4	..	12	..
Scremerston Manor	Scremerston.....	Sir Carnaby Haggerston	3	..	..	..	12	..
Hexhamshire & Coastley	Coastley cum Membris	Tho ^s Rich ^d Beaumont	5	18	5	2	10	..
	Aydonshields & Membrs	D ^o	4	19	4			
	Eads Bush	D ^o.....	..	4	10			
	Gairshield.....	D ^o.....	..	5	..			
	Turfhouse	D ^o.....	..	..	4			
	Whitley Mill	D ^o	1	6	8			
Langley Barony	Langley Barony Corn Tithe South of Tyne	D ^o	4	4	4	..	16	..
Newlands Manor	Newlands Manor	W ^m Fenwick Esq	3	13	4	..	14	..
Spindleston	Spindleston for Castleward D ^o .....Cornage.....	His Grace the Duke of Northumberland	..	13	4	..	8	½
			..	2	8			
Middletonhall	Middletonhall.....		..	10	..			
	D ^o a Banquet.....		..	12	3			
	D ^o Cornage.....		..	2	..			
Buteland	Buteland for			..	18				8	..	10	7

	Castleward... D ^o Cornage.....		..	..	8			
Corbridge	Corbridge Eals.....		..	9	6			
	Midrigg.....		..	5	4			
Dilston Manor	Part of Dilston.....		..	13	4			
	Birkside Part of D ^o.....		..	6	..			
Whittle	Whittle		..	4	6			
Throckley Manor	Throckley		2	15	7½	..	11	1½
			£78	11	1½	£15	8	5

N.B. Sir Carnaby Haggerston refuses to take the Fee Farm Rent of £3 p Ann
Newcastle the 5th Novemr 1798 Walton & Turner

An Account showing the amount of several Fee Farm Rents due annually to the
Commissioners and Governors of Greenwich Hospital in respect of which Land Tax is
paid or allowed by the Hospital to the respective Owners of the Estates from which
those Fee Farm Rents issue.

With which of the Estates of Greenwich Hospital connected	Names of Estates from which the Fee Farm Rents issue	Names of the respective Owners of Estates from which the said Rents issue	Annual amount of the Fee Farm Rents			Annual amount of Land Tax paid or allowed		
			£	s	d	£	s	d
Barony of Wark	Leamealing.....	W ^m Charlton of Hazleyside	£6	12	4	£1	4	..
	Dunterlee.....	D ^o	1	8	4	..	4	..
	Part of Warks Town	Thomas Ridley	1	..	..	..	4	..
	Bellingham Mills	Edward Charlton Esq	1	..	..	..	4	..
	Staward.....	W ^m Bacon Forster Esq	1	..	..	..	4	..
	Plenmeller...	W ^m Gibson Esq heirs and John Tweddel Esq	8	3	..	1	12	..
Kirkwhelpington Tithes	Horn Castle	Joseph Coull	2	..	..	..	8	..
Meldon	Riplington ...	Mr John Cooks heirs	1	19	10	..	7	11
	Todburn	Robert Lisle Esq	1	..	..	..	4	½
	Longhorsley	Thomas Riddell Esq	1	..	..	..	4	..
Not connected w th any particular	Killingworth	Elizabeth Harrison & others	2	..	..	..	8	..
Part of the Hospitals Estate	Tynemouth low	John Walker Esq	1	6	8	..	4	..
	Lights	Lord Delaval	4	..	..	..	16	..
	Hartley ...	Stephen Watson Esq	8	..	..	1	12	..
	Woodhorn Seaton alias North Seaton							..

Barony of Langley	Featherstonehaugh Lowhall	Thomas Wallace Esq Francis Tweddell Esq	1 8	2 ..	.. ..	.. 1	4 12	....
Manor of Thornthwaite	Thornthwaite	John Fisher & others	10	3	10 ¾	1	..	..
			£59	17	¾	£10	11	11 ½

An Account of the several Claims affecting the Boundaries of Hexhamshire and Allendale Common all of which, not objected to at the third (being the next) Meeting of the Commissioners appointed to Divide Allot and Inclose the said Commons by or on the part of the Lord of the Regality or Manor of Hexham or by Ten or more of the Persons Body or Bodies Politic or Corporate having or claiming Right of Common on the said Common or by their respective Agents, will be established; but if so objected to, such Claims may be, at the option of the Parties, either referred to the Arbitrators or Tried at Law conformable to the Act passed for the Dividing Allotting and Inclosing the said Common.

A R P

Thomas Richard Beaumont Esquire and Diana his Wife a tract of unenclosed Ground adjoining Westburnhope

 946

They also claim a right of Common in respect of the 946 [acres] over the whole of Hexhamshire and Allendale Common.

The Rev^d Cha^s Cooper D.D. The right Rev^d Father in God John Hinchliffe. Lord Bishop of Peterborough The Rev^d Thomas Dampiere D.D. The Rev^d Edward Tatham D.D. and the Rev^d Reynold Gideon Bouyer B.L. Trustees of the Estates of the late Right Honourable and Right Reverend Nathaniel Lord Crewe Lord Bishop of London deceased, in respect of certain Estates claim an exclusive Right of Pasturage upon a Tract of Land adjoining Derwenthead Common & Nookton Common on the East, Henshaw & Quick Burns and Holywell and Ridlumhope Grounds on the North, Ellershope & Whitehill Common on the West, and Allenshead and Rookhope Commons on the South except such right of Pasturage as the occupier of Hollowell has upon that part of the said Tract of Ground.....
 2247

They also claim a Right of Common in respect of the said certain Estates over the whole of Hexhamshire and Allendale Common 7 the like for p^t of Burnshieldhaugh.
 Charles John Clavering Esquire in respect of Hallywell Farm claims

an exclusive Right of Pasturage on all that Tract of Land called the MiddleRig containing 1300 Acres. This Ground is also comprehended in the Claim of Lord Crewes Trustees & Mr Clavering claims subject to such right of Pasturage as the Tenants of Lord crewes Trustees have or are intitled to upon MiddleRig.			
Mr Clavering also claims a Right of common in respect of Hallywell Farm over the whole of the Hexhamshire and Allendale Common. The said Charles John Clavering Esquire in respect of Hallywell and Riddleham Hope and Hally well Commons...	1287	...	...
Mr Clavering also claims a right of Common in respect of Hallywell and Riddleham Hope Farms over the whole of the Hexhamshire and Allendale Common.			
Edward Charlton Esquire claims a Tract or parcel of Common or Waste Ground at East Green ridge as being part and Parcel of his Estate there...	1420	3	24
Mr Charlton also Claims not only to be intitled to Right of Common over the whole of Hexhamshire and Allendale Common in respect of his ancient estate at East Greenridge but in respect of the above Tract of Waste Ground			
The said Edward Charlton and William Ord claim an exclusive Right of Common on Ardley Common or Ardley Fell in respect of certain Estates..	376	3	16
They also Claim a Right of Common on the whole of the Hexhamshire and Allendale Common in respect of the said certain Estates.			
Gill Brown Claims a Tract of Waste Ground and Grounds incroached as being part and parcel of his Estate at West Greenridge	639	...	31
Gill Brown also claims not only to be intitled to Right of Common over the whole of Hexhamshire and Allendale Common in respect of his Ancient Estate at West Green Ridge but in respect of the 639a ... 31p			
William Adamson and John Johnson Claim a parcel of unenclosed Ground or Waste as part and parcel of their Estate at Spittle Shields and for Right of Common in respect thereof as also in respect of their inclosed Grounds at Spittle Shield ...	278	...	...
Total	7194	3	31

14 Nov 1798 Nicholas Walton

An Account shewing the present Rental of the Derwentwater Estate for which Land Tax is now Assessed and the Sum paid for each Estate.

Names of Estates	Rental of Each Estate			Land Tax paid for each Estate		
	£	s	d	£	s	d
Dilston Manor	£1285	5	..	£35	8	..
Corbridge & Thornbrough (Fee Farm Rents exclusive)	828	10	..	25	13	8½
Newtonhall	265	..	..	5	4	..
Whittle	207	5	..	6	6	8
Throckley Manor	1100	..	..	18	8	5½
Newlands & Whittonstall Manor	1182	15	8	57	..	..
Hexhamshire	719	9	6	16	16	2½
Coastley Manor	456	10	..	15	9	3
Westwood	361	2	6	9	15	2
Wooley	105	10	..	1	15	10½
Wark Barony (Fee Farm Rents exclusive)	536	17	6	16	1	1½
Langley Barony (Fee Farm Rents exclusive)	4111	1	6	122	1	9
Meldon & Donkinstones	890	..	..	30	13	4½
Needleshall	377	..	..	8	6	1
Midford Tithes & Glebe, one Moiety	241	..	..	5	5	9
Hartburn Grainge	463	..	..	9	16	9
Hartburn Tithes	130	..	..	2	14	3
Kirkwhelpington Tithes	150	..	..	2	18	7½
Whitless & Seehouses	70	..	..	2	8	5½
Sorbottle Tithes	34	..	..	..	14	2
Buteland	286	..	..	4	19	..
Middleton Hall	260	..	..	12	13	10½
Spindleston	1081	13	..	21	6	4
Outchester	1016	..	..	19	6	..
Scremerston Manor	1984	..	..	47	13	9
Alstonmoor Manor, Lands, tithes, Mills, and Rents and Royalties	374	9	5	9	15	9
Castlerigg, & Derwentwater Manor, Customary Rents, Free Rents, Borough Rents, & Services exclusive	704	5	4	5	..	..
Thornthwaite Manor Customary Rents	10	3	10¾	1	..	..
.....	£19230	18	3¾	£514	12	4½

Newcastle 14th Novembr 1798 Walton & Turner

1 Dec 1798 Nicholas Walton

An Accot of Arrears of Rent that became due the 12th May 1798 from several Persons who are now Tenants of Estates belonging to Greenwich Hospital in the North, which Arrears will come in course of Payment, in the Months of April and May next, except about five or six hundred Pounds thereof which, it is probable, may be received, within two Months from this Time.

Names of Estates Farms Etc.	Names of Tenants							
Corbridge Estate. Town Farm	Robert Richley	£11						
		6	..	..		
Whittle Estate. East Farm	W ^m Forsters represent ^v	41	15	..				
Throckley Estate. The Lands & Mill	Jos: liddell Esq ^r & Ptners	275	..	..		
Newlands Estate. Park Farm	George Rennison	10	8	..				
Hexhamshire Estate								
Aydonshields Farm	W ^m Bell & W ^m Bell jun ^r	£46	16	..				
Salmon Field D ^o	Geo. Nevin	39	5	..				
Rawgreen East D ^o	Robert Fargridge	20	3	..				
Rawgreen West D ^o	Tho ^s Askew	20	15	..				
Rawgreen Copyhold	Tho ^s & Geo: Armstrong	18	16	..				
Rowleyhead Farm	Mary Nevin	38	..	..		
Peacock House D ^o	John Nevin	26	6	..				
Upper Myre House D ^o	W ^m Winter & Rich ^d Errington	27	3	..				
Nether Holmes D ^o	Rich ^d Errington	6	12	9				
Staples – North D ^o	Joseph Smith	16	12	6				
Staples – South D ^o	Jn ^o , W ^m & Sarah Bulman	46	18	6	307	7	9	
NB The Hexhamshire Tenants, in general, pay once a Year, at the Hospitals Spring Receiots, their Rents being chiefly made up, by Earnings at, and carriage of Ore from, the Lead mines, and carriage of Lead, the Money for which, the Tenants receive, only Yearly, in April or May.								
Coastley Estate. Heckford Farm	Thomas Cole	60	..	..		
Westwood Estate. Highside Farm	The Rev ^d Matt ^w Poole	18	1	3				
Langley Estate								
Vauce Farm	Joseph Coats' represent ^v	£84	..	..		
Plankey Mill & Ground	Thomas Muse	27	10	..				
Lough Farm	Roger Pigg	30	10	..				
Middledeanraw Farm	Stephen Gibson	37	10	..				
Langley Castle Farm	Ann Brown	46	5	..				
House & Smiths Shop at Haydon	James Forster	2	2	..				

Bridge							
Westbrokenheugh Farm	Nicho ^s Temperley	24	..	..	
Eastbrokenheugh D ^o	George Bell	98	..	..	
Fourstones Colery, Limestone Quarry & Water Course	Tho ^s & W ^m Coats	100	..	..	
Fee Farm Rents ½ a Year	Several pay ^{ble} yearly	7	2	1 0	456	19	10
Wark Estate.	Joseph Burnhope				18	..	..
Woodhall Mill and Ground							
Meldon Estate.	Mr Rich ^d Dobsons represent ^v				65	..	..
Hartburn Tithes							
Scremerston Estate. Moor Farm	Rob ^t Romer Esq ^r				81	10	..
Alstonmoor Estate							
Tynehead Farm	Thomas Smiths represent ^v	£39	..	..	
Hartside Colliery	Rich ^d Hudspith	5	..	..	
Ancient etc Rents	Several Persons	3	11	4 ¼	£47	11	4¼
Keswick Estate							
Water and Stable Hills	James Gaskarth	£42	15	..			
Borough Rents ½ a year	Several Persons }	...	9	7 ½			
Services ½ a year	Several Persons}pay ^{ble} yearly	2	1	8	£45	6	3½
					£1542	19	5¼

Newcastle 1st Decemr 1798 Walton & Turner

13 Dec 1798 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 13th Decemr 1798

Sir

We have recd Mr Dyers Letter of the 10th inst respecting the redemption of the Land Tax assessed upon Dilston & Lorbottle Corn Tithes and shall not fowl doing every Thing in our power to effect that.

We enclose you our Cash Accounts to the 30th Ult. inclusive when there was a Balance of £1127.6..¾ in our Hands in favour of Greenwich Hospital since which nothing has been recd and we have paid upwards of £150 and shall have to pay some time next Week upwards of £1000 for Lead Ore Carriage but expect to receive a considerable Sum before the 25th inst, We are Sir

Your most obedt Servt

Walton & Turner

21 May 1799 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 21st May 1799

Sir

As the Term in the Act of Parliament for repairing and widening the Road from near Glenwhelt to the Military Road leading to this Town is nearly at an End, an application will be made to Parliament in the ensuing Session, for a new Act, and if it is the wish of the Commissioners of this Road, to be empowered to make a Branch from the Town of Corbridge, to a part of the Military Road, near to the Town of Heddon on the Wall.

The Road is now so extremely hilly, that the Passage along it is much delayed, but if the intended Branch should be made, the new Road will be much upon a Level, and upwards of one Mile nearer than the present one, and as many heavy Articles would be carried upon it, particularly Lead, the Advantage to the Country at large, as well as to the Owners of Estates thro' which the Branch is proposed to pass, would be very considerable.

As the projected Improvement, would materially benefit the Estates of Greenwich Hospital, thro' which the new Road is intended to be carried, as also to its Estates at Dilston, Corbridge and in the Parish of Hexham, and Barony of Langley, we should consider that as a sufficient inducement to us to recommend it to the Commissioners and Governors of the Hospital to subscribe towards the Expence of making it, and to give the Ground wch it will be necessary to take, but our principal Objects upon this Occasion, are, the Lead Mines in Alstonmoor, and Langley Lead Mill, With respect to the Lead Mines, the Advantage in Carriage of various Articles, would be very great indeed, and Langley Mill would be benefitted, at least £60 p Annum, in carriage of Lead only.

For the above Reasons we have thought it necessary to give this Business, every attention, and now send you, for the Boards better Information, a Plan of that Part of the Country through which the new Road is to be made, and of the Estates of Greenwich Hospital, through which it is proposed it shall pass, and beg leave earnestly to recommend it to the Directors, to subscribe £500 to be secured upon the Credit of the Tolls, and (as the other Owners of Estates intend doing) to give such Ground as may be wanted for the new Road, which will be about four Acres, estimated worth eighty or ninety Pounds.

As a meeting is soon to be held to take this Matter into consideration, we should be glad to receive the Boards early Commands upon the Subject and are Sir

Your most obedt Servts

Walton & Turner

1 Aug 1799 Nicholas Walton

[Note: Undated document. Col Beaumont confirmed his subscription of £300 to the new road on 8th July (letter of John Erasmus Blackett of that day in NRO ZBL 223 elsewhere in Dukesfield Documents). 1st August is used here.]

We have reced a Letter from Mr Wm Todd of Alston requesting a liberty from the Hospital of Wayleave thro' a small Parcel of Ground part of Lowbyer Estate called the Butt Holme as a convenience to a Linen Manufactory which he is establishing at Alston and for which liberty ne will pay 20s p Annum. Mr Todd is a very enterprising Man and is concerned in several of the Hospitals Mines in the working of which he has made a great deal of Money and we cannot but think him worthy of the Hospitals encouragement. The whole value of the Butt Holme is only £2.10.. p Annm and as the damage which Mr Todd will do by using a Road in the Situation in which he proposes it will be very little we recommend that during the pleasure of the Commissioners and Governors of Greenwich Hospital he may be allowed to have a Road through the abovementioned Parcel of Ground on paying 20s p Annm, and in this way there will be a power of putting an end to the Road, if ever it should be found to be an inconvenience. Mr Todds Letter is inclosed.

In our Letter of the 26th June we acquainted the Board with the amount of the Subscription to the new Road from Corbridge to Heddon on the Wall wch was then £1725 .. Since that Time we have had an initimation of the following further Subscriptions

Colonel Beaumont	300
Colonel Bigge	200
Colonel Bewicke The Ground thro' wch the Road is to pass	
The Governor & Co for smelting down Lead wth Pit Coal & Sea Coal	200
The Revd Mr Johnson	10
	£2435

The making of the Road is estimated to cost	£2000
Bridges & purchase of some Ground etc	500
	£2500

Some further Subscriptions are expected

We are Sir Your most obedts Servts
Walton & Turner

25 Nov 1799 Nicholas Walton

Estimate of the Expence of Planting Wood at Keswick, High Wood, Dilston Wide Haugh Banks and Wooley in Winter 1799 & Spring 1800.

TNA ADM 66 84 Greenwich Hospital Receivers 1797-1801

No. of Trees	Kinds of Trees & where to be planted	Ft in height	Price p hundred	Amount	Total
Keswick Watsons Park Wood					
2500	Ashes.....	1½	2 ^s /6 ^d	£3 2 6	
1500	Oaks	1½	4/-	3	
1500	Larches	1½	2/6	1 17 6	
2500	Scots Elms	1½	2/6	3 2 6	
2000	Alders	1½	3/-	3	
			Carriage & Planting	10	
					£26 12 6
Westwood - Highwood					
2000	Larches	2	4 ^s /- ^d	£4	
1000	Beeches	2½	4/9	2 7 6	
1500	Ashes	3	3/-	2 5 ..	
7000	Scots Firs 1 yr transplanted		-/9	2 12 6	
			Carriage & Planting	8 3 4	
					£19 8 4
Dilston Widehaugh Banks					
5800	Larches	2	4 ^s /- ^d	£11 12 ..	
3000	Oaks	2	4/6	6 15 ..	
3000	Beeches	2½	4/9	7 2 6	
300	Spanish Chestnuts	2	8/-	1 4 ..	
60	Horse Chestnuts	2	6/-	.. 3 ..	
500	Scots Elms	2½	2/9	.. 13 9	
			Carriage & Planting	18	
					£45 10 3
Wooley Wood					
2000	Ashes	3	3 ^s /- ^d	£3	
1400	Beeches	3	5/-	3 10 ..	
1500	Oaks	2	4/6	3 7 6	
3600	Larches	2	4/-	7 4 ..	
500	Larches	3	5/-	1 5 ..	
			Carriage & Planting	£10 10 ..	
					£28 16 6
45160					£120 7 7

24 Apr 1800 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 24th April 1800

Sir

The Commissioners and Governors of Greenwich Hospital are Owners of Two small Farms in Hexhamshire called Upper Mire House now let at the Rent of £54.6.. An Estate is now offered for Sale which adjoins to Upper Mire House and we are of Opinion that if it could be purchased for any Sum not exceeding £500 it would be proper for the Hospital to make a Purchase of it as the Hospitals two Farms tho' they may be conveniently occupied without having anything to do with the Estate now on Sale they most assuredly are too small and with the addition by a Purchase would make two Farms which might be occupied more advantageously than Hospitals Farms can be of their present sizes. We therefore beg to submit this matter to the consideration of the Directors and in case it shd be thought proper for the Hospital to make a purchase we shall be glad to receive the Boards commands wth all dispatch and will do our best upon the occasion. The Estate is Copyhold of the best kind and there is Wood upon it which goes with the Inheritance. We are

Sir Your most obedt Servt
Walton & Turner

12 May 1800 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 12th May 1800

Sir

We have reced Mr Dyers Letter of the 9th Inst directing us to purchase the Nether Mire House Estate for the Hospital if that can be effected for a sum not exceeding £500 but as we have been informed that £700 are asked for it we do not expect there is any chance of effecting the Purchase; we shall however make further inquiry and acquaint the Board with the result. We are Sir

Your most obedt Servts
Walton & Turner

[Printed notice:]

TO BE SOLD,

An Improveable Estate in Hexhamshire, called Nether-Mire-House, being Copyhold of Inheritance, held of the Regality or Manor of Hexham, under the yearly Copyhold Rent of 2s, together with an allotment of the Common called, Hexhamshire Common adjoining the same, containing about 6 Acres, and also 3 Stints, & four fifths of one Stint upon the intended Stinted Pasture in Hexhamshire,

Also one other Allotment, part of Hexhamshire Common aforesaid, staked out in respect of the said Estate, near to Earthly Mire, otherwise Intack Estate containing 5 Acres,

Christopher Winter the Tenant at Nether Mire House, will shew the several Premises upon application to him for that purpose, and for further particulars apply to Mr John Bell, at his Office Hexham Abbey.

April 1800

R, Dickenson Printer, HEXHAM

[annotated:]

Two Intakes or Allotmts 13 .. 4
Ancient Inclosed Land: 14 ..11
 27 ..15

12 Jan 1801 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 12th January 1801

Sir

By the Mail Coach of this Day, you will receive a Parcel, which contains a Copy of the General Award of the Commissioners who were appointed by Act of Parliament to divide Hexhamshire and Allendale Common. We think it would be proper for the Hospital to have a Copy of such parts of the Plan of Hexhamshire, as contains its Estates, and Allotments, and as that will not cost more than fifteen, or, at the utmost, sixteen Pounds, we recommend it to the Directors to have a Plan, to be lodged with the Copy of the General Award in the Record Room at Greenwich Hospital, but shall not order the Plan till we receive directions to do so. Great care has been taken, as much as possible to save Expence, by forming the Award, in as concise a manner, as possible, by means of Schedules, in consequence of which, it is shortened so much, as to be contained in ten Skins of Parchment, printed, instead of being engrossed, and we are satisfied, that if the Directors will be pleased to look upon the Schedules, they will see, that, every attention has been paid, not only to shorten the Award, but to make every thing as clear as possible. We are Sir

Your most obedt Servts
Walton & Turner

28 Feb 1801 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle the 28th Februry 1801

Sir

By the Mail Coach of this Day from hence, you will receive a Box, containing, a Plan of the Estates of Greenwich Hospital in Hexhamshire, including the several Allotments of Common made to the Hospital, in respect thereof upon the Division of the Hexhamshire and Allendale common, and as the Grounds at turfhouse, lately purchased of John Dixon and Thomas Leach, are Copyhold, and the Hospitals original Estate is Freehold, it has been thought necessary, that a Plan of Turfhouse alone, with the respective Properties delineated thereon, distinguishing the freehold from the Copyhold, should accompany the general Plan. A Field or Survey Book is also sent therewith, which shews, the Quantity of Ground contained in each Field or parcel of Ground belonging to Greenwich hospital, and we beg leave to recommend, that the Plans and Field Book, may be deposited, with the Copy of the Award lately transmitted to you, in the Record Room, as, collectively, they will distinctly shew the Hospitals Property in Hexhamshire. The House and Garth belonging to Thomas Leach and the Allotment of Thomas Roddam are Copyhold. It will be proper to let this Letter remain with the Plans. We are Sir

Your most obedt Servt
Walton & Turner

14 May 1801 Nicholas Walton to John Ibbetson

John Ibbetson Esqr

Newcastle 14th May 1801

Sir

We inclose you an Estimate of the Expence of Repairing the Housing at Scremerston which it is proposed shall be gone in hand with and finished as soon as possible after receiving the Boards Commands.

We also inclose you our Cash Accot for the Month of April upon which there is a Balance of £3890.18.8 in favor of Greenwich Hospital and we shall by Saturdays Post make Mr Bate a remittance of £300; our Contingent Account from 21 November to and with 28 February last is likewise inclosed.

By the inclosed Cash Accot the Board will observe that the Purchase of Turfhouse Copyhold has been completed and you are desired to acquaint the Directors that an exchange has taken place between the two Tenants which promises being very advantageous to Greenwich Hospital; but it will be proper for the Tenants to surrender their present Leases and to have new Leases granted them, which we will take care to attend to.

You will be pleased to acquaint the Board that the General Award for the Hexhamshire and Allendale Division was Inrolled at the last Easter Sessions for the County of Northumberland, which finished that Business. We are Sir

Your most obedt Servt
Walton & Turner

5 Jun 1801 Nicholas Walton to John Ibbetson

Jno Ibbetson Esqr

Newcastle 5th June 1801

Sir

On the 14th April 1798 the Directors were acquainted that a Purchase had been made of Thomas Leaches Allotment of Common for his Estate at Turfhouse, at the Price of £12.12. and on the 21st of the same Month the Board approved of what had been done upon the occasion. Thomas Leache is since dead and as his Heir at Law lives at Shadwell it is probable he may wish to dispose of the Estate in respect of which the Allotment of Common was made & if he will do so it would be a very proper thing to purchase it for the Hospital. We therefore beg leave to recommend it to the Directors to cause Messrs Everest and Martyr to wait upon Mr Robt Leach at Shadwell & to make a Purchase of the Estate at Turfhouse for which the Allotment was made, which consists of a House Smiths Shop and Garth, if that can be done for £60 or less as they are extremely inconveniently situated for the Hospital Tenant. We have written fully on this Subject to Messrs Everest and Martyr and desired them to attend at Salters Hall on the 10th Inst to receive the directions of the Board upon the occasion, and in case this second Purchase shall be effected the surrender may be completed at once, the whole Estate being Copyhold.

We are Sir Your most obedt Servts

Walton & Turner

[annotated in a different hand:] Joseph Forster