

**1 Jan 1835    John Grey**

Thursday January 1st 1835

Was engaged all day in paying the Salaries & examining & settling in full all the accounts for buildings at Lees, Whitechapel, Vauce, Lough Green & many others for painting & repairs on different parts of the property, towards which partial payments had previously been made.

Wrote to Mr Fenwick, Solicitor, informing him that I understood that Sir William Chator & Co. held a Mortgage & power of Sale over Browns share of Scremerston Collry requesting him to confer with their Solicitor on the subject informing him of the claims of the Hospital which must take precedence of theirs, & of my withholding from making a seizure at present on account of the sacrifice it would occasion in disposing of the Property, requesting Mr Fenwick at the same time to acquaint me, whether he considered any farther steps to be necessary at present, to secure the rights of the Hospital.

**2 Jan 1835    John Grey**

Friday 2nd January 1835

Received from the Lessees of Langley Mill a cheque for £1685.10.5 on Account of Duty Ore for the quarter ending 30th June 1834 and transmitted the same to the Bank. Heard from Messrs Parker & Crawhall that they had fixed the price of Lead for the past quarter at £17.7.6 a Fother.

Met Mr Parkin in the Office & examined all the accounts of Wood sold in the past year & not paid with a view to his obtaining a settlement of them as soon as possible, took advantage of the frost to walk through several Plantations, looking to their condition & fences also visited the Men employed in clearing the Ground & pitting for replanting - in the evening had an interview with one of the Rail Way Agents respecting Allerwash Mill, & found that the Directors are inclined to accede to the proposal of removing & rebuilding the Mill, but decline have any thing to do with refitting the Machinery, being aware that a part of it could not be put up again. I thought it best to appoint a meeting with him on the spot, which he fixed for Monday next, for the purpose of deciding on the proper situation for the Mill, as well as what change may become necessary in the Reservoir & tail race, the cost of which they must also undertake. The Company will remunerate the Tenant for his loss of time, & as the Commissioners will then get a new Building in place of a bad one, I conceive they will not consider it just to require the Company to replace the old Machinery with new, a part of it is good, but a part, especially the Water Wheel is quite worn out, & must have been renewed at any rate which would probably have been done last summer, but for the anticipated change. Before anything is done, respecting the Machinery, the Board

will probably think it right that the Works should be examined by two or three Millwrights & Estimates had from them of the expense of replacing the Machinery, including the cost of what must be absolutely new.

**3 Jan 1835    John Grey**

Saturday 3rd January 1835

Received Mr Fenwick's answer on the subject of Sir Wm Chators Mortgage on Brown's share of Scremerston Colliery, & enclosed it to the Secretary for the Boards information. After attending to matters in the Office, went to look at some draining in Dilston Park Farm, then proceeded to examine the shores of the Tyne which have sustained no damage from the last flood. Went through the farms of Thornborough & returned by Corbridge Town Farm to look at a field which the Tenant applied to have drained before ploughing, which it is certainly in want of. Wrote to the Surveyor of the Gateshead Turnpike urging him to complete the bye road at Dilston, rendered necessary by the alteration of the Turnpike, having got the public accommodation he is very dilatory in attending to our convenience.

**5 Jan 1835    John Grey**

Monday 5th January

Received the accounts of Ore from the Clerk of Deliveries and am happy to find the amount of the last Quarter, much greater than I anticipated. The receipt of the whole year stands thus

	Bings Cwt	Duty Ore	Bings	Cwt
1st Qtr ore weighed	674	105	0	3/6
2nd	2,946	473	3	11/14
3rd	3,740	597	6	13/42
4th	5,767	922	5	1/15
	13,128	2,098	7	139/210

Heard from Mr Fenwick that the Duke's Council had approved of the title of the Manor of Wark, and advised that the parcels be taken by Schedule, & therefore required me to furnish him with a particular description of the Lands etc, comprised in the Duke's purchase, which was done. Heard from the Agent of the Railway Co. that he was prevented from meeting me at Allerwash today & asking me to appoint another. Received by Post, the Board's Minutes of the 23rd Ultimo & made the necessary communications therefrom.

Also the Draft Lease to the Governor & Co., Also a list of Tenders for the Farms that were advertized, which I examined & compared. Wrote to some of the parties, asking them to meet me on the morrow at Hexham, & sent Mr Hunt to make enquiry as to the others whom I did not know.

**6 Jan 1835    John Grey**

Tuesday 6th January

Transmitted to the Secretary a Copy of the Bishop of Durham's proposal to the proprietors of North Durham, respecting the holding a Quarter Sessions, the appointment of an under Sheriff & Coroner for that district, & the building a Court & Prison within it; with a copy of my answer to the circular from the Bishop, containing my reasons of dissent. Attended Hexham market to meet by appointment some parties who are offerers for the farms, & to try to obtain information from authentic sources, of the circumstances of others, all of which will be better embodied in one report hereafter. Sent Mr Hunt into the Hartburn Country from Hexham to try to discover the parties who offered for the South Farm there, not being able to gain any intelligence of them in this neighbourhood. The prices of Corn & Mutton continue to decline.

**7 Jan 1835    John Grey**

Wednesday 7th January

Was detained all the forenoon by various parties enquiring the fate of their offers for Farms, & with discussions respecting the Dilston Farms with the several candidates, with whom some negotiation must necessarily be entered into for the off Farm, for the offers for the others being so near it will depend upon what they may give for that, to decide in which way the greatest amount will arise for the whole.

Had Mr Parkin & some parties viewing the Lots of Wood advertized for Sale in Dipton Plantations, who I hope will become purchasers, though we have not yet agreed. Went through the Park Woods to direct the opening out of some Drains & Water courses grown up with rough Grass etc which is the only kind of Work that the men can be employed in at present, the frost is so intense. Mr Hunt returned in the evening, after two days riding, having discovered that Hoy of Startup (not Hartop) who is the best bidder for Hartburn South Farm, has in the meantime taken another & declines this. He then sought out Swan whose offer is the next to Hoy's & desired him to come to me tomorrow.

**8 Jan 1835    John Grey**

Thursday 8th January

Mr Swan came according to promise, is a respectable looking Man, & is I hear a good Farmer. We discussed the conditions of management etc. Mr Pinter put the want of a Shed for Carts & implements, which I was forced to admit, but as the other Hartburn Farms are equally in want of such accommodation, I could not promise to undertake the cost of building them, but engaged to see, if in clearing the Plantations, I could give them some refuse Wood to erect temporary ones for themselves. He finally signed an Agreement & gave me a Letter from Hoy, whose offer was the highest, declining the Farm on the Ground that he had in the meantime retaken his own. I find that a great uncertainty prevails in this mode of letting by tender, as to getting the best proposer for a Tenant, or indeed any of them at all for they send offers on chance & employ the interval which in the case of the Hospital must necessarily elapse, in negotiation for other Farms. And in the present instance, I discover that of the nine offers for the farm in question, the only parties not already supplied with Farms, were Swan & the present Tenant, whose conduct in first offering £160 by private treaty & then £200 by public Tender, satisfies me that he did not deserve a preference. Swans Rent of £222 is £3 above my valuation - all the others are below it.

Harrison the Tenant of Sproats Farm came over to agree to my terms & signed an offer to take the Farm at £210 and to forfeit £50 if he should again refuse to sign a Lease. There seems no alternative but to accept him as tenant, or to advertize the Farm again, which I could not recommend, as few people not located there would go to that inclement district. The other person who offers is not a sufficient Tenant. Next came Mr Reed to whom I had dispatched a Messenger. His is the best offer for the Dilston New Town Farm, & also for the Off Farm, in connection with the Haugh Farm. He has no chance for the Haugh Farm, being so far behind, but if I could have got him if he united his offers for the other two, it would have brought him to a good rent. He however stated that he had offered double for the Off Farm than he now thought it worth, thinking that would be an inducement to let him the Haugh Farm at a less rent than might be offered by others. Finding himself outbid even by uniting these two together, he would only offer £30 for the Moor land in addition to his bode of £480 for the New Town Farm, & even then made so many objections to purchasing the Machine & other matters, that I suspected he wished to be off & found that he too is on treaty, & has nearly come to terms for his own Farm. This places me rather in a dilemma - for I had afterwards, an interview with Thomas Benson, who is next in hand for the New Town Farm, but who, as it turns out has only been practising a trick so frequently play'd off in such cases - for he never intended to take the Farm, but put in an offer that in case of its falling into his hands, he might transfer it to his brother, should he not be successful in getting the Haugh Farm again.

His Brothers proposal is the highest by £1, only, for the Haugh Farm, but he declines taking the Moor land altogether, saying it will not pay the expense of occupying even without rent. In this case I declined agreeing with him for the Haugh

Farm, until I should ascertain whether Mr Atkinson who is only £1 below him for it would give also a fair Rent for the Moor, as my object is to make the most of the aggregate, rather than be bound to each offer distinctly. I sent Mr Hunt to see Mr Atkinson who promised to come to me by times in the morning I had a long conversation with a Mr Bell who wishes to treat for the Allerwash Lime etc, but who has many requirements as to building Kilns & houses. There is no doubt that both will be required, if the Work should be carried on extensively but I told him we must first know what rent it was likely to produce, & then we should be prepared to talk about outlay. He referred me to persons that I know, for character, & went to examine the Premises. These matters occupied the whole day.

**9 Jan 1835 John Grey**

Friday 9th January

Mr Atkinson came but would not advance upon his offer of £29 for the Moor, or fell land, as he calls it, & was indifferent about treating for the Haugh - so we parted & I sent to let Mr Benson know that his being the best proposal for the Haugh Farm, he might come to the Office tomorrow morning to sign an Agreement conforming to the Covenants which should be inserted on the Lease.

Sent to Bones the Lessee of Throckley Colliery informing him that unless he came immediately to make a satisfactory settlement, I must of necessity recommend the Board to take measures which would place the Colliery in other hands. Having engaged to meet the Railway Agent, and a contractor who would make an estimate of the Work today at Allerwash Mill, I proceeded as far as Hexham, but the frost had given way & was succeeded by such a storm of rain that we concluded it would be impossible to effect our object satisfactorily, which caused me reluctantly to return after being very wet, & to appoint a meeting on a future day.

**10 Jan 1835 John Grey**

Saturday 10th January 1835

Had a long interview this morning with Mr Benson, setting the Covenants for a new Lease of the Haugh Farm, during which, I did not fail to admonish him on the subject of his former mismanagement, & warn him that the Covenants should be strictly drawn out as well as attended to in future. He promised to turn over a new leaf and make great improvements. Mentioned some Cattle Sheds that are in a ruinous state & a foot path through his Stack Yard that should be altered, & some other matters all of which I shall look into in due time. I learned from Mr Reed, to my great mortification, that he declined taking Dilston New Town farm, having come to an Agreement for his

own, which he considered the cheaper of the two. Indeed I had little hope of him from my former interview, he said so many grounds of objection, & one especially of his own creating, that he has offered too much Rent. The first two offers for this Farm being withdrawn, the 3rd is from one Pigg of Greenridge who offers for all the Farms in the Country, but who is set aside for more desirable Tenants. Being unwilling to treat with him, if I can help it, & the other offers, besides being very low, having come from Persons who are already supplied with Farms since their Proposals were sent off, I wrote to Mr Stephenson & Mr Potts who were both unsuccessful Candidates for the other Farms, & who are well reported of, to say that this Farm was at liberty, if they chose to look at & offer for it. I wrote also to the same effect to Mr Lee, telling him that as Mr Peacock had not got the Farm of Newtonhall, he was not inclined to vacate Esphill this Season, but that this situation might suit his Son.

I wrote at the same time to the Secretary informing him of these circumstances & asking instructions, whether the farm, must be again advertized, or the parties treated with, that might come forward. Mr Bell returned from viewing Allerwash & seemed to think favourably of the Lime Stone, & not very unfavourably of the Coal, only that in a short time, a new sinking must be made. He observed that as the Railway may not be in such a state of progress as to benefit the Concern for two years to come a Bridge being to be created over the Tyne, the Lessees in the meantime should be allowed to burn Lime for Sale at the Carrstones now used by the Tenants supplying them at the price they now pay, & to sell Fire Coal from Brokenheugh, as at present, otherwise he would have no return & could pay no Rent till the Railway should come into use. There seems reason in this, & I desired him to state all such particulars in his Proposal which would obtain due consideration. He had been down the Pit & says there is a top Coal that should still be sold for Fire Coal, having abundance of an inferior kind of Lime burning. Mr Forsters Idea was that if the vend of Lime should come up to my expectations, the whole of the Coal had better be reserved for burning it, but he will be better able to judge of this in a new winning. Bell told me too that the present Lessee, or his man, talked of working out some Pillars near the Shaft that would likely cause a 'Creep' & impede the future workings. I believe there is no Lease of that Concern, but I wrote to the Lessee to guard him against doing any thing injurious to the Hospitals Interest, or that would be prohibited in the usual covenants in Colliery Leases, which I should direct Mr Forster to look at.

Mr Jobling of Newtonhall having called here in my absence, I filled up an agreement for the Farm there, & went to see him, but unfortunately he was from home. Rode through that & the Thornbrough Farms on my way home.

**12 Jan 1835 John Grey**

Monday 12th January

Received the Secretary's Letter, & reported to Mr Fenwick the instructions it contained respecting the Steps to be taken for securing payment of the Rent due by the Lessees of Scremerston Colliery & applied to Messrs Willowby and Home for information respecting the result of the Magistrates meeting in North Durham. Mr Stephenson came from a considerable distance to enquire about the New Town Farm, but the heavy fall of Snow rendered it impossible to examine it, & also prevented my going into Hexhamshire, as I intended. In the course of the day, Mr Jobling came up and executed an Agreement for Newtonhall Farm. The Ground is so intermixed with his own & the Farm house so close to his Garden & Offices, that he is anxious to secure himself against troublesome neighbours. I suspect he may discover that he is paying high for the privilege of that & the Game, but it is well for the Hospital to get so good a rent & so respectable a Tenant. I communicated the Boards decision to Mr Thomson of Scremerston, respecting the change from a Wind to a Steam Machine; & opened a negotiation with Mr Nairn for a new Lease of his premises.

**13 Jan 1835 John Grey**

Tuesday 13th January

I reported formerly to the Board that Robert Curry, tenant of the small Farm of Eadsbush & Allotments, who is a very industrious, decent man, had been unfortunately cheated of a sum of money, by an Attorney into whose hands it had gone for other purposes, & on being called on to make it good, was compelled to make an Assignment. I obtained from his Assignee payment of the rent due at May day and an undertaking for that due at Martinmas, and sent for Curry to come & show to me, whether he had any fair prospect of continuing in the Farm after next May - for if not, I must not loose the present season for letting it, though I should be glad if he could find friends to assist him, to recommend the Commissioners to allow him to remain, which I thought they would be inclined to do in consideration of his misfortune. He came to me today, & said that in a fortnight he hoped to have his Affairs settled, and then he would bring forward friends who would keep him in the farm. The Snow having melted partially in the night & sent a good deal of Water off the high ground, I rode over the Dilston Farms & detected a great deal of mischief doing by the water flowing over the land & in some parts running away the Soil, from the slovenly management of the Tenants in not cleaning out the Ditches, especially in Mr Leadbitters Farm. On which subject I sent him a Letter as soon as I got home. Rode also through the Dipton Woods where we are preparing to plant up the Land cleared up two years ago & thinning some of the youngest of the Wood. Obtained the signatures of some Tenants

to their Agreements for new Leases, & wrote to the Bankers desiring them to pay £3000 to the Credit of the Commissioners on the 26th Instant.

**14 Jan 1835 John Grey**

Wednesday 14th January

Met the Railway Agent at Hexham & rode with him up the line to Fourstones, to fix upon the points at which Roads for the convenience of the Farm should be made over it some of which require cutting down on one Side & forcing up on the other to make them of easy ascent. We then proceeded to Allerwash Mill & met Mr Benson & the Mason who has the Contract for the Railway works in that part, examined the Ground & fixed on the proper site for placing the Mill. The situation of the Water Wheel & Watercourse, the necessary enlargement of the reservoir & all other matters, for which the Contractor is to give in an Estimate, to be paid by the Company & the work subject to Bensons inspection. They agreed also on the compensation to be given to the Miller for loss of time employing his Horses & Men in leading Materials. I have written to two Millwrights on whom I can depend, asking them to give me Estimates of the Expense of fitting up the Mill, replacing the Works which are worn out, with new, where necessary. The Contractors must await their directions also, respecting the dimensions of the house which they agree to make much more commodious than the present with a flooring above, which it has not now. As I found they did not insist on the Wood being given them, I proposed that they sh'd have it in a very convenient situation in Capons Cleugh at 2d a foot below the usual price, which was agreed to. The Hospital will in this way get a new Mill instead of a very old & bad one, at a trifling expense, except that as the supply of water is scarce at times, I would recommend to make the new Water Wheel of more power and larger dimensions than the old one. As the Dwelling House & Stable are not now to be removed, it will be needful to have them repaired, which they greatly require.

I then went with Benson to look through the Farm Offices at Allerwash where some repairs are necessary, before putting them into the charge of the Tenant. I think it better to defer building a Smithy there at present, for the mere use of the Farm, as it may be found advisable, should the Lime Works be carried on to any great extent, to build one on a larger scale to serve all parties, from which we might desire a rent to repay its cost. I then proceeded through the Farms of Brokenheugh to Mr Howdens of Haydon Town, & examined a field which he is prohibited from ploughing, but which is in so poor & unproductive a state, that I readily consented to his ploughing it, on condition of liming it well, draining some part of it, & then laying it off to Grass, as it is suitable situated for Pasture. There is an Acre or two of waste land on the West side of that Field, which has formerly been used as a road, though never made, to the Common, it cannot be cultivated, would be easily fenced off, & be very useful for Shelter if planted. Mr Howdon will give it up without charge if the Commissioners

will consent to its being done, & will also lead the Materials for the fence. I think it would be an improvement in that high situation. This farm had been sadly out of repair, & a good deal is still wanted to put the stone fences into tolerable condition. Mr Howden has done a good deal to improve it in the short time he has been there, but I fear, will find it too high rented. There is great want of a Cottage or two for the accommodation of Work People, having only one on the Farm, but I told him, in these down coming times, I feared to make the request.

I then rode to Haydon Bridge & sent for Mr Peacock of Esphill, to say that if inclined, he might have an opportunity of taking Dilston Town Farm & quitting Esphill. He seemed to be in a desponding mood about Farming, having sold Wheat at 4/6d Per Bushel at Hexham Market yesterday, but said he would perhaps look at it. The great depression in Markets at present, is operating most unfavorably upon our letting of Farms. I then sent for Mr Barwick, the Surgeon to treat with him for the House occupied by Mr Hutchinson, his predecessor, & the small Field formerly held by Mrs Routledge. He offered £21 but I told him I would not recommend his offer, unless he made it at £25. This he would not do at present, but is to send his ultimatum in a day or two. He wishes to have it for a term of years, but if he will not give a good rent, I would only advise to let it from year to year, as Houses will certainly be more in request there when it becomes a depot for the Rail Way. Reached Dilston at ten at night. Having received the Secretary's Letter this morning respecting the letting of Highwood, I saw Nicholson in passing in Hexham, but he declined advancing upon his offer. I therefore wrote to Todd on reaching home, asking him to come over with the Messenger, who is to set out in the morning, to try to conclude an Agreement for the Farm.

**15 Jan 1835 John Grey**

Thursday 15th January

Dispatched the Cash Account & Vouchers to the 31st December last to Greenwich. Was engaged with some Tenants respecting the Covenants & Agreements for new Leases who are generally starting some difficulty & requiring fresh explanations. Also some parties viewing Dilston High Farm, intending to offer for it. Bones of Throckley came up, according to appointment, but brought me only £20 of his Colliery rent, promising to make up the remainder in a very short time. I must take an opportunity on some early day, of meeting Mr Forster at Newcastle, to obtain his opinion of the capabilities of that small Colliery & the mode he would advise to pursue respecting it, for it is evident that if no more rent can be obtained than Bones has paid, it is hardly worth keeping open. The only thing in its favor is, that not being wrought at present on the Hospitals Land there properly sustains no damage. Mr Hunt surveyed the Waste occasioned by old Pit Heaps in Bones Farm, stated by him at upwards of 20 Acres in his Petition to the Board, and found it to be barely 18 - the

proportionate reduction for which is £28.10.6 a year, which for 6 years past amounts to £171.3.0 & being deducted from his Arrears reduces it to £38.17.. leaving his annual rent hereafter £456.9.6 which I fear he will not be able to make good. Set out some draining & a new fence in the Haugh Farm. He requires less in that way than any Farm on the Estates.

**16 Jan 1835 John Grey**

Friday 16th January

The Messenger whom I had sent Mr Todd to come over & settle the Conditions of his taking Highwood farm, brought me his answer engaging to be here this morning at 11 o'clock. I consequently made arrangements to be at home, but Mr Todd has not appeared. The day has been bad & he lives 14 Miles off, but that should not have prevented him. I wish the hints I thought it necessary to put by way of caution, respecting satisfactory security etc may not have proved a greater impediment than the falling snow.

I had in the course of the day both Murray & Stokoe enquiring particulars as to the Machinery at Allerwash Mill, the Materials of which the new Water Wheel is to be made etc, that they may make Estimates accordingly. Mr Peacock from Esphill came to know particulars respecting Dilston New Town Farm, which I described to him on the Plan, but the heavy fall of Snow prevented his seeing it. Conferred with Mr Parkin respecting the Lots of Wood on Sale & that to be cut in Capons Cleugh for Allerwash Mill etc. Mr Fenwick reported to me his communication with the several Parties respecting the state of matters at Scremerston Colliery, & his Letter to Mr Bicknell on the subject as there seems at present no reason to apprehend difficulty or danger in securing the Hospitals claims, it would I conceive, not be advisable to initiate any proceedings. For if by any such, the Colliery should be laid off work, the Land Sale trade would find its way to other quarters, the Materials would not bring anything like the value they are of in their present situation, & the Engines must be brought in and kept at work, or the whole Colliery would be filled with Water & its future letting much injured. A short time will likely decide what measures are to be adapted by Johnsons Creditors.

**17 Jan 1835 John Grey**

Saturday 17th January 1835

Heard to my great disappointment that Mr Stephenson whose offer for Dilston New Town Farm, I considered a fair one, & who I know to be a substantial Tenant, declined any further treaty, having been invited to take one nearer his Fathers residence. In

these times, good tenants are so slippery that if not taken at the moment, there is no dependence upon them - and those who took by private treaty, are now dissatisfied, saying that if they had allowed them to be advertized, they would have got them lower. Mr Scott of Thornbrough came to enquire about it for a Son, but must defer his inspection till the melting of the Snow. Had another meeting with the Lessees of the Saw Mill here and finally concluded a bargain with them for the Lots of Wood Nos 1 and 2 in Dipton Plantation at £263. a Copy of the Agreement for which I enclosed to the Secretary. The Purchasers incur all the expense of cutting & removing & are bound to have all the ground cleared by November 1836 for replanting. Rode along the Tyne Banks to see that all is safe & proceeded to examine the draining I had lately set out in a part of Corbridge Farm, where I found the greatest run of Water coming off the Limestone that I ever saw in a Drain four feet deep before. It will effectually lay all the Field dry at very little expense. Mr Todd who disappointed me yesterday came today, bringing a Brother with him and both signed an Agreement for Highwood Farm at the Rent of £222. Had he not come today, I should have written to Nicholson offering him the Farm, who would have been I suspect a better manager.

**19 Jan 1835 John Grey**

Monday 19th January

The Weather severe with a good deal of Snow on the ground. Little to be seen on the Farms - sent Mr Hunt to employ some Men who cannot prosecute their ordinary work of making Drains & fences at present, in cutting down a bank at Woodhall, to improve the entrance to the Farm Offices, which must have been always bad, but has become dangerous to Carts by the run of Water hollowing it out. Was engaged in Office business, writing Letters etc most of the day. Toward evening Messrs Nairn from Waren & Newcastle came up. I had written offering them a new Lease at £440. We had a good deal of discussion on the subject. They did not expect that any advance of Rent would be required in the face of such an outlay as they undertake. We did not come to an Agreement, but I kept them all night, and on [ie. Tuesday 20th]

**20 Jan 1835 John Grey**

Tuesday 20th

I got them up to £420. Their present rent is £342. They are to be, as will appear by the Agreement which I wrote out and obtained their signatures to, at the sole expense of new Buildings & Machinery. That connected with the Corn Mills, to be repaid by valuation at the end of their Term. For the Bone Mill they are not to expect any compensation, but to have the Materials for a Water Wheel which we have as dead

stock on hand, & to leave it in repair. The drying kiln at Spindleston Mill is in a very bad state, & has been so for a long time; it will likely require to be rebuilt, which may cost the Hospital probably £30.

There present are two new Cottages which they wished to stipulate for, I got them to postpone for the present, as the Farm of Spindleston will be out of Lease in two years, and then should it be arranged to lay it to those Mills, as I think it would be proper to do, there would be no need to build new Cottages, as the Farm has a sufficient number for both. When last at Waren, Mr Nairn pointed out the want of accommodation in the back part of the Dwelling House, which is otherwise a good one, for Servants, Apartments, Coal Shed etc and the state of the Garden Wall, which must in part be rebuilt. I calculated that it would cost about £50 to do what he wanted, which he wished me to engage for today, but as he would not give all the advance of Rent I required, I would not consent to it, but bound him to do it at his own cost. I send the Agreement for the inspection & execution of the Commissioners & trust the management may be satisfactory to them.

The new Tenant of Whittonstall Public House, came along with his surety to execute an Agreement. He told me that the House requires a good deal of Repair, which I do not know, never having been in it, but think very likely from the disorderly Character of its present occupiers. I engaged that anything reasonable should be done to make it creditable & comfortable provided he would engage to keep it in a respectable manner, & neither make it a rendezvous for poaching, Cock fighting nor Dog racing in future, which he undertook to do & I trust will, as I have a good report of him. Walked over a part of the Dilston Estate to examine the Hedges, many of them are so nearly dead out by mismanagement, that it is hard to say what course should be taken to renew them. At present most kinds of Work are suspended by the Snow.

**21 Jan 1835 John Grey**

Wednesday 21st

The weather still severe, & little out of doors work to be done. Received from Mr Handcock his Balance of £136.12.3 for Wood. Wrote to my Son giving him the dimensions & description of the Wall to be rebuilt by the Sea Links at Scremerston, directing him to obtain estimates for it & to communicate them to me, & respecting other matters on the Northern Estates, especially to try to obtain from the present manager of Scremerston Colliery a payment in liquidation of Rents. Took a long walk through the Woods to the West of Dilston in which one generally finds something to remark & rectify.

I discovered that the Tenant of an adjoining Estate had not attended to a message I had sent him by Mr Hunt, calling upon him to clean out his boundary Ditch, the want of which had caused the Water to flow over the Hospitals Land for some time past, and which at the melting of the Snow will be worse than ever. I therefore wrote to warn

him, that if it were not done forthwith, I should direct the Solicitor to institute a prosecution for damages immediately.

**21 Jan 1835 Robert Rowell to John Grey**

[Note: undated letter to Commissioners rather than Grey. Given date of 21 Jan, ie 2 days before Grey noted its receipt]

Honourable Gentleman

We again trouble you concerning the arrears we owe to the Greenwich Hospital for Newton Hall and Thornbrough High Barns Farms the whole amount due last May was 985£. you consented to throw of 185£ for which we humbly thank you, we have since just paid 600£ leaving 200£ to pay, when we made a calculation of the value of the stock and crop to Mr Grey we thought there would be a little remain after paying the above sum, but we find from the deficiency of the crop, and the great Depression in the price of Corn, it will do very little more than cover the amount. We entered upon these Terms at the yearly rentals of 455£ for Newton Hall and 340£ for Thornbrough High Barns Farms. Honourable Gentleman If you will look at the rentals they are let for at present you will find we must have held them considerably above their value. But Gentleman we shall not trouble you with a long letter, and we humbly beg you will excuse us saying we have sunk the whole of our capital upon the Greenwich Hospital Estate and we have agreed to pay the last farthing we have, rather than show any dishonesty.

Honourable Gentleman we leave ourselves to your mercy, and we hope you will consider our Case, and throw part of the remaining 200£ off, which would be a means of putting us into some small way of making a living.

We remain Honourable Gentleman Your Obedient Humble Servant  
Robert Rowell Sen Robert Rowell Jr

[marginal pencil note, possibly in Grey's hand:]

Now let for Newton Hall £375 / Thornborough & High Barns £275 / £650. £145 less than last letting

[marginal note from Commissioners:] prepare a letter to the Admiralty recommending a reduction of £100

**22 Jan 1835 John Grey**

Thursday 22nd January

Having heard from Mr Fenwick several days ago, that the Duke of Northumberland's Solicitor required a particular description of each parcel of Property to be conveyed in the Manor of Wark, its contents & boundaries, with the names of the owners of each adjoining property, I requested Mr Dickinson to make search for the Plans that would as I expected, afford the information. Finding this morning that he had not yet been able to supply the necessary information, & anxious that no further delay should be occasioned in this too long protracted affair, I changed the route which I had intended to take and ride as far as Wark to see Mr Storey the late Bailiff, & gained as I hope as many particulars as may satisfy the Duke's Solicitor, although in such a number of Plots & Proprietors, it is not possible to say that no change of Property has taken place, or may now be under negotiation, to render this very particular and unusual description, even now incorrect. This occupied the whole day, & caused me a long ride after dark through the Ice and Snow.

**23 Jan 1835 John Grey**

[Note: see also letter/petition from Robert Rowell given date of 21 Jan.]

Friday 23rd January 1835

Dispatched the Plans of the different Allotments in Wark Manor, with an explanatory Letter to Mr Fenwick.

Sent Mr Hunt to Haydon Bridge to collect the rents of Cottages & small tenements of which the occupiers are not called to attend on the rent days. Received from the Hospitals late Tenants, the Rowells, a Petition to the Board for a farther reduction of their Arrears, on account of the failing produce of the Crop on which they reckoned for their payment. The circumstances of their former reduction are fairly stated in their Petition, & I believe it to be the fact, as set forth in it, that they lost their Capital by holding the Hospitals Farms at too high rents, but of course, they have no farther claims upon the Commissioners than such as a feeling of commiseration for their reduced circumstances may create. There is a Field near the Glebe Land at Wark which was entitled to be included in the Sale to the Duke of Northumberland & which as he has since declined to purchase it, remains in the possession of the Hospital. This Field, I find, was granted to the Incumbent there at a nominal annual rent of 5/- upon his Petition setting forth that the Land attached as Glebe to the new Church there was bad in quality & of too small size to supply him with domestic accommodation - on visiting the place last summer, I found that instead of deriving such accommodation from its occupation, he was in the habit of subletting it for £9 or £10 a year. (I believe as

many as he had been in possession of, I told him that the Commissioners had intended to sell that Field as well as the other property on Wark, that it had only been omitted by an oversight, not having been found in the Rent Roll, & that I thought it likely that he must not count upon the future occupation of it on his present terms. He expressed himself willing to give a fair Rent for it. But as he can sublet it to advantage it seems to be of more value to others than to him, and perhaps the Commissioners may think it right to give the other Inhabitants of Wark an opportunity of offering for it. I shall be glad to receive instructions, whether the Rev Mr Baggs is to hold it as at present, or to be treated with privately, at a fair Rent; or whether the field is to be let to the best bidder, and offers to be received, of which Notice may be given by hand Bill in the village of Wark.

**24 Jan 1835 John Grey**

Saturday 24th January 1835

Having received last night by Coach an Affidavit from Mr Fenwick requiring my Oath before a Commissioner of Exchequer, to prove the claims of the Hospital against Robert Johnson, as Lessee of Scremerston Colliery, Limekilns and Farm, I rode at an early hour to Hexham & got the Commissioner's signature in time to enclose it by the Mail to Mr Fenwick. Returned by the banks of the Tyne, watching the effects of the River upon them, being in flood from the melting of the Snow. In the course of the day I had some parties enquiring particulars respecting the letting of Dilston New Town Farm, from whom I hope to receive offers on monday.

**26 Jan 1835 John Grey**

Monday 26th

Mr French who purchases Wood for the Governor & Cos Mines came to me today for the second time respecting the Lot No 3 in Dipton Plantation, & finally agreed to give £190 which is only 10/- below our valuation, the money to be paid on the 2nd December next, & all the Wood to be cleared off the Ground left for replanting by the last day of September 1836. I postponed advertizing the other Lots that have been set out & measured on the Banks of the Allen & at Hartburngrainge, until I had got some of these disposed of. I shall now offer them to the public in the next weeks Newspapers. I had a long consultation with Benson upon the Buildings which it will be absolutely necessary to undertake this year, & such as may be deferred till a future time, with a view of making an estimate of the cost, as nearly as possible. Last year we had two new Farm Houses to build. This year we shall have none. It will be necessary to make an addition to the Offices at Newlands, to make them suitable for

the occupation of the Farms now united which will cost about one fifth of the sum for which an estimate was given in, for the new House & Offices at the Haugh Farm alone. At Rowleyhead & Salmon Field, squares of Offices have been half built and left off. Whether it will be possible to avoid finishing them in some way, for another year, I cannot positively say, but shall take an early opportunity of examining with Benson. But though there will be no expensive new Works to enter upon, there is a great quantity of roofing wanting repair, & in very many places, the wood work, especially the windows in houses, barns & Granaries, is so much wasted for want of painting that they will not hang together. These things amount to a great deal of money, of which it is not possible to make a very accurate calculation beforehand. Yet it is necessary to be done, for the preservation of the Property as well as, that by the new Lettings, the Tenants are bound to keep them in repair, which requires that they should receive them in good repair. Had conferences with some parties enquiring about Dilston New Town Farm, & took advantage of the fine day, the Snow having left us to set out some draining & look after the planting which we are now beginning to

**27 Jan 1835 John Grey**

Tuesday 27th

Forwarded to the Secretary the Tenders received for Dilston New Town Farm with a report of the Character and circumstances of the parties, as far as I had been able to ascertain them. Went to Hexham being Market day. Received £56 from Mr Beaumonts Agent for Wood & paid in all my Cash to the Bank Agent. Examined the stock of young Trees in the Nursery there to see what there was which would be suitable for planting on Dipton Fell, & at the other places which must now be proceeded with. Had conferences with parties respecting Allerwash Lime, the proceedings of the Railway through the Estates etc etc. The market for Corn worse than ever.

**28 Jan 1835 John Grey**

Wednesday 28th

Wrote out an advertizement of five Lots of Wood for sale & sent it to two of the Newcastle Papers. Took advantage of the fine day to go through the several Farms in Hexhamshire, & among others proceeded to the distant & detached one of Eadsbush, wishing to ascertain from the unfortunate Tenant whether he had yet obtained the means of carrying it on, or had got security to offer, for his doing so. He happened however, to be absent on that business. This is a small Property entirely detached from any other belonging to the Hospital & of small value, consisting of only 26 Acres, exclusive of some poor allotments on the Fell which are at a distance & would attach as

conveniently to other Farms in the Shire as to this. It is almost surrounded by Mr Crawhalls Land. He applied to purchase it last year, & if it should meet the views of the Commissioners to sell it, I have little doubt that he would give more for it, to square out his property, then ever they will make of it. I proceeded westward to Gairshield & found old Thorburn. I had received £53.3.6 on his account, from Mr Beaumonts Agent for carriage of Ore, but there is still a considerable arrear, which he cannot yet pay. He says they owe him more than that, but I fear he is not very correct in his accounts. I have got the Arrear due from Mirehouse Farm, which he quitted last May, extinguished, & hoped he might have worked himself clear in Gairshield, by allowing him to continue for a year or two. He promises to come to the Office in a day or two, & let me know how he is likely to get on. Should it seem advisable to continue him on trial for another year, it would be best to let Rowleyhead for one year also, that an opportunity might be taken of laying them together. The Tenant offered for it £110, which I consider a full rent. I told Thorburn that I should give him Credit for £10, the value of his Machine before it was improved at the Hospitals expense. This he declared that he would by no means agree to, as it had cost him originally £40, and only wanted a trifling repair; When by order of the Bailiff it was altered at a great expense, but very little improved by it. He declares that he remonstrated against the cost at the time, but was told 'to hold his tongue as he would bet a good Machine for no outlay to him'. How far this may be true, I cannot say, but it does seem singular that the Hospital should have incurred the expense of repairing & almost remaking a Machine which a Tenant lays claim to. I told him that the Commrs would unquestionably allow all that it was worth, if that could be known, & if he would find any Millwright that knew it at the time, who would meet Stokoe, & they two would agree upon its value, I should be satisfied with their Award. This he engaged to do. Reached home after a ride of seven hours, & in the evening made Lists of the young Trees wanted for planting the different parcels of Ground, & ordered them partly from Robson of Hexham & partly from Falla of Gateshead, as the stock of the one was superior to that of the other in some kinds, and vice versa.

**29 Jan 1835 John Grey**

Thursday 29th January 1835

A second Affidavit in the extent against Johnson, being found necessary on account of the arrears extending beyond a years Rent, Mr Dickinson proved the same before an Exchequer Commissioner which was returned to Mr Fenwick, to whom I also handed a Pro. Note for £70 due by Messrs Dinning, & an account of £48 likewise for Parcels of Wood sold to them at different times within the last year, with instructions for him to take immediate steps for their recovery, as I have heard an unfavourable account of their circumstances. Had a long explanation in the Office with that troublesome Man old Thorburn, about the state of his Arrears, which it is impossible to make him

comprehend, or acknowledge, arising from his ignorance, his long habit of being in Arrear & his partial payments first to the Account of one of the small Farms & then another. I drew an Agreement which he signed, binding ourselves to abide by the Award of Stokoe & Charlton, in fixing the value of his Machine previous to its being repaired by the Hospital, to both of whom its position was known.

Having obtained two estimates for Allerwash Mill, which though differing materially in amount, came to more than I anticipated. I thought it right before submitting them to the Board, to apply to the Tenant to know whether he would for the remainder of his Lease, allow interest upon the Outlay, as otherwise, I had doubts whether the Commissioners would consent to it or not. I think it only fair that he should do so, as his Mill would become so much more efficient, as well as locally improved by its contiguity to the Railway. I dispatched a Letter to him on the subject. I spent the remainder of the day among the Woodmen, felling old Trees & the Workmen making Pits for planting young ones.

### 29 Jan 1835 John Jobling to John Grey

[Note: letter inserted to volume & referred to in Grey's journal entry for 30 January]

Sir

I beg to state to you that on receiving the valuation upon which my offer for the Greenwich Hospital Farm situated in this Township <misfounded> I have discovered two or three Clerical errors in it which have had the effect of raising my valuation to the amount of £1.5.0. I annex a Copy of the Items in which the errors occur and should be ready to show you the original document containing such errors.

I have to submit to you that in consequence of my valuation having been founded upon such errors, you will be so good as to hand to the Commissioners of Greenwich Hospital my proposition that I be allowed to reduce the annual Rent offered for their Farm here in the amount stated above <of> 21..5.. which leaves the Rent £353..15 p Annum or if they cannot consent to this arrangement, that they permit me to annul the agreement entered into on 12th April.

I remain Yours Truly  
J. C. Jobling

NewtonHall Jan 29th 1835

a p  
<Balke field> 15 2 @ 25s is stated in plan 29 7 6  
ought to be 19 7 6 10 0 0  
<Cattle field> 6 0 @ 20s stated 9 0 0  
ought to be 6 0 0 3 0 0  
Low field 12 1 @ 26s/pa stated is 18 0 0

		ought to be	15 0 0	3 0 0
Crinkey Bush	15 –	@ 25s/pa stated is	22 10 0	
		ought to be	18 15 0	3 15 0
<Machell>	12 7	@ 13/pa stated to be	9 6 0	
		ought to be	7 16 0	1 10 0
				21 3 0

**30 Jan 1835 John Grey**

Friday 30th January 1835

Received a statement from Mr Jobling of Newtonhall showing that he had miscalculated the Rent in his tender for the Hospitals farm at that place & applying to the Board for a reduction of the Rent to that amount viz £21.5.0 to be released from his Agreement. To make the reduction or not, is for the Commissioners to decide, but to release such a Tenant would be very impolitic, as his rent even with the reduction, far exceeds any other offer. I was surprized by the amount of his tender, having been told that he went by the advice of an experienced Land valuer - but the error seems to have arisen in his own calculations; the Rent with the reduction would be £353.15.. which is still £7 above my valuation. I suppose they would lay on a little, on account of its contiguity. If the reduction should be granted, the actual Rent had better be inserted by the Secretary in the Agreement, before returning it to me.

Heard from the Moor Master, that he found it impossible to stop entirely the working of the Crow Coal throughout the Manor, & wishing to know what steps should be taken. It is out of the question to look for any revenue from it to the Hospital, and as it is a thin stratum of poor Coal that breaks out to the surface at a certain elevation on the mountain sides through a great extent of country to prevent the Miners digging it out, would be as difficult as to prevent their poaching, & attended with greater hardship. The only thing of consequence to the Hospital seems to be to avoid incurring damage by such operations, and in suggested in answer to the Moor Master, the plan of allowing the owners of the premises to grant leave for its working, for such consideration as they may fix, they guaranteeing the Hospital against damage. The right of the Hospital is set forth & secured by the Act for dividing the Commons. He is to consult Mr Bainbridge & give me his opinion which I shall carry to the Board. I took a long ride west ward, visited Stublick Colliery, where the Smelting of Beaumonts Ore in part at Langley Mills, has caused them an increased vend of Coals. They have also got over all difficulty about the water, the Engine clearing the Colliery now in five hours a day. Went through the farms in that quarter, examining some new Fences & draining. At Deanraw agreed to allow John Pigg £3.- for the repair of some Fences on the ground he entered to last May, formerly occupied by Bell, which he left in wretched order & which it would cost the Hospital double the sum to

do. After visiting other farms, in that district, I reached Haydon Bridge at 6 o'clock to dine and sleep.

**31 Jan 1835 John Grey**

Saturday 31st January 1835

Left Haydon Bridge early. At Woodhall examined some encroachments of the Tyne upon the Hospital's land, which it will be necessary to defend by a small embankments. Looked also at a point where it is likely to run away a part of the Hexham Turnpike, which the Trustees applied to me thro' their Clerk to join them in securing. I wrote to the Clerk to say that on examination I found the bank between the River & Road, which was endangered by the Floods, was not of sufficient value to warrant the outlay of such a sum as would be requisite to preserve it, & that I considered it to be incumbent on the Trustees to look to it. That Trust has used the Hospital too shably in the kind of Fences it has made, & in all their transactions, to deserve indulgence at the hands of the Commissioners. I went over other Farms in that part, looking into the state of their Fences etc and came to Coastley where another evil has befallen that source of continual vexation, the Threshing Machine. The size of the overshot wheel required an equally deep cut to take the Water from it. This had been effected by commencing a Drift at the level of the Burn & carrying it below the Farm Buildings to the Wheel at a depth of 26 feet from the surface. This Drift had not been Arched, as it should have been to make it secure, nor even propped & cased with Wood except in some places, & then, the Wood has been so bad, that at the end of four years, I saw much of it quite rotten. The consequence is, that a good deal of the Roof has fallen in, so that the Water course is stopped by it, & in one part, the Miner & Laborer whom I had employed to clear it out, tell me that it has come down to the extent of 14feet and must endanger the Buildings under which it passes, if not secured. This will not be easily done now, as all of that space must be filled up. In the meantime, they are removing the rubbish that has fallen by wheeling it out to the mouth of the Drift, no very safe proceeding, which will discover the extent of the mischief. If human ingenuity had been employed for the purpose of contriving a Machine so situated, as to be the most expensive and the least efficient possible, with a very inadequate supply of Water, it would hardly have succeeded more completely than in this instance. On reaching home, found the Tenders returned for New Town Farm. Informed Mr Lee of his success & the others who were anxious to know, that they might look after other Farms, of their being cut out. Had some enquiries about the Lots of Wood, & Miners from Alston complaining of the encroachments of neighbours into their Grants, by whom I wrote to the Moor Master, requesting him to investigate the affair & try to bring it to a just & satisfactory settlement, otherwise I should have to go up & enquire into the facts on the spot. These squabbles are not infrequent.

**2 Feb 1835    John Grey**

Monday 2nd February

Was called unexpectedly to Berwick by the death of a near relation. In passing Whittle, saw that the land was all pitted for planting & wrote to Mr Parkin from Newcastle, directing him to get on with it.

Tuesday 3rd Feb - Engaged with the Funeral & the duties of Executer.

**4 Feb 1835    John Grey**

Wednesday 4th

My son having met me at Berwick we drive out early to Scremerston Colliery where the work is carried on as usual, & a person is keeping possession, under the extent. The land sale is small, & as every Cargo sent to London lost money, three of the Ships belonging to the Lessees are laid up in the harbour & the men laid off. Examined the piece of new Wall & fences now finished & paid for by my Son, who has also advanced money upon the new enclosures at Glororum, which I shall repay him at the Rent receipt in April, when the whole will be completed. Returned to Tweedmouth, & took my old seat at the Session of Magistrates, where the number of convictions for poaching Salmon in Close time proved that the tendency of the inhabitants of the Tweed for that kind of depredation had not diminished. Found that my Letter to Willoughby & Horne relating to the Bishops extravagant proposition for obviating the Union of North Durham, and Berwick had been laid before a previous meeting, & had met the concurrence of the Bench, who are opposed in toto, to the plan submitted to them.

Thursday 5th February - Passed with my family at Milfield Hill & heard from Dilston, whether Mr Pringle of Scremerston had gone to pay up his Arrear of rent, promised to me some time ago.

Friday 6th- At Milfield Hill & engaged in Trust Affairs at Coupland Castle.

Saturday 7th - Returned to Newcastle & thence to Dilston.

**9 Feb 1835 John Grey**

Monday 9th

Transmitted Mr Bainbridge's Letter respecting the Crow Coal to the Secretary, wrote to him (Mr Bainbridge) concerning the Lease applied for by the Brownleyhill Company as recommended in Mr Taylors Report, & the Moor Master on various subjects. Forwarded the Tenders for Lime & Coal, with an abstract of them accompanied by my remarks to Mr. Forster, requesting him to take them into consideration and to communicate his opinion to me, or if in his power to give me a meeting that we might discuss them at NCastle or elsewhere. Was occupied the whole day with correspondence and other business.

**10 Feb 1835 John Grey**

Tuesday 10th

Robert Curry the unfortunate Tenant of Eadsbush came this morning to inform me that he had failed in obtaining the security I had required, in allowing him to continue in the farm & signed a resignation of his agreement. Upon which I wrote to inform Mr Crawhall that he might have an opportunity of making an offer for it, which I understand he was desirous of doing. Thinking that if he should propose to give an adequate Rent, the Commiss.rs might be inclined to treat with him, rather than lose time by advertising it at this late period. I calculated the quantities of the different kinds of Grass Seeds that are wanted to sew off some parcels of Ground for permanent Pasture, which according to agreement, are to be purchased by the Hospital, & sent the order for them to a Seedsman in Surrey, who has long been in the habit of serving me with an excellent article. The best kind of perennial Rye Grass is, I think, raised on the Tweed, & I bought a parcel of it when over there, partly for this purpose & partly to supply such of the Tenants as begin to take an interest in improving their artificial Grasses. The quantity is but small which the Hospital will have to purchase this season. Went to Hexham to attend a meeting of the Alston Road Trust. It is now apparent that the Roads of that Trust were left in so bad a state by the late Surveyor, so thin of metal & so low in the centre, that notwithstanding the great reduction of Salaries this year, it has been found necessary to apply such a quantity of material, that the Funds are rather in a worse condition than before. Nor do I see for two years to come any chance of improvement in them, though I do anticipate considerable improvement in the strength & formation of the Roads. But by the time that can be effected, the operation of the Railway will have produced an effect upon some branches of the Road, which in my opinion, will reduce the passages so much as to render it unprofitable to collect a Toll upon them. It is time the expense of maintaining such parts will be lessened in an equal degree with the passage & if the outlay of

repairs were the only thing to be provided for, the one would be equivalent to the other, but how is the Interest of the immense capital to be discharged? On these branches, we shall now do only what is absolutely necessary, but through the whole of the Alston country, the roads must be maintained & strengthened. I am strongly of opinion that the only return the subscribers will ever obtain for their capital, will be that derived from the improved state of the Country; by the facilities given to the transport of its produce, & the reduced expense at which it is effected. And that is certainly an object of great importance to Proprietors. At Hexham I had some Hand Bills printed & sent to Wark for distribution announcing the intention of letting the Pasture Field adjoining the Glebe there, & requiring offers to be sent to me by the 21st Instant, which I shall transmit to the Board. I also wrote to the Rev Isham Baggs informing him of the Boards intention of letting it by Tender.

**11 Feb 1835 John Grey**

Wednesday 11th February

I had requested Murray the Millwright to examine the Water Wheel of Throckley Mill which I understood to be in such a state as caused the Mill to be almost useless from its waste of water. His foreman came this morning to inform me, that it was loose in every part, & had so few buckets left whole, that it could not hold water enough to keep it in a steady motion. There had been an old Threshing Machine at the place belonging to the Hospital which has been taken down and thrown aside. The Wood and Iron Bolts of which will supply materials for repairing the Wheel, so that the only charge will be Workmanship. I have therefore directed him to proceed with the repair of the Wheel. He has also engaged to give the value of the Metal & other materials left from the old Machine, instead of leaving them to be wasted. I went by appointment to meet Benson in Newlands & examined the several Buildings requiring attention in that district. The Public House at Whittonstall will need repair & the Smiths Cottage to be rebuilt. At Sproats Farm, the side Wall of the old Stable is falling out & must be taken down & rebuilt. At High Field Fairle, some trifling repairs are wanted. At Newlands we tried every means to obtain the necessary accommodation at the least expense, & found that be leaving a part undone till next year, when the old Barn etc can be dispensed with & the materials obtained for the new Building etc it may be accomplished for less than £150 by which means three years Rent of the Farm will have been saved in building, between that and the former estimate.

**12 Feb 1835 John Grey**

Thursday 12th February

After dispatching some Letters, I rode round the Tyne Banks to look at some incipient breaks in the tender parts, from the late Floods, which must be secured against farther damage. Afterwards rode out to Dipton Fell and spent some time with the people employed there in planting. Having sent Mr Hunt to look after the construction of a small piece of embankment which I had marked out at Woodhall Mill, & to obtain offers for clearing & fitting the piece of ground to be planted at Haydon Town Farm

**13 Feb 1835 John Grey**

Friday 13th February 1835

Examined with Benson the Buildings upon the Dilston Estate. At the Town Farm the Offices are good and are of recent date, except one line of Cattle Sheds, which are of the former generation, the Walls shaken and the roof originally thatched with Heath, much wasted. It would hardly be advisable to patch it up for a temporary purpose, instead of rebuilding it with a cover of Slates, but I directed Benson to make out an estimate for both ways. At the South Farm now managed in the Town Farm, the only Cottages consist of two old Farm houses, which had been superseded one after another as times advanced & the fast for comfort & accommodations increased. Their mud walls & rotten timber render them barely habitable & to attempt to keep them up for 21 years longer would be an expensive & dangerous experiment. We therefore decided that the cheapest way was to take them down & to fit up two or three Cottages as the Tenant may require for the work people on the Farm, out of the Stables etc which by the present arrangement, can be spared for the purpose Mr Lee, the new Tenant of this Farm, having come over today I rode through all the Farm with him, hearing his opinions and advising him as to its management.

**14 Feb 1835 John Grey**

Saturday 14th February 1835

Mr Lee of Lands End is desirous of having a Cottage built upon his Farm - the only one it ever had is attached to the end of the dwelling House, & the number of his family obliged him to occupy it as an appendage to it. It is very inconvenient to have to keep all the Farm Servants in the dwelling House. A Cottage with blue Slate roof would cost, exclusive of our own Wood about £35 in that situation, having the opportunity of building it at the end of a Cart Shed, which would save the end Wall. Rather than not

have it, Mr Lee would pay interest on the outlay, or would perhaps build it himself if offered the Wood from the Hospitals Plantations and £20 or £25 of the expense. After dispatching my Letters, I rode through the Estates of Thornbrough, Newton hall & Whittle. At the latter place I found the planters nearly at a standstill for young Trees, the quantity ordered at first, not having been calculated for so much Land as is found to be in the Plot.

**16 Feb 1835 John Grey**

Monday 16th Februry

Having had intelligence that Mr Tweddle's Woodmen had cut some Trees supposed to belong to the Hospital in Elrington Wood, I sent Mr Parkin some days ago to ascertain the fact, who informed me this morning that 17 Trees had been cut upon what he understands to be the Hospitals Ground, though the opposite party claim it on an alledged change in the course of the Burn, which is the Boundary through Elrington Wood. I immediately wrote to Mr Armstrong the Agent to the Property, complaining of the aggression and demanding payment for the Trees.

Rode to Fourstones to look into an injury alledged by the tenant to be caused by the Railway, in sending water over his fields, but found that instead of harm it had done good, the cut for the railway in that part having opened Springs which by being drawn off, will dry the land below; and the only injury sustained arose from the collection of Water caused by his having allowed the ditch to get filled up that should convey it to the Tyne. Went on to Allerwash & at length prevailed with the tenant to undertake to advance £10 a year upon the rent of the Mill, on condition of the Machinery being renewed & improved, & his house & stable repaired. Proceeded by Brokenheugh Colliery & farms to Haydon, marked out by the line of Fence for the Plantation to be made & gave directions respecting it.

Met Benson there by appointment & rode to Beamwham, the extremity of the Hospitals Estate on the ridge of hills to the north of the Tyne. This farm in a high country & only calculated for keeping Stock, requires no buildings save a Shepherds house & some Cattle sheds & Cow houses, but it had been accommodated with a Barn, Threshing Machine, Stable and Granary, apparently before it was discovered that the soil & climate not admitting of the growth of Corn, rendered them useless. The Machinery has long ago gone to pieces, & I sold the last of the Wheels I found laid in the Yard, last year, to the Foundry for old Metal. The buildings are generally, especially the roofs in a very bad state. One side of the square, which is the worst & can be dispensed with, we decided should be taken down, the Stable which is the best building, converted into a Shed for cattle, & the joists & flooring of the Granary taken out to be used in some other situation, which will go far to defray the cost of repairing the roofs of the remaining buildings.

Came to Grindon & examined the Bogs that were drained last summer by the man I had from Dumfriesshire, according to the cheap mode of sod draining used in the Sheep districts in Scotland, & found the land much firmer & a great quantity of water issuing from the drains. I intend to get a set of Tools for the purpose, as with them, the men here might do the Work as well as a Scotsman. Found that the young Plantation made last year at this place, had taken well. Reached Dilston late at night, after a very long ride.

**17 Feb 1835 John Grey**

Tuesday 17th February

Forwarded to the Secretary the estimates for refitting the Mill at Allerwash, in a new building to be made by the Railway Company, with a new water wheel at Barley Mill, also an undertaking from the Tenant to pay an additional rent of £10 from and after November next, in consideration of the improvement. Forwarded at the same time Mr Foster's report upon the Tenders for Coal & Lime at Brokenheugh & Allerwash, with a letter of remarks & explanation to the Secretary. Rode to Hexham Market to meet some people on business. No occurrence of moment.

**18 Feb 1835 John Grey**

Wednesday 18th February

After repeated applications to him, the Surveyor of the Gateshead roads came up this morning & went round with me to see the unfinished state in which after getting the public road completed, he had left our private branches in connexion with it, the Water courses not made, the road ends not joined, & the old road through Mr Bensons Field not sufficiently covered with soil to allow of my taking it off his hand. He professed himself anxious to give me full satisfaction & engaged to send men to finish the work under my direction. Heard from Mrs Thompson of Glororum, that she will dispense with the repair of the Cottages on that Farm for this year. Heard from Mr Crawhall that he intended calling on me tomorrow to have some conversation respecting Eadsbush, in consequence of which I determined to ride over to Hexhamshire to examine the Allotments attached to it at present, and endeavour to ascertain what rent could be obtained for them separately, as he does not wish to rent or purchase them. I called at Rawgreen & Turfhouse, took the tenants with me & walked over all the Allotments. These are the two Farms to which that description of Moor land would be the most useful & to which also it is the nearest. The interior Fences consisting of Stone Walls, like too many on these Estates, are entirely in ruins & to rebuild them, would be to imitate the folly that first projected the division of such miserable Land into Fields of

Fifteen Acres, as if it would have grown Wheat & Turnips. The tenants will take the pasture jointly, only requiring the Boundary Fence to be repaired where necessary, & it does not want much, having been better built at first & of necessity rebuilt by the occupiers when it fell, but they only offer £17 for the whole 147 Acres, or little more than 2s/3 1/2d Per Acre. It is chiefly covered with poor Heath & where it is not, the grass is the coarsest possible. Having engaged Benson to follow me into that district, we examined such buildings as want repair. At Salmon Field a regular square of new Farm Offices had been set out, but only in part completed. We found that by a little pointing & thatchery the old Houses might be made to last for a few years still, & these times offer no encouragement for spending money, merely that the buildings may be square and compact. At Rowleyhead the same thing occurs, but matters are worse, for the old part is so thoroughly bad that there is a doubt of some it standing over another year. It must however I suppose take its chance as the Tenant does not wish to have any trouble with building unless he gets a Lease, and that I would not recommend at present, as it is almost certain that by next year Gairshield will be at liberty to be annexed to Rowleyhead, which would make a better farm and save some building. The rent we fixed at Rowleyhead, for the ensuing year is £110, if approved by the Board.

**19 Feb 1835 John Grey**

Thursday 19th

A fall of Snow caused me to keep indoors & attend to Office business. Had conferences with Benson & Parker & Hunt on their respective departments & wrote to some parties who are inclined to take longer Credit than I intended for their Wood accounts.

At noon Mr Crawhall came as he had appointed, but I found him inclined to give very little for Eadsbush on the score of accommodation. He offers to rent it without the Allotments at £25 a year, to purchase it at £700, or to leave the Price to be determined by persons mutually appointed by the Commissioners & himself. It was let last year to Curry at a Rent of £47, altogether & at that time I valued the infield Land No.1 on the Plan at £30 and the poor Allotments, No. 2 at £17, the same as offered for them now by two of the Hospitals tenants, see my Journal of yesterday. I am not sure that the plot No. 1 will let this year for £30 because the smaller occupiers in that district depended much for their rents upon their earnings in carrying Ore on Ponies from Mines in the Moors to Mr Beaumont's Mill at Dukesfield, which is about to be laid in & the Ore to be conveyed in a direction coming more in the line of the Railway, & entirely out of their reach. As it would be an accommodation to the poor Farms of Rawgreen & Turfhouse to have those Allotments and the Tenants are willing to give the value of them, though I fear their farms will prove too dear, under this change of Ore carriage, it would be a pity that they should not have them. And it would be open to the Com.rs

to have a valuation made of Eadsbush, for the purpose of treating with Mr Crawhall, as was proposed, or to take in offers for it, & then treat with him upon the basis of the best tender, if they should be inclined to dispose of it. I am aware that it is difficult for any Land valuer to form a correct opinion of the actual worth of such a Property, if not well acquainted with the district, on which account I shall not incur the expense of employing one till the Board shall have an opportunity of considering the matter & giving me further directions.

Mr Wilson the managing Partner of the Lessees of Langley Mills came here today, & as the price of Lead is improving, gave me reason to hope that they will go on with my view of erecting a horizontal or rather a subterranean flue to convey the Smoke to the top of the nearest hill & prevent the injury done by it to the adjoining Farms - the deposit of the fine particles of Lead in its passage, will likely pay interest upon the outlay & in the end, the Smoke becomes innocuous. The Lessees still owe an Account of about £70 for Fume, as this deposit is called, left at the Mills when they entered - but they have a claim for the new Water Wheel which is nearly completed. After having it examined & proved good & sufficient in all its parts, by a Millwright, we shall strike a Balance.

**20 Feb 1835 John Grey**

Friday 20th February

Passed some hours among the parties engaged in planting & making plantation Fences. The latter part of the day became very stormy. Sent Mr Hunt over to the Hartburn Estates this morning, to look after the progress of the hedging and planting there, & to reconcile the differences as to ploughing & other matters between the outgoing & incoming Tenants, which I find to be a source of frequent contention, as there are some points on which the old Leases are not very definite.

**21 Feb 1835 John Grey**

Saturday 21st February 1835

Rode through the Estate of Thornbrough to see the new boundary Fence & some old hedges which the Tenant applied for leave to take out. Besides being very bad they are very inconveniently placed now that the Farms are laid together, & there is a much better division of them than they make sh'd they at any future be separated. I therefore consented to his removing them at his own cost - examined some things at the Lime Kiln & Quarry Farm & afterwards the draining of a Field on Corbridge Farm, now completed most effectually. Received tenders for the Field at Wark & forwarded them with a Letter to the Secretary.

**23 Feb 1835 John Grey**

Monday 23rd

Received the Boards Minutes. Communicated to Mr Bainbridge their decision respecting the Crow Coal & the Order for postponing the sale of the small Tithes at Eshgill, valued at £10 for which I fear, that acting upon a firmer direction, he may have proceeded to prepare a conveyance. Informed Messrs Murray that their Estimate for refitting the Mill at Allerwash is accepted. Wrote to Mr Forster giving him a copy of Messrs Heslop & Co's additional offer for Allerwash Lime as accepted by the Board, requesting him to prepare an Agreement for the parties, & to give me previous notice of the time of his coming up, that I may appoint a meeting with them.

I had appointed to go to the Farm of Lees today, 12 Miles Westward, to set out a new line of Road to the Farm offices through a part of the Fields, the present one being both bad and most inconveniently laid; & in making which it will be necessary to give the tenant some assistance. The day however was so excessively stormy as to render it impossible to stand out of doors, or do any work of that kind to good purpose. Towards evening when the Storm abated, I went round the Tyne banks, the river being in a high Flood & in some places finding its way into the Fields. It is receding however without doing much damage. I observed several Trees on the Sandy shore of the River, blown down by the violence of the Storm, & and a great piece of the roofing at the new town Farm, laid bare & the Slates broken to pieces. It is a new building & if the Work had been well done, this should hardly have happened.

**24 Feb 1835 John Grey**

Tuesday 24th February

Received an application from the Vestry of the Parish of Ovingham to the Commissioners, which I forward to the Board respecting a Subscription for the purpose of erecting a Gallery in the Church, for the placing an Organ, made & presented to them by the Incumbent, as well as for accommodating the Scholars with independent seats. The only Property belonging to the Hospital is the Farm of Whittle let for £255 a year. The Incumbent is a clever man & an exemplary Clergyman.

Received a Letter from Mr Duke informing me that Mr Brandling had authorized him by power of Attorney to enter into the receipt of his Pension from the Greenwich Hospital in future, & directing me to pay it to Mr Fenwick, Solicitor on his account. Had a Letter from Mr Fenwick also to the same effect. Under these circumstances I presume I shall have the Boards authority for doing so. Received a Letter from Mr Williams by direction of Mr Taylor requesting payment of £102.14.11

for a years Salary due last Christmas and other items. Went to Hexham to meet some of the Tenants & transact business at the Bank Office. Obtained a Bill on London for the amount of Mr Taylors demand, which I forwarded to him, requesting to be informed to what use the article in his account, called 'Assay Muffles' and charged £2.1.6 had been applied, as I have never heard of any such thing being in use in our establishments. Received payment for some Wood from Mr Johnson & had a <trial> for one of the Lots at Newlands, but could not bring him up to my price. It contains a considerable quantity of Oak, & I fear I must abate a little of Parkin's valuation, owing to the very low price of Bark this season.

**25 Feb 1835 John Grey**

Wednesday 25th February

Was prevented by another excessive storm of wind & rain from going into Langley Barony. Took the opportunity of the bad day to go over with Benson the Estimates for building & repairs for the ensuing Season, which I shall be able to shortly lay before the Board, & afterwards sent for Mr Hunt to do the same, as nearly as it can be ascertained, for fencing & draining.

**26 Feb 1835 John Grey**

Thursday 26th

The Weather having become a little more settled, I took Mr Hunt into the Langley district - visited the small Embankment now in progress on the Tyne at Woodhall Mill, & though in an unfinished state, was glad to find no damage of consequence had been done to it by the late heavy floods. Proceeded to Haydon Bridge, examined a number of Gates in the Wood yard that had been made by Contract at a cheap rate for that district. To Tenants entering upon Farms, I supply them gratis, as they are afterwards bound to maintain them, but on giving them out to others, they are required to pay the expense of making them.

Proceeded to Lees & marked out new line of Road leading to the Farm Offices, which will be easier & shorter, the present one being bad & inconvenient. The tenant is to take up & restore the old Road to the Fields & lead all materials for the new one. Mr Hunt will give notice at Haydon Bridge of his intention to meet Workmen there on a certain day to describe the Road & receive offers for making it, which being only for the use of the Farm, need not be wide or thickly laid, & will not cost many Pounds. Returned by Woodhall & Bagraw Farms, where some new fences are being made & at the latter, some plantations bring thinned Mr Hunt having gone by Elrington to inspect & measure off some draining. Heard from Lowbyer & other

places of the destruction of Slates in the late tempest. Received a List of Subscribers towards the establishment of a Friendly Society at Garrigill, in the heart of the Hospitals mining Country, with a request to forward & recommend it to the support of the Commissioners. It is necessary to remark upon the benefit & utility of such institutions, if founded upon right principles and conducted with regularity. After their first establishment however, they ought not to require or depend upon any adventitious support.

[marginal pencil annotation:] If we give £20 for a donation I think it will be enough

**27 Feb 1835 John Grey**

Friday 27th February 1835

I was grieved to be informed on reaching home last night, that since the Flood on the Tyne had abated, a considerable breach was found to have taken place in the Embankment at Widehaugh. I set out this morning, and was to ascertain the extent of the evil, taking with me Mr Ward & Harle who has had the management of that kind of work. The embankment is happily not broken entirely through, or the consequences would have been most serious.

The Breach has taken place in the highest & most important part of the bank, just where the turn of the river, in the field called Wear Haugh in the Plan, causes the body of the Water to press most heavily against the Dilston side. There is a breast work of Stone by the Rivers edge to the height of several feet, upon which the embankment rises to a considerable height. I have always considered it [struck out: 'important' and replaced with 'unfortunate' in pencil] that in this most dangerous & critical part of the whole line the bank is placed so close to the river, as to increase the danger of its being broken & the difficulty of repairing it. The foundation of the Stone Work seems to have given way & a slip of the embankment to a considerable extent, to have been the consequence, the whole of the Materials so moved from their place, having disappeared in the River. Had the Flood with the tremendous west wind that accompanied it, continued a little longer, the bank must have been cut entirely through and all those Fields in Widehaugh laid under Water, besides that another breach at the low end must have been made in its passage into the Devils Water or Tyne. And should another Flood succeed before it can be repaired, the same thing may still occur. Nothing can be done to repair the breast work, till the River is so low as to admit of seeing the state of the Foundation, but in the meantime, the immense breach must be filled up by cramming into it Cart loads of Thorns & brushwood, mixed with Stones & earth to keep it firm & to prevent the lash of the Water from taking off the thin part of the interior bank which remains - for in that case the damage which may now be repaired, I hope for £25 or £30 might amount to £200 or £300. I have set to work at once to provide the necessary materials & shall collect all the hands tomorrow

that can be made available, if the state of the River will permit, & shall spare no exertion to prevent further mischief, although the recurrence of a Flood might overcome every effort. I feel that no alternative remains for me in this case, but to proceed with the work on my own responsibility, as to await orders from the Board would endanger the safety of many Fields, & the Embankments at the low end of the Haugh. I examined all the Embankments on the line of the River, but found no injury done to them.

[marginal pencil annotation: 'entirely approve']

**28 Feb 1835 John Grey**

Saturday 28th February 1835

Had a purchaser for the Hartburngrainge Lot of Wood, but his ideas of its value differed so widely from Parkins' valuation that we could not make a bargain. I fear it may be necessary to submit considerably in that Lot, from the prices we obtain in other districts, both on account of its situation, being far from the Mining countries, & because it contains such a quantity of bad Bark which will hardly pay the purchaser the expense of cutting & removing. There is no use whatever in letting it stand, as it has made no improvement for a long time & has only occupied Land to no purpose that that might have produced Wood of greater value. The River having fallen considerably today, we were able to ascertain more distinctly the extent of the damage done to the Widehaugh Embankment, where I spent more of the day, having a great number of Men & Carts employed in preparing, leading & laying in the Materials to avert, if possible, the entire destruction of the Bank at that place, should another Flood take it in its present condition. I was very glad to obtain a settlement of our account for Wood, with Deans of the Hexham Saw Mill today, whose Credit had become doubtful, owing to the failure of an Attorney there, who was his Partner. Having got his affairs set straight, I hope we may be able to take him again as a customer, which I had prohibited of late.

**2 Mar 1835 John Grey**

Monday 2nd March 1835

Received the Boards Minutes - informed Mr Baggs that he was accepted as the tenant of the Field at Wark at the Rent of £17 a year - but to have no allowance for draining - and that if he should at any time wish to discontinue the occupation, he must give notice of it at the previous Martinmas. Sent Mr Hunt into the Shire to try to ascertain what rent was likely to be given for Eads Bush by parties wishing to have an offer of it,

before again applying to Mr Crawhall. After dispatching Letters & some Office business, passed the day among the people cutting hedges & filling up the breach in the Embankment, whose work was much impeded by the tempestuous wind. In the evening, replied to the Boards questions respecting the conduct & efficiency of the Bailiff- Inspector of Woods - Moor Master & Clerk.

**3 Mar 1835 John Grey**

Tuesday 3rd March

Another stormy day & little progress at the Embankment, with the apprehension of the water rising. It however subsided towards evening without causing further injury.

Finding from Mr Hunts enquires that I was not likely to obtain more for Eadsbush than Mr Crawhall had offered, wrote to inform him that his proposal for the purchase of it was too low to induce the Board to dispose of it, but I should be willing to treat with him for a Lease for 15 Years if he were inclined to advance a little upon his former offer, & begged him to inform me of his intentions. Returned the Leases to the Governor & Co as executed by the Commissioners, to Mr Bainbridge & wrote on various subjects to the Moor Master.

At Hexham Market, Mr Scott tenant of Thornbrough, begged me to apply to the Commissioners to allow a clause to be inserted in the Lease upon which he is to enter at May day next, giving him liberty to quit the Farm at the end of three years, by his giving six months previous notice of his intention, as he fears that if times should not improve materially, it might prove ruinous to his family to be bound to it throughout the term, the Rent being £1060. I have no idea that he could wish to give it up, unless it proved a losing concern, in which case it might be both difficult & impolite to confine him to it. The only thing to guard against in the proposal of giving up, towards the end of three years, is his taking an undue advantage of the Land, which an inspection of his Land & Covenants will easily prevent.

Obtained Messrs Lamberts execution of the Lease & Counterpart of Elrington to be returned to Mr Fenwick. It is I think to be regretted, that the necessity should exist of having the Leases & Counterparts for all Farms, which are so often changing hands, engrossed & upon Stamps. It causes a considerable outlay to the Hospital, falls heavily upon Mr Fenwick under the present arrangement of a limited Salary & gives no security which one Stamp would not equally afford. For at present one copy is deposited at Greenwich, which forms the security of the Board & the other is left in the Office here, the tenants being better satisfied to hold just the printed form with the blanks filled up, as being more easily read and more intelligible by them. The idea of the Commissioners taking any advantages is never contemplated.

**4 Mar 1835 John Grey**

Wednesday 4th March

Engaged in Office business. Mr Dickinson having gone to Newcastle for some days for the benefit of the Warm Bath - afterwards accompanied Mr Hunt to different parts of the Dilston Estates to direct what course should be taken to renovate some hedges that have been ruined by neglect & had bad treatment, concluding by looking at the progress made in repairing the embankment, for which this stormy weather is very unfavourable.

**5 Mar 1835 John Grey**

Thursday 5th March

Engaged with Benson & Parkin respecting repairs of buildings & planting & selling Wood, inspected the work at the embankment. In sending to the Board the two accompanying Proposals for renewals of Mining Grants, in conformity with the custom of the Manor, from the Gallygill Syke North Vein Company and the Old Carrs West of Nent, I take the opportunity of submitting to the consideration of the Board a claim made by the Hudgill Burn Co. of a surface Grant, to which they wish to establish their right, to the exclusion of others, especially the Natrass North Vein Co. who seem to have had possession of their vein prior to the Grant claimed by the Hudgill Burn Co. & with which therefore it could not interfere.

Having made an ineffectual attempt to reconcile the Parties at Lowbyer, I requested the Moor Master & Mr Thomas Wilson on the part of the Hudgill Burn Company to furnish me with the details of the proceedings upon which their several opinions were founded, thinking it proper to refer them to the Board as the Commissioners might see fit to consult Mr Taylor on the subject, previous to renewing these Grants, for which however, I see no good grounds of refusal.

**6 Mar 1835 John Grey**

Friday March 6th

A stormy morning & heavy rain, preventing the work at the Embankment by the rising of the river, attended to Office business - the weather cleared up at noon - I went over to the a farm of Wooley to look into its condition & coming in at the South side of Dipton Wood traversed it in different directions, finding many Trees, chiefly Scots & Larch Firs, torn up by the late Storms. They are however of a size to be saleable at a fair price & must be collected for the purpose. The replanting of the Plots from which

the wood has of late years been cleared, in that extensive tract of Woodland, will be completed in a few days.

**7 Mar 1835 John Grey**

Saturday 7th March

After attending to the Workmen at the Embankment, rode to the high point of Thornbrough Estate to look at some draining that is going on & to mark our some more, but found the Snow too thick in that part of the Country for the latter operation. Wrote to my Son directing him to inform the several Tenants in the Estates of Scremerston & Spindleston that I should meet them at Belford on the 7th of April to discuss their Rents. Desiring him also to have the Roads & fences, which have been made, & to which he has advanced money, measured off & the accounts made up, that they may be finally settled, at the same time.

**9 Mar 1835 John Grey**

Monday 9th March

Heard from Mr Crawhall that he would not advance upon his offer of £25 for the infield of Eadsbush, but in meeting him afterwards at Hexham & driving a bargain with him, he consented to give £26, to wave [sic] any claim to the allowance of Lime made to the Tenants in the Shire & to take the Buildings as they are, being bound to keep & leave them in repair, which is equal to £28 a year & more than would have been obtained, besides having a Tenant with whom there will never be any trouble. On this day the Railway was opened from Blaydon near Newcastle to Hexham, which caused a cessation of all work in the district, I joined the procession for a short time at Hexham, but declined the solicitations of the Directors & Company to take part in their evening jollifications at Newcastle.

**10 Mar 1835 John Grey**

Tuesday 10th March

Had another meeting with Mr Isaac Johnson about the Lot of Wood No.5 in Newlands Park Wood. He formerly only offered £220 but today, getting him up to £240, I thought it well to let him have it. It is a fair price in these times. He is to be allowed until the 20th March 1836 to cut & remove it, giving the joint promissory Note of Mr Burnett of Ovington and himself for payment of the whole sum at that time. Made up the

Estimates for the present year & forwarded them to the Board with a Letter to the Secretary. The weather being again very rough & a covering of Snow on the Ground, I rode no further from home than to see the work at the Embankment, which proceeds more slowly than I could wish, owing to the excessive winds & the direct exposure of the situation to the winds from the West & the lash from the Water. I expected to have seen the Tenants of Rawgreen & Turfhouse today, to settle the Terms on which they were to have the Eadsbush Allotments & Stints, but hear that they are employed in digging out their Sheep that were drifted up in last nights storm of Snow.

**11 Mar 1835 John Grey**

Wednesday 11 March 1835

A heavy rain in the night & the melting of Snow on the high grounds, brought down a considerable flood in the Tyne. I went with some anxiety to see its effects upon our unfinished job at Widehaugh, & found that it was making some impression upon the South point of the breach which we had not yet reached, but though it might cause a little more labor, the damage would not endanger the safety of the embankment. We had fortunately got the worst part made pretty secure, or it might have been of serious consequence. I then rode through the adjoining Farms & Woodlands, to see where Hedges & brushwood could best be cut. The immense excavation of the Bank swallows a great quantity of such stuff, & the expense of leading is much increased by the distance we have now to go for it. The Tenant of Whitley Mill came towards evening, to say that one of the blue Millstones had gone into two pieces, while at its usual motion & without any cause that he could assign; & wished me to provide a new one. I told him that he was bound to the repair of the Mill & though to find a new Stone so soon might be more than he calculated upon, he must do it in the first instance. Should it appear on examination that the Stone had been faulty & that no mismanagement had produced the fracture, perhaps the Commissioners might make an allowance. I advised him to consult the Millwright join the practicability of binding the two broken halves together by an Iron hoop & laying it for the nether stone, & fitting the one at present below, for the top which would save a considerable expense.

**12 Mar 1835 John Grey**

Thursday 12th March

The day being good, rode through the Farms of Elrington, Lough Green, Vauce & Lees, at each of which some work is going on that I wished to see, or some request for new fences has been made by the Tenant, which I wished to examine into - some of which I found necessary and some that might be deferred. Alighted at Haydon Bridge after

being six hours on horseback & walked through the Wood at Threepwood to see the ground from which Mr Tweddle's man had cut some trees said to belong to the Hospital. If the present course of the Burn be the boundary, then they have certainly committed a trespass. There is sufficient proof however that the course of the Burn has been altered a little there as frequently happens on steep hillsides & they state that some old men can be had to prove that the spot in dispute was planted by the then proprietor of Threepwood. Should this evidence be satisfactory, it will set the matter at rest. There are several places where the boundaries in Woods are not very distinct & especially one between Mr Wilson's Estate at Shotley & the Hospital in Newlands. The line is defined at present by a difference in the growth of the Wood, but that will be effaced in time & I think it would be well if the Proprietors were to join in the expense of fixing some Boundary Stones to prevent disputes hereafter. I had daylight to examine the small Embankment at Woodhall Mill, just finished & which Mr Hunt remained all night at Haydon Bridge to measure off. I reached home at 8 o'clock.

**13 Mar 1835 John Grey**

Friday 13th March

Another good day, a great part of which I passed among the parties of Workmen, employed in obtaining & placing the Materials at the Embankment, & among those planting the waste Quarries at Dilston New Town.

Mr Dinning brought me a receipt from Mr Fenwick showing that he has paid to him £48/16s for Wood, which account I had put into Mr Fenwick's hands, & wished me to sell him some Scots Firs. I directed Mr Parkin to let him have some of those blown down on Dipton Fell, provided he would pay for them on removal, as I found him troublesome in his payments, & suspect he is in rather doubtful circumstances.

Saturday 14th March

Directed Mr Hunt as to certain new Fences - engaged in the usual routine of business in the Office & among the Planters - but no occurrence of moment.

Monday 16th

Had occasion to go to Newcastle- took some Leases to Mr Fenwick. Settled an account of long standing with Mr Burnett the Millwright for Materials got for Langley Mills & gave Messrs Nairn for those forming the Water Wheel to be put up at Waren Mill.

**17 Mar 1835 John Grey**

Tuesday 17th

Took the Estates of Throckley & Whittle in my way from Newcastle. At the former place the repair of the Mill is completed & its business resumed. The Colliery doing better than the last time I visited it, but still its operations are of trifling account. I expected that Mr Forster would have viewed and reported upon the different Collieries by this time, but had a letter from him informing me that he had been confined by ill health, but hoped to come up in a fortnight. Received from Mr Bainbridge the Draft Lease of disputed Ground at Crookburn head, from the Marquis of Cleveland, the Commissioners of Greenwich Hospital & Mr Burnett, to the Governor & Company, with an explanatory Letter, both of which I forward for the examination and sanction of the Commissioners.

**18 Mar 1835 John Grey**

Wednesday 18th March

Sold Mr Walton for Mr Beaumont's Mines a Lot of Wood on the Banks of the Allen for £215, which is £4 below the valuation, but it is a fair price, the Ground being very steep & the Wood difficult to remove - also a small Lot of Scots Firs in Dipton Wood for £45... being together £260 - for which he gives a Pro:[missory] Note payable in January next. The Wood to be cut & cleared away in March 1836. Rode through the different sets of Men planting & mending the Embankment. The latter being now [struck out: 'I think'] secured against any immediate danger I think it better to desist for the present, and to watch an opportunity of completing the Work & strengthening any weak points that may appear, when the River shall be lower & the weather more settled than we have had it during the present troublesome operation.

**19 Mar 1835 John Grey**

Thursday 19th March

Examined with Mr Green, the Architect, the state of the new House & various things necessary for its completion. Had some Tenants respecting matters connected with their farms. Went to examine and direct the mode of planting some Thorn hedges – but no occurrence of moment that requires to be recorded.

[small note bound in to the volume at this point reads:]

Look at the Minute Book of 1834 – the small one, and ascertain on what day John Rice was placed under <Stoppages> to pay rent.

Not inserted in the Minute Book.

[verso contains a few short notes, mostly scored out]

**20 Mar 1835 John Grey**

Friday 20th March

Agreed with the Tenants of Rawgreen & Turfhouse, to take the Eadsbush Allotments between them at the rent of £9.... each, the former for 15 years and the latter for 20 to correspond with the terms of their respective Farms. They taking upon themselves the repair of the Boundary Fences and such as it may needful to keep up, without expecting any allowance from the Hospital. I send the Agreements for the Boards Acceptance. That for Eadsbush has not been returned yet by Mr Crawhall. Rode over the Estates of Highside, Bagraw, Coastley & Highwood, where there is some draining & fencing. Came back by the large plantation at Highwood, where we are cutting a quantity of Scots Firs for the Railway.

**21 Mar 1835 John Grey**

Saturday 21st March 1835

Rode through all the Ground in Dipton Fell that had just now been finished planting, to examine the work & see that all the pits are filled up, also to see if anything can be done to improve the Roads through the Wood by which the Timber is conveyed away, which the late wet weather has rendered in many parts almost impassable.

I received from Mr Birkett, the Incumbent of Ovingham a list of the subscribers to the Gallery to be erected in the Parish Church, and on comparing their Property in the

Parish, find that a subscription of £5 from the Board would be about the average rate of their contributions.

Received from the Moor Master Agreements for nine Lead Mines in the Manor of Alstonmoor, to the granting of which he states that no objections exist. I declined formerly to accept a Proposal for the Fletcheras Vein from Mr Alfred Hall, on the ground that he had not paid for damage done to Mr Dickinson's Property at Love Lady Shield, & that Mr Dickinson had in consequence applied to me for indemnity. It will be seen by the Moor Master's Letter herewith sent, [not bound into this volume] that Mr Hall now undertakes the settlement of that claim, until which, he very properly intends to withhold the Agreement. I beg also to refer the Board to the Moor Master's Letter, for information respecting the Leases & Counterparts of Veins occupied by the Blagill Company, & request their direction on the subject.

**23 Mar 1835 John Grey**

Monday 23rd March

Was informed by Mr Fenwick that the Assignees appointed under Johnsons Bankruptcy had signified their intention of discharging the Rent & Arrears due by him, but hoped they would have the same allowance as to time, as was given to the rest of the Tenantry. To this, I informed Mr Fenwick that I saw no objection, so long as they acknowledged their liability and were punctual in their payments - and requested that the account for which the Extent had been issued, (£1160.1.8) being Rent & Arrear due in November last, should be discharged at the Belford Rent day fixed for the 7th April. Those assignees too will have to come to a determination as to what they mean to do with the Colliery & Lime Kilns. There has been a great outlay in making the present winning of the Colliery, & they will be entitled, I suppose, to dispose of the Lease if it should be beneficial to the Creditors to do so, but I much doubt, whether even with the benefit of that outlay, the present rent may be obtained, including the heavy payment for laying the Railway, which in the present state of the market for Sea borne Coals, must be a very losing concern. As regards the Land Sale, I know that the Carting of Coals into Berwick can be hired at as cheap a rate as they can be carried for on the Railway, without taking into account the original cost of making it, which is a significant proof that if the Coal will not pay for exportation, the Colliery derives no benefit from the Railway, although it entails a heavy burden upon it. Was engaged in preparing Draft Leases for the Solicitor, from the Agreements for Farms to be entered to at May day next, and in other Office business.

**24 Mar 1835 John Grey**

Tuesday 24th March

Attended a Meeting of the Road Trustees at Corbridge and proposed certain improvements which were adopted. Met Mr Parkin to determine some arrangements about the Woodlands & attended to routine business of the Office. No occurrence of importance.

Wednesday 25th March

Attended a Fair at Hexham where I met many of the Tenants, Agents of the Railway & other parties with whom I had business. The sale of Cattle was exceedingly dull & the prices low. They are approaching the very depressed standard of the Wheat market. It is not likely indeed that one description of food should maintain for any length of time, a much higher rate of value than another, but their approximation adds to the dreadful depression which now paralyzes all the exertions of the Agriculturist. Mr Dickinson went to obtain a supply of Stamps and to get some of them printed for use on the Rent days.

**26 Mar 1835 John Grey**

Thursday 26th March

Replied to Mr Bicknells enquiries respecting the situation & description of certain portions of the Manor of Wark. Also to Mr LeJoyts queries concerning the rental of Throckley Colliery & Bone's Arrears connected with it.

Sent Mr Hunt to measure & mark off the ground Awarded as a Limestone Quarry for the use of the Proprietors of Grindon Common at Carstones, having found that they have been working Lime Stone in the Hospitals private property to a considerable extent, instead of on the awarded part, which must be put a stop to. Went through the Tyneside Woods, where the Lot sold last year is now nearly cleared away. I have purposely deferred replanting this Ground, till the last, on account of its liability to be overflowed. It must now be done as quickly as possible. Afterwards went to the Men planting and fencing the Ground on Snokoe Fell. The weather is now favourable for such operations. Wrote to Mr Forster asking when he would be able to come up & examine the Collieries, requesting his particular attention to the state of that at Throckley as I fear the Mssrs Bones may be obliged to quit both it and the Farm ere long.

**27 Mar 1835 John Grey**

Friday 27th March 1835

Received a Memorial from Michael Pigg who is an old Tenant of the Hospital, with a request that I wo'd forward it to the Commissioners. The statements it contained are true. He is an industrious Man who has made a strong endeavour to get through the depressed times & is in my opinion deserving of some consideration. Was engaged with various accounts in the Office & afterwards among the Workmen in different parts of the Estates. Also with Mr Lee, the new Tenant of Dilston New Town, advising him as to his management.

**28 Mar 1835 John Grey**

Saturday 28th

Sold the Lot of Wood in Hartburngrainge Banks to Mr Robert Hedley for £130. The Wood to be removed according to the usual conditions. £100 to be paid on the 31st January next, & the remainder in the Month of March 1836 - for which payments he is to give a Pro[missary] Note. This is the worst Lot of Wood I have had to do with, or hope to have again, containing a great portion of old, bad beech which will hardly repay the cost of cutting & removing. The only other customer I had for it, offered £105 & would not advance. Rode over to the Shire to examine some matters, examined the effect of draining in a very boggy Field at Wooley which has been made nearly quite dry, is ploughed and sown with Oats, explored on foot the Woods on the steep Banks of Devils Water on that Estate, a part of which I had never before traversed, and returned through Dipton & Snokoe Plantations where we have this day finished planting.

**30 Mar 1835 John Grey**

Monday 30th March 1835

Received the Petition of George Stokoe tenant of the Blacksmith's Shop - Public House & ground at Whittonstall praying for an allowance of Rent for present year. His rent has been certainly high, but I fear the management of the House has not been very exemplary. Received also a List of subscribers to an improvement in the road leading from Hexham to the Shire, with a view to obtain £5 from the Hospital, which as they have a good deal of property in that quarter, it may be reasonable to contribute.

Communicated the above to the Secretary with a report on Mr Pringle's Memorial to the Board respecting the reduction of his rent, was engaged all the day in communications to the Moor Master, Solicitor & others, and in official business.

Tuesday 31st

Being Quarter day, discharged the Salaries & Pensions. Prepared the Draft Leases & all the papers for the Northern Estates and the rent receipt at Belford.

**1 Apr 1835 John Grey**

Wednesday 1st April

Went early to Hartburngrainge, looked over the Farms and walked through the newly planted grounds - found one of the fences so insufficiently made that I caused it to be improved before being paid for. The planting is well done and the planting young Trees got from Wooler, the best we have had this season. I found that the Men who took the Coal have removed their apparatus & declined working, but not being within reach, I could not see them to ascertain the cause or their intentions. It may be that the Coal is bad & not worth working in the spot where they sank to, as they gave it out, or that having another Colliery in the neighbourhood, they wish to use only one establishment at present. Drove 40 miles northward.

Thursday 2nd

Proceeded to Wooler to join the meeting of the Glendale Agricultural Society, at which I had often in former times presided. Friday 3rd. Spent with my Family at Millfield Hill.

**4 Apr 1835 John Grey**

Saturday 4th

Went with my Son over the Scremerston Estates, examining the Estimates he had got for building the Stone wall by the Sea side, on the Inland Pasture Farm & the two Cottages, & agreed with the Parties whose Proposals were the most eligible. Also examined the piece of new Road, some draining in the Town Farm & the general cultivation. Was glad to find that the reduction of Rent has given a fresh stimulus to the exertions of Messrs Thomson & Hogarth, who are burning Lime & working their Land in good style.

Monday 6th

Rode down to Bambroshire and went over all the Farms in that district examining the new fences, drains & all matters that had been done since my last visit under my Son's inspection. He had previously had all the work measured & had during its progress, advanced money to the Workmen, to be finally settled with on the rent day.

**7 Apr 1835 John Grey**

Tuesday 7th

Received the Rents at Belford, settled various accounts for Work and paid the balance to the Bank Agent from Alnwick as usual. The receipt was better than I expected, Mrs Thomson of Glorum having been disappointed of some money, begged for three weeks to make it up.

There is an evident improvement in the state of her farm & fences. The Agent under the Assignees of Major Johnson gave me £500, being all that the Colliery had produced, leaving me to settle with the Assignees in Newcastle for the remainder.

Was obliged to give the remainder of the week to the settlement of various affairs in which I am Trustee & Executor in this part of the Country & in Edinburgh.

**13 Apr 1835 John Grey**

Monday 13th

Travelled to Newcastle, not being able to see Mr Fenwick in the evening waited upon him on the morning of

Tuesday 14th

Found that he had received £55 of the Debt due by Dinning for Wood & that he had hoped of obtaining the remainder by degrees without having recourse to extreme measures.

Informed Mr Fenwick that I had received £500 from the Executors of Major Johnson, in part of Rent Arrears and learnt that he had obtained from them an undertaking for the remainder & all other claims of the Hospital, so as to remove the Extent from the Premises. Received from him the Draft Conveyance of the Manor of Wark to the Duke, with a request that I would examine & see if the various Plots & Allotments were properly described & all included. Being an entire stranger to the Property, which is at a great distance, & fearing that I could not answer for the correctness of the description, there being no Plans of some of the Common Divisions, without a personal inspection,

I wrote to the late Bailiff of that Manor, Mr Storey, asking him to have the kindness to give me a meeting at Wark on Saturday, & afford me such information as I might require. Returned to Dilston - answered a great many Letters- instructed the Bankers to pay £5000 to the Credit of the Commissioners on the 25th Instant.

**15 Apr 1835 John Grey**

Wednesday 15th April

The Clerk of Deliveries returns the quantity of Ore weighed over in the Quarter ending the 1st Instant at 600 Bings, the duty Ore from which is 96 Bings. There has been yet little weather for washing Ore this season, which accounts for the smallness of the return. Had an interview with Bones the Tenant of one of the Throckley Farms respecting his quitting it at May day next, & as the time is so near at hand, communicated directly with the Secretary on the subject. Rode round the Woodland and other Fences to see how the Work had proceeded during my absence.

Being required by the Board's Minutes of the 2nd Instant to suggest what relief it might be proper to give in the cases of Michael Pigg and George Stokoe, I should say that under all the circumstances it would not be unreasonable to remit all or a considerable portion of the Arrear of £82.13.9 due by the former, before he obtained a reduction of his Rent, which was very high - and that as the other Tenants of Newlands and Whittonstall have been allowed to hold their farms for the present year at the rent they are to pay for the future, it may be reasonable to place Stokoe on the same footing provided he leaves the premises in a satisfactory manner. [marginal pencil note: 'consent. Yes.'] The reduction of Rent in the Premises is from £45 to £37 a year.

**16 Apr 1835 John Grey**

Thursday 16th April

Sold the Lot of Wood No. 5 in Dipton Plantation to Handcock & Son for £237.10. the money to be paid on 25th March 1836 and the Wood cut & cleaned off on the usual conditions. Received Mssrs Parker & Crawhalls return of the average value of Refined Lead for the last Quarter at £18.5. per Fother, which is a great improvement upon the price of the former year. Rode to Throckley, examined Bones' Farm and reported upon it & Mr Stephenson's Offer at length in a Letter to the Secretary, which was forwarded to Newcastle for that nights Post.

**17 Apr 1835 John Grey**

Good Friday 17th

Have Frost and Snow. Received from the Moor Master the returns of the Men employed in the different Mines in the Manor of Alston. Sent Mr Hunt to execute a Warrant of Distress on Bones' effects, & put a person in possession of them, hoping that it may put him upon finding security for his rents, rather than allow them to be brought to the hammer. Received a List of the principal Subscribers for building a Bridge near Morpeth, to which as it is on the Road leading from Hartburngrainge, the Committee express a hope that the Commissioners may subscribe. [marginal pencil note mostly obscured in volume binding but appears to offer a conditional £25]

**18 Apr 1835 John Grey**

Saturday 18th April 1835

Set off early to Wark where I met Mr Storey the Bailiff of that district and went over with him the parcels of land & allotments described in the Draft Conveyance to the Duke which I had carried with me to compare with Plans on the spot. The descriptions seem to be all correctly given. We then proceeded five miles northward to Bellingham where I wished to examine the Glebe Land, the Incumbent having written to me expressing his Fears that the current which would in time of flood be forced through a dry arch of the new Bridge might break with such force against the Bank as to wash away part of the Field. There seems to be good grounds for his suspicion. I therefore pointed out the mode in which I thought a Wear should be constructed to preserve the Land, which Mr Beattie undertook to describe to the Committee under whose direction the bridge has been built, with a request from me that they would take to defending the Hospitals Property, & that he would communicate to me their answer.

As I trust that no impediment will now occur to prevent the transfer of the Barony of Wark to the Duke, I must take the liberty to request the direction of the Board respecting such communication as it may be thought necessary to give Mr Storey for having performed the duties of Bailiff, since the time that it was expected his services to the Hospital would have terminated. He had the promise of being retained in the Office by the Duke, & has consequently continued to do the business of the Manor Courts, collect the Tolls of Bellingham Fairs, the Fee Farms Rents and every other requisite business. He has besides been very obliging in attending to any matters in which I required information and assistance, but as the Duke has not yet got possession of the Property, Mr Storey cannot reasonably expect that he should allow him a Salary. We had some conversation on this subject today, when I promised to bring it under the consideration of the Board.

[marginal pencil note: '£40 per annum paid to 31 Dec 1833. payed at the former rate until the property is made over']

**20 Apr 1835 John Grey**

Monday 20th

Mr Forster who had been viewing the Collieries in the West in the end of last week, had an interview with the new Lessees of Brokenheugh Coal & Allerwash Lime on Saturday & got their signatures to an Agreement extended upon the conditions on which those works were proposed to be let, which Agreement he left with me to compare with their original proposal as accepted by the Board & which I forwarded along with other agreements for Farms, to Mr Fenwick, that he may prepare the Leases and Counterparts. Bones of Throckley came to the Office to propose that he would pay up his Arrear in May and bring sufficient surety for the payment of the years Rent on the 1st October next, if I would remove the distress from his Premises & allow him to dispose of his effects to the best advantage. To this I consented on condition of his bringing me the signatures of two Persons who were named to a Pro: Note which he took with him for the purpose. In selling Farm Stock it is customary to give six months Credit upon approved security, so that in this way we shall be no worse off, and be spared the risk & trouble of receiving the amount in many small items.

Rode to Thornbrough to examine particularly the Land that is subject to be overflowed by the Tyne, which the Tenant stipulated to have embarked, in his new taking. Although it would not be difficult to protect it against ordinary Floods, yet very high ones would still, by overflowing the Dukes Land to the West, come over this, so that the only effectual mode of securing it would be by the Duke & the Commissioners uniting in embanking the whole Haugh, so as to protect both properties, which are nearly of equal value. The Dukes Tenant being very desirous of obtaining this object, as well as the Tenant of Thornbrough, proposes to apply to his Grace's Commissioners, & should they consent to join in the work, it will be proper to have it Levelled & estimated, that it may be submitted to the consideration of the Board.

**23 Apr 1835 John Grey**

Thursday 23rd

Returned by a morning Coach to Dilston, attended to Letters & Office business. Mr Bones of Throckley having obtained the securities which I required for the years Rent, was allowed to remove the distress from his premises & dispose of his Stock. The Lessee of Throckley Quarry having intimated by message his intention of quitting it, I

applied for a written relinquishment, as I have another person ready to take it, but this he declines at present to give. On this account I must oblige him to pay up the Rent, though he has not wrought the Quarry for some Months.

**24 Apr 1835 John Grey**

Friday [sic; Tuesday meant] 21st April

Mr N Walker, Lessee of the Brick Kiln came to inform me that he had discovered a Seam of superior Clay for making Fire Bricks in a Field in the Hospitals Farm at Corbridge which he wished to be allowed to use in small quantities to mix with the other clay for that kind of Bricks for Fire Places etc. I agreed to allow him to dig a Pit of it, on satisfying the Tenant for any trespass and paying the Hospital £4 a year, as a consideration for the use of it. [marginal note: 'approved']

Went through the Hospitals Estates by Haydon Bridge & Whitechapel & then proceeded to Carlisle, where I had engaged to attend as one of the Judges for awarding the premiums offered by the Cumberland Agricultural Society at their Meeting held there on Wednesday the 22nd.

**24 Apr 1835 John Grey**

Friday 24th April

Rode to Hexham to get Cash from the Bank Agent to send by Coach to the Moor Master, as Imprest, proceeded to look over the Farm of Highwood which the Tenant is to quit at May Day, who thinks it hard that he should have to pay for putting the Threshing Machine in repair. Went forward through the several Farms of Fourstones and Allerwash to look into some matters connected with the progress of the Railway & the change of Fences & Water courses in those Farms in consequence of it. Met the Mason with whom the Railway Company has contracted for rebuilding Allerwash Mill, to fix its position, the size of the Reservoir, the course of the Water etc.

**24 Apr 1835 Henry Gipps to John Grey**

[Note: Letter inserted in volume]

Corbridge 24 April 1835.

My dear Sir

I take the liberty of requesting you to lay the following statement before the Commissioners of Greenwich Hospital.

By the grant of £18 pr annum which they were kind enough to make me a year or two ago and the subscriptions of individuals a National School has been established & is at this time in full & beneficial operation in this place but the number of scholars is temporarily limited to sixty from the totally inadequate size of the only room & that extremely old & ruinous we at present have for the purpose.

The Lord of his Majesty's Treasury - the National Society in London (with which in an union) and the Diocesan Society of Durham have each on my representation granted small sums towards the erection of a room competent to hold 120 Scholars - but the aggregate of all 3 Benefactions amounts only to 90£ and I am at a loss to make up a sufficient sum for the Building. To the individual amount contributors not one of whom save you and myself are resident within the bounds of the parish I cannot in reason apply for further assistance - but I am willing to hope the Commissioners of Greenwich Hospital, who are by far our largest Proprietor, may be prevailed on to render some additional aid to a neighbourhood so poor as ours - and from which they derive so large an annual income.

I trust therefore they will pardon my troubling them with a solicitation for some pecuniary assistance towards accomplishment of an object of so great & acknowledged public benefit - and that they will also be good enough to allow me a sufficiency of larch Timber from the Woods in this parish for the roofing etc of the building. It cannot be much or of great value - the projected room is to be 20 feet by 36 inside measure, and as plain and simple in its structure as is at all consistent with durability.

As your Residence in this parish has put you in possession of full and accurate information as to the whole circumstances of the above case I think it unnecessary to say more than that I trust you will think it reasonable to recommend my application to the favourable consideration of the Board and I beg to remain

My dear Sir Yrs very faithfully

H. Gipps

Vicar of Corbridge

John Grey Esq

**25 Apr 1835 John Grey**

Saturday 25th

Received a Letter from the Revd Mr Gipps, Vicar of Corbridge, soliciting assistance on building a School at Corbridge, which Letter I am requested to lay before the Commissioners. I regret to remark that in Corbridge many of its inhabitants are poor, ignorant & profligate & that any attempt to elevate them in morality & intelligence deserves encouragement. To contribute the Wood for the Building, as Mr Gipps suggests, would be an easy mode of assisting it, for the Hospital, & equally useful as money. [marginal note: 'would certainly [missing] £20 or £30 [missing] necessary'] The

River being now very low, I went with Mr Hunt on foot and examined all the Shores & foundations of the Embankment, which were not accessible at the time of repairing the great breach made by a Flood early in the year. We found some slips in different parts that must now be remedied, & places that require to be strengthened in the Stone breast work. The necessary repair at present will not be great, but it requires constant attention, as the smallest breach if neglected may in the event of a Flood lead to serious mischief.

**27 Apr 1835 John Grey**

Monday 27th April 1835

Went with Mr Benson to fix upon the alteration of the Farm House and old buildings at Dilston High Town. The Tenant wishes to have something more done to the House than I had thought necessary, on which account if it should exceed the sum included in the year's estimate, he is to pay the surplus himself. Returned the Agreements for Mineral Grants to the Moor Master to deliver to the Parties, requesting him to obtain their signatures to similar copies of Agreements, to be deposited here or at Greenwich.

In compliance with the Board's Minute, requiring information on various subjects connected with Scremerston Railway, I found Mr Weatherley's Plan of it in the Office, but not knowing the Portions of it which were purchased from the Commissioners of the Berwick Pier etc, I thought it best to write to him, now in Hexham, and ask him to call at the Office, whereby reference to the Plans & Papers connected with it, he might be able to supply the necessary information. If he should not, I shall be obliged to send the Plan to someone on the spot to have the matter investigated & the portions which it is wished to distinguish, marked accurately upon it. After being released from the Office, I rode through the Dipton Woods where instant attention to the Roads is required, lest in leading out the Wood, damage be done to the newly planted Plots in seeking an easier passage. I was glad to find that the Parcels planted last year & this, are taking very well, in spite of this frosty & ungenial season. The shelter of the surrounding Woods gives them an advantage in this respect.

**28 Apr 1835 John Grey**

Tuesday 28th April

Engaged in the Office. Went through all the Woods of the Park & the Devils Water, to ascertain their condition, want of dressing, state of Fences etc, occupied all the afternoon in arranging Papers, which have been squandered in various places, &

depositing them in the Drawers of the new Office, which I have taken possession of today. The Clerk's Office will also be ready to be occupied in a few days.

**29 Apr 1835 John Grey**

Wednesday 29th

Rode over to Whittonstall in the morning & passed the day in looking after the state of the farms & sundry repairs there & in Newlands, where I met Benson & fixed upon proceeding with the intended repairs at Fairle and the building a Smiths House at Whittonstall. Examined Newlands Park Wood and a Quarry from which, being in a very retired spot, I had been informed that a Mason formerly employed on the Hospital's Estates, had taken and sold stones without permission. He confessed with having sold three Cart Loads & intending to work out a good deal more, but also, intending to pay the Hospital for the Quarry. As I could not admit of such proceeding, I discharged him with a threat of prosecution if he should repeat the offence, charging the Woodman to keep watch and give me information of any such attempt. But finding that a person in Ebchester, about building a House & wanting a few corner stones, had been deceived by this person's assurance that he had leave to use the Quarry, and that he would be put to inconvenience by the disappointment, I gave him permission to get them, on his written undertaking that he would pay such charge as I might think fit. The actual damage is not worth naming, but it is quite necessary to have it understood that the Hospitals Quarries are not common to every intruder. I had another meeting with Walker, the Lessee of the Brick Kilns in Dilston Park Farm, respecting some Fire Clay, or Clay adapted to the manufacture of Bricks that will stand the Fire, which he has discovered in Corbridge Town Farm. He has the right by his Agreement for the Brick Yard to work that kind of Clay in the Dilston Estates, but the Seam having disappointed him, he was inclined to claim the right of working it elsewhere. This Seam being in a different Estate, I could not admit the right, although I thought it just that he should have the accommodation. I reckoned at first that £4 a year would be a fair charge, he having it to Cart more than two Miles, and paying the Tenant for all trespass, but finding that on some of the Dukes Estates, from 6d to 8d per Ton is claimed as Rent charge, and calculating his probable consumption at 6d per ton I have required a Rent of £6 a year which he has agreed to pay for the term of the Lease of the Brick Yard, & also to supply the Hospitals Estates with that description of Bricks at 5s/- a hundred, being 1/3d less than the usual price. I therefore send two copies of an Agreement for signature, should the Board approve of the terms.

**30 Apr 1835 John Grey**

Thursday 30th April

Received Mr Weatherley's answer to my application for information respecting the Scremerston Railway and transmitted it with the Plans found in the Office & a Copy of the Entry in the Cash Book and the receipt for money paid to parties from whom a portion of the line had been purchased, the Conveyance Deed for which, is likely to be at Greenwich. No part of the line has been sold off, and the branch leading from the present pit to the Sea Banks, which does not appear in the Plan, runs solely through a part of Borewell Farm, belonging to the Commissioners. Having no acquaintance with the circumstances under which the said Railway was constructed, I am entirely dependent on information to be derived from others, and as Mr Weatherly was Bailiff for that Estate at the time and also made the Surveys and Plans, I considered him to be the fitter person to apply to. If farther information is still required, probably the best way of obtaining it would be, to submit the particular Subjects of enquiry to Mr Weatherly, who is now in that part of the Country (at Belford) either directly or through me, with a request that he would visit the place if necessary, and make such investigation as would enable him to supply it in a satisfactory manner.

Was engaged in Office business, preparing for future Rent receipts etc, and attending workmen on the river's bank.

**1 May 1835 John Grey**

Friday 1st May 1835

A stormy day - chiefly occupied in Office business. Went over the accounts due for Wood with Mr Parkin giving him a List of debts to collect, writing to some parties myself, and enclosing to Mr Fenwick the accounts of long standing, due by persons who pay no attention to my Letters, requiring him to take proceedings against them.

Fixed the Rent receipts in the following Order and prepared an Advertisement accordingly. Shaw House - the 18th Instant; Haydon Bridge the 20th and 21st Instant. Alston the 29th being the day after the Fair there. At which time also the annual settlement of the Ore Accounts will take place.

**2 May 1835 John Grey**

Saturday 2nd May 1835

Rode Westward through the Farms of Highwood and Coastley. At the latter was pleased to see the good effect of draining done last Autumn in a wet Field that is now

dry and looks promising for a crop of Corn, inspected some draining that is now on progress and surveyed the other Farms and woodlands in the Coastley district. The fences on that Estate are generally very bad, consisting of banks of earth with here and there a thorn growing. This is the consequence of neglect at an early period. There is another circumstance which I am exceedingly annoyed at, but for which I fear there is now no remedy, which is, that nearly all the boundary Fences have by some means, for one cannot call it accident, been thrown upon the Hospital, and with such Fences, it becomes a heavy burden to the Farms. This is the case to a considerable extent all over the property and may perhaps be accounted for by the supposition that the adjoining owners of small Property declined any share in the boundary fences, which were therefore made and subsequently kept by the Hospital. In some instances too, those proprietors might be tenants of the contiguous lands of the Hospital, & relieve themselves of those Fences by calling them the Hospitals, till custom sanctioned the fraudulent arrangement. In the evening forwarded several Agreements for Mining Leases, signed by the Lessees with a Letter to the Secretary.

**4 May 1835 John Grey**

Monday 4th May

Communicated with the Moor Master and several tenants on Hospital business. Mrs Thomson of Glorum remitted me her rent in full & begged to be allowed to sink a Well & place a pump in it, which she states she omitted to point out to me when there, but considers to be extremely necessary. Informed her, that I could not sanction any Works the necessity of which I could not judge of, any more than their expense, but if she thought it would be of such advantage as she stated, she had better take the benefit of it, by having it done, and should give her an undertaking, if I found it useful to the Farm, that it should be taken off her hand by valuation, the same as the Machinery at the end of the Term.

Had an interview with Mr Bainbridge of Alston, respecting the Mining Agreements, the settlement of the dispute arising from working the Crow Coal etc which is now I think placed on a secure footing. Mr Bainbridge expressed considerable mortification at the manner in which the Sale of the trifling Tithes at Eshgill had been postponed, after the Conveyance had been prepared, and all things as he thought settled. Mr Hooper saw that the small income arising from Wool on a high and remote Mountain caused more trouble to collect than it was worth, and could so easily be withheld at any time by a refractory Tenant, that he urged Mr Bainbridge to propose to the Governor & Company to purchase it, which they agreed to, offering a full value for it. The Deed was prepared and the purchase all but completed when an Order from the Admiralty unexpectedly required it to be postponed. He has never yet communicated the circumstance to the Company, thinking it a pity, that anything unpleasant should come between them and the Commissioners, seeing that they have so much connection in

others matters, and is anxious to know if there is any likelihood of the Conveyance being yet effected. I promised to bring it again under the consideration of the Board.

[marginal annotation: 'Mr <Lucker> reminded the Board that the communication to the Board on the [space left] from Lord de Grey had informed <... drew ...> that the reason of it being postponed' and '<.....> the reason was communicated from the Admiralty postponed this lest it should interfere with a general measure for commuting tithes which was passing through Parliament. <GWL>']

### **5 May 1835 John Grey**

Tuesday 5th May

Informed the Bankers of the Rent days being fixed that they might be in attendance. Also wrote to Mr Storey requesting him to use his endeavours to bring forward the Tenants in the Wark district, as this would likely be the last payment from them to the Hospital, and I am anxious to get quit of Arrears which after this time, must be put into the hands of the Solicitor to obtain. In compliance with the Secretary's instruction, wrote to Mr John Orpeth informing him of his appointment by the Admiralty, to the situation of Clerk in the Office at Dilston with a Salary of £150, that he would be required to give security to the Receiver for money transactions in his absence. Rode over the District of Hexhamshire. A great improvement in the weather has taken place today, but the market at Hexham continued as bad as ever.

### **6 May 1835 John Grey**

Wednesday 6th May

Passed some time with the Workmen on the Shore of the Tyne, where some parts of the breast work of stone that is shaken at the foundation, requires to be strengthened by a row of long piles driven in front of it, which is a slow process. In other parts, it can be done at a cheaper rate by fixing branches of the Trees & large Stones so as to intercept the Gravel, and form a bank by the action of the Water. If the Land to be protected were not so valuable, one would grudge the constant expense of preserving it. Nothing of moment occurred.

**7 May 1835 John Grey**

Thursday 7th May

Took a long ride through Langley Barony visiting Esphill, Langley Castle, Land Ends and Lees Farms. Mr Lee has built a very good Cottage at Land Ends, towards which he is allowed £20. The new Road towards Lees Farms Offices is newly completed, returned to Haydon Bridge and crossed over to Millhills where a repair of the Reservoir & Threshing Machine is going on, the former had become nearly useless from the great deposit of Gravel occasioned by the steep ascent of the Water course above. To prevent an occurrence of this evil which it is expensive to remove, I directed that the Stream before reaching the Dam should be turned into an old Quarry, which may be done for half a Crown, and then allowed to pass off to the Reservoir. If it should fill the Quarry pit with Gravel in time, it will be of no consequence.

Returned by Haydon, Brokenheugh and Allerwash, examining the progress of the Railway through the woods of Capons Cleugh where I find that a little more wood must be taken down than has been valued. I therefore fixed with the Agent who happened to be there to send a Person to meet Mr Parkin for the purpose. Examined the purpose of the new Mill at Allerwash & proceeded home through Fourstones and Westwood. Mr Hunt is at present in the West, measuring off drains and fences for which payment must be made at the ensuing Rent day.

**8 May 1835 John Grey**

Friday 8th May

Had a consultation with Parkin upon supplying a quantity of Wood to the Hexham Saw Mill and Railway companies. We shall get the latter to take some Beech off our hands, which it is difficult to dispose of. I am convinced now that I shall be able to sell much more Wood this year than I reckoned upon in the annual Estimate but so long as there is abundance of it at maturity I think it well to take advantage of the market which is offered by the new Works in the District. Attended to Office business and the workmen at the River, but have nothing important to record.

Saturday 9th May 1835

Was occupied all the morning with Letters and Accounts. Afterwards rode to the Farm of Wooley and through some of the Woods in Hexhamshire.

**11 May 1835 John Grey**

Monday 11th

I have had difficulty in obtaining the rent from the Lessee of Throckley Quarry and was obliged to employ Mr Fenwick lately for the purpose. As he is an idle fellow and not likely to do any good I thought it best to get rid of him, and have at length procured his relinquishment of the Contract, through Mr Stephenson of Throckley. I have in consequence, made an agreement for the Quarry with a party likely, as I expect, to make a better use of it, subject to the approbation of the Board, copies of which I herewith send. Was engaged in the Office and among the Workmen by the River.

**12 May 1835 John Grey**

Tuesday 12th May

Rode over the Estate of Thornbrough, examining the Farms and Woodlands. Looked over Mr Parkin's valuation of Wood set off for the Saw Mill Company and others. Sent him to the Market at Hexham to collect accounts due for Wood. Mr Hunt is daily engaged at present in measuring at Work and preparing such accounts as will have to be allowed on the rent days.

**13 May 1835 John Grey**

Wednesday 13th

After dispatching Letters, took a long ride through the Farms of Wooley, Aydonshields, Salmon Field, and Gairshield in the Shire, examining draining and various matters. At Rowleyhead I found that an old Cow house which had been long in a precarious condition, had at last fallen entirely down, the rotten Wood in the roof having given way and sent all the Walls out, which were merely Clay and Stones, and quite incapable of improvement. Had there been anything about it worth preservation, I should have had it taken down, but the cover was only a great accumulation of Heather, and every thing else useless, so I thought it unnecessary to anticipate its fall, so long as the tenant was aware of it condition and guarded against loss by it. Next year this Farm and Gairshield may probably be united, when such buildings as may be necessary for their joint occupation may be determined upon.

**14 May 1835 John Grey**

Thursday 14th

Went to Newcastle for the first time by the Rail Way - saw Mr Fenwick respecting several Leases which I gave him to prepare. Desired him also to remind Major Johnson's Assignees of the necessity of discharging their debt to the Hospital, which they paid only in part. Their apology is that the Colliery is doing nothing & that they have not been able to dispose of any of the Ships yet. Applied to the Rail way Agent for payment of the allowances due to the Dilston Tenants for Land occupied by the Railway that I might get their accounts settled at the ensuing Rent day, but found that an order was necessary from a meeting of Directors for the payment. Returned home in the evening.

**15 May 1835 John Grey**

Friday 15th May

Had a long interview with Mr Forster on matters connected with the several Collieries. The terms of Brokenheugh and Allerwash to be settled between the outgoing and incoming Tenants, the arrangement for keeping an account of, and a proper check of the over workings at Stublick and other places, that they may be ascertained and paid for in the rent days, and the state of Throckley Coal. Mr Forster then proceeded westward to meet the different Lessees of Collieries and promised to call on his return and give me a report of their proceedings.

Visited the Workmen on the Rivers banks. The low state of the water is favourable for getting the foundations secured and by driving fresh piles where the old ones are giving way & attending to making the Shore with a regular & uniform slope. I hope it will in future be more durable than hitherto.

Sold a small Lot of Fir Wood by measurement to the Hexham Saw Mill Company for £59. The sales of Wood this season have already exceeded £2000. We have also received £82 for Corf Rods, cut and carried off at the expense of the purchaser last year. Could a fair price be had for Bark, there would be no cause of complaint of the produce of the Woodlands this year.

**16 May 1835 John Grey**

Saturday 16th May 1835

Mr Forster returned today and having settled matters with the former and present Lessees of Brokenheugh, as to their respective conditions, furnished me with

statements of the workings at the several Collieries, which I herewith send showing that the quantity of Coal wrought and sold at Brokenheugh from April 18th to September last falls short of the quantity allowed by 6761 Fothers and 3 Bolls. There is a heap of Coals yet at Bank, which by his Agreement, he is allowed three months to dispose of - but as that will do little towards making up the quantity, we shall get no contingent rent from that concern. It will be seen that during the four years that have expired of the Leases of Fourstones, 1532 Fothers and 3 Bolls of Coal have been vended less than the quantity allowed - but of Lime 519 Fothers have been sold above the amount upon which an extra Rent of £12.19.6 is chargeable. At Stublick it will be seen that during the year ending 12th May 1834 there were over workings to the extent of 1137 Fothers and 5 Bolls producing an extra Rent of £85.6.9 of which £75 was received last year - but that in the year ending 9th May Instant there are 65 Fothers short of the quantity, to be made up in the present year, which I trust they will not only be able to do, but to add a good score of overworkings, as the increased Smelting at Langley Mills by Mr Beaumonts using them, will create a better demand for Coal.

The small Colliery at Throckley has been hitherto very unproductive and I should be well satisfied to get the certain Rent, without looking for any account of overworkings, but it is conducted in such a disorderly manner, that Mr Forster has great difficulty in coming in at a correct amount of either the Coal or Iron Stone that have been vended, of the former we are certain that it is far within the stipulated amount, & the latter upon which the Lessee should pay 1/s Per Ton, has all gone to the Lemington Iron Works, where Mr Forster is to apply for an account, as a check against Bones. If he cannot now be brought up with his Rent, and be made to act upon a more satisfactory manner I think it would be advisable to get quit of him and try to find a better tenant.

I settled Mr Forsters account for his several examinations of the respective Collieries, the survey of Stublick and Fourstones, which occupied his Assistants a fortnight and for most distinct Plans of the several Seams in each, of which he has retained copies, that the Workings of each years may be laid down upon them. I told him that I could not but think his charge a high one, while he replied that it was lower than was charged for going underground, by most of men who had served a long Apprenticeship to the business and had any pretensions to understand it. I asked him what he would be willing to take by the year for attending to all the Hospitals concerns without any extra charge whatever, with the understanding that I should be at liberty to call upon him at all times, for information or personal attendance as I might see fit. He stated that he ought to have £80. His present account is only for nine months, but as it contains one Item of £10.10 - for Plans and copies, and another of £14.7.6 for surveying, which will not recur, I am of opinion that he ought to be satisfied with £60 and that he probably would take that sum. Had Mr Bell done his duty and kept forward the Plans of Stublick, those changes would not have occurred. It is very essential to have the Collieries examined by a person qualified to direct their management, and as it may be hoped that Allerwash Lime and Coal will become a considerable concern, in addition to those already in operation, I think £60 a year

would be a very moderate allowance for their superintendence, & likely to be much less than if charged in separate items as in the present instance. I shall therefore be obliged by receiving the Boards directions respecting it. [marginal annotation: 'Letter to the Admiralty recommended this / giving the satisfaction of this – I suppose we had better agree to this']

I Inclosed the Agreement with Crile for the Coal at Hartburngrainge, to Mr Fenwick, requesting him to prepare a Draft Lease and call upon him and Partners to examine it, which will put him to the test, as to his intention of fulfilling his agreement or not. It is certain that he has discontinued his attempts to procure Coal, for the present. Rode through Dipton Woods where the felling of the Lots is going on.

### **18 May 1835 John Grey**

Monday 18th May

Rode to Newtonhall in the morning and met Mr Benson to look over the state of the Buildings & fix upon what repair is necessary on Mr Jobling entering to the Farm.

There is not much required, and the late Tenant having occupied it only for four years and at a high rent, cannot reasonably be made answerable for delapidations [sic] of buildings, though I must oblige him to put the fences into repair.

Returned to Shaw House and was engaged in settling accounts with the Tenants and receiving rents. The receipt was deficient, but not worse than I anticipated. Several of the Tenants promised to make up their payments after the Fair at Stagshaw, about three weeks hence.

### **19 May 1835 John Grey**

Tuesday 19th May

I inspected several Woodland Fences which require repair, the stone Walls having gone much to decay. Passed some time with the Workmen at the riverside, and caused the Banks which have now been brought to a proper slope to be planted thickly with cuttings of the dwarf Willow in hopes that it may be the means of securing the sandy soil from being broken by the lash of the River when high. Examined the part of the Embankment in Widehaugh which was so hastily repaired in the Winter, and found that it would still be advisable to strengthen the foundation by driving a line of piles within the Rivers edge, which is steep, to support the breast work, about 40 yards in length and to construct a Wear of piles and stones a little higher up, to break the current, which falls very strongly against the bend of the bank.

In the evening the Surveyor of the Alston roads came to consult me as to some works which would be very advisable, did the state of the funds admit, but which I

regret to say, are by no means in a flourishing condition. I learn from him too, that the suspension bridge over the Tyne at Westwood, which cost the Hospital so much money, is suspected to be in a decaying state, owing to some bad wood having been employed in the principal beams of the platform. He is to investigate this thoroughly in the morning, that he may report its condition to a meeting on this day week.

Wednesday 20th May 1835

Set out after the Post arrived for Haydon Bridge & was engaged the whole day in settlements with the Tenants.

**21 May 1835 John Grey**

Thursday 21st

Set out at six o'clock and rode over several Farms in the West part of Langley where there are some matters requiring my attention, among others the state of the Woodland Fences adjoining the burn that passes Langley Mills. It is unfortunate that any thing bringing in such a revenue as the Lead should be so injurious to the vicinity of its manufacture. The Smoke from the Mills alighting on the Fields has a most pernicious effect both upon the herbage and the health of the Cattle, which are frequently destroyed by it, and one drink of the Water, on days when the Ore is being washed will cause the immediate death of the strongest animal. Now that the smelting there is increased by a part of the Mills being occupied by Mr Beaumont, it is more than ever desirable that some means should be taken to obviate this evil, and I have been desirous of coming to some agreement with the Lessees for the purpose, by proposing that if they would construct a long horizontal duct to carry the smoke up the hill before allowing it to escape, its deleterious qualities would in a great measure be deposited in its course, which deposit would probably repay them the cost of erecting it, and the Board or their future Lessee would repay them the value of the Bricks, should they leave the Mills at the end of the present Lease. I have not yet however been able to effect any such agreement. As to the Water, the only thing to be done is to use all vigilance in keeping it fenced from Cattle.

It happened a few days ago that some Oxen belonging to Mr Peacock, tenant of Esphill got into the Plantation by a Gap in the Wall which has been taken down for the purpose of carrying out some trees that were cut and sold there. The Gap had not been made up or secured, by which means the Cattle got access to the Burn, and one of them worth ten or eleven Pounds died stark mad in a few hours most fortunately the others had not drunk so much, and recovered.

To pay for all losses sustained or alleged to be caused by the smoke or water, would lead to abuse and imposition, but in this case as no doubt can exist of the cause &

consequence, & as it occurred by the neglect of the Woodman, Mr Peacock seems to have a reasonable claim for compensation.

Returned to Haydon Bridge at ten and commenced again to receive the Rents for the north of Tyne, which occupied me till four, when I made up the Cash and paid £7690 -/- over to the Banker, in addition to £2042.7.4 paid him at Shaw House. As some Tenants in the West are depending on payments from Langley Mills for carriage of Ore, which they are to receive in a fortnight, & others on Sales of Stock at Stagshaw Fair, to make up their deficiencies, it may be as well not to close the account till after those days. After dining with the Tenants, I returned to Dilston at ten o'clock, where I had the happiness to find five of my children, of whom I have seen little during the two years since I left Millfield Hill, but who can now find accommodation in their fathers house, which is a source of much comfort and enjoyment.

Friday 22nd May

Engaged in correspondence and Office business. Rode round the Workmen at the Wears and Woodland Fences. Nothing of importance to record.

**23 May 1835 John Grey**

Saturday 23rd May 1835

Informed Mr Fenwick that Robinson of Needleshall who managed to evade the payment of his Arrears to the Hospital by employing parties to buy in his Stock at a low price when sold under a levy of distress, is carrying on his Farm as formerly, though his Goods are in another persons name, & desired him to make a second attempt to obtain payment. Wrote to Mr Beaumonts Agent desiring to be informed whether some persons who have commenced digging Coal in one of the Allotments in the Shire without informing me and refusing to compensate the Tenant for damage, are authorized in doing so by Mr Beaumont, as Lord of the Manor - also calling his attention to the subject of a former communication respecting the construction of a Duct to convey away the Smoke from Langley Mills, towards which Mr Beaumonts ought to contribute. Rode over Corbridge Fell to look at the state of a Road which is threatened with indictment. It has never been made since the Division of the Common, and would fall exclusively and heavily upon the Township of Dilston, but by a little management and repair I think that result may be obviated.

**25 May 1835 John Grey**

Monday 25th

Prepared papers etc for going to Alston, made search among all the Plans in the Office for some relating to the Mining district which I wished to carry up with me. Attended to the operation on the Rivers Banks.

Tuesday 26th May

Attended a Meeting of the Alston Road Trust at Hexham. Received a report of the state of the suspension Bridge over the Tyne, which proves not to be in so bad a condition as I feared. The main timbers are sound, but the platform is so decayed that the boards have sometimes gone down with Wheels passing over them. This will have to be removed at a cost of about £230, which the funds of the Trust can ill supply. The new Bridge at Alston now being built at the expense of the County requires a change in the line of Road at both ends, which leads it through Mr Hodgson's ground, to which he objects. Notices to him & his Tenant signifying the intention of the Trustees to take the road in that direction, were signed, fixing a day to meet & treat with him for the Land, & in case of his declining the offered terms, the Sheriff must be applied to to appoint a Jury to settle them. In the mean time the Trustees requested that when at Alston, I would examine the Land, and give them my opinion as to the sum they should offer for its occupation & severance.

A Tenant of Mr Bacon Grey at Staward applied to me to get some Limestone from a Quarry in Langley on the following grounds, which he stated to Mr Hooper who promised that he should have the liberty of doing so, if on enquiring he should find his statement to be correct, but respecting which he never received any communication. He avers, that when the small Estate of West Deanraw was bought from a former Mr Bacon, the Limestone was reserved for the use of his other Estates, & that the Hospital has no right to burn Lime there except for the use of the said Farm of West Deanraw or Sillywray but that as such Lime is conveniently situated for other tenants of the Hospital, Mr Grey does not object to their using it, provided his tenant may be allowed to work some stone for his own use in a Quarry near Langley Mills, which is in turn more convenient for him than that at West Deanraw. This is perfectly reasonable, provided the circumstances be as represented. And I have no means of knowing this, but by requesting that reference be made to the deed of Conveyance, which is I presume at Greenwich & which it had been Mr Hoopers intention to investigate.

Since writing this I have found an abstract from the Conveyance Deed, showing that the estate of Staward is entitle to the use of lime from Deanraw but not to the exclusion of any of the Hospital's tenants, which is all I wanted to know. J.G

Mr Alfred Hall came in the afternoon to Dilston to make a Proposal, that on account of some disappointment having arisen in realizing funds for the Bills given to his

Creditors which fall due on the 2nd of June next, the Commissioners would accept of one half of their Bill of £252.5.8 then due, & allow the remainder to rest for six months longer, on which interest should be paid for the time, stating that all the principal Creditors being satisfied with the security, have acquiesced in the arrangement. I made this communication to the Secretary, sending the Letter by Mr Hull to Newcastle to save this nights Post.

**26 May 1835 Henry Peacock to John Grey**

[Note: Grey was the immediate recipient, the letter actually addressed to the Commissioners]

Esp Hills 26th May 1835

To the Commissioners of Greenwich Hospital

Gentlemen,

Having had a Bullock killed in consequence of having drank the Water from Langley Smelt Mill, I am induced to apply to you for remuneration, which I am satisfied you will grant, when I state the particulars under which the accident happened, and which are as follows –

The Wall which separates my pasture from the Plantation near the Lead Birks was broken down to lead out Wood and my Cattle got into the Plantation and drank of the Water which runs through it from the Smelt Mill, by which one of them died a few days afterwards.

If any blame had attached to me I should not have applied to your honorable Board for remuneration, but as the matter stands, the fence belonging to the Hospital you will see the justice of my demand of Eleven pounds, the value of the Bullock.

I am Gentlemen your obdt Servant

Henry Peacock

[stamped on verso: 'Haydon Bridge / Hexham / T.P. Rate 2']

**27 May 1835 John Grey**

Wednesday 27th

Rode to Stublick, Nilstone Rig & Harsondale, having some matters to look after at each. At the latter place, the Road to the Farm buildings lies through a moorish piece of Land, & having never been formed or laid with Stones is nearly impassable. The tenant will lead the materials and it will be necessary to spend a few pounds in improving the road not only for the use of the Farm, but of the Wood on that estate, which is now of sufficient growth, & a considerable Lot of which has this season been

sold. Proceeded to Alston & sent for the Moor Master to the Inn, to consult Plans & talk over the business of the district during the evening.

**28 May 1835 John Grey**

Thursday 28th

Rode up the vale of the Nent, examined Mrs Cowpers Cottage & Ground which had been damaged by working the Crow Coal, her Son having accompanied me. There are several small rents in the House and the timbers are loosened from the Gable at one end, the House however had not been a good one at the time of the occurrence, and the occupier had been very culpable in having the operation going on under it, and holding intercourse with the people digging out the Coal, without ever acquainting the owner till the shrink took place. On account of this connivance, I would not admit that the Hospital was bound either in Law or justice to repay the full amount of damage, for if so, every one wanting to be paid for rebuilding an old house might allow the Crow Coal to be dug under its foundations. I made him an offer of £5.. which he refused to accept, and there the matter rests at present. As the Vestry, to whom Mr Hooper gave the Coal for the use of the Poor, entered into no engagement, I fear they cannot be compelled to make good any damage. And even now, that notice has been given by Hand Bill throughout the Manor, that no person has authority to work Coal without first obtaining the consent of the owner of the Soil, I fear we shall not be free from trouble respecting it, as the proprietors tell me that they will not undertake to prosecute every Miner who comes for trespass, & many of them will not be forbid. I obtained the name of one individual who persisted in digging after being warned off, saying that the Crow Coal was free to everyone, and I gave it to Mr Bainbridge, showing him the necessity of making some examples for the sake of bringing these misguided people under some restraint.

After looking at the sad condition of the fences in some high Allotments on the mountains between the Nent & the Tyne returned to Lowbyer and saw many of the Tenants attending Alston Fair, on different subjects. Too frequently to complain of the state of houses or fences, & all anxious to know when they were likely to have an opportunity of retaking their Farms. As the whole of that district will be out of Lease at May Day next except Spency Croft, Lowbyer Inn & Nursery, I find it necessary to bring the subject under the consideration of the Board & to ask their direction respecting it. The farms are so small, & the buildings & fences consequently so numerous, & besides in such a wretched condition that I feel afraid to encounter the attempt to make them tenantable. The people are generally industrious and respectable, & with a few exceptions strive to pay their Rents honestly, but complain of the last short Letting for four years, that, things have got worse, as they could not, in the uncertainty of retaking, do any thing in liming their benty Pastures or draining their low meadows. This is true, and if the Commissioners approve, I would recommend to let them for 15 years

from next May. I see you, that it will be absolutely necessary that I should choose a convenient time during the summer, (for there is no doing anything satisfactorily in that county, where even now there is still a quantity of Snow on Cross Fell, in short days and bad weather) to stay a fortnight at Lowbyer & make a minute examination of each small tenement as well as large Allotment, to ascertain the eligibility of each tenant by his management & circumstances, & to decide how each set of buildings may best be refitted, and what Stone Fences it is indispensable to rear again, and what may be dispensed with. This will be attended with a good deal of labor, but it must be done, & if I have the authority of the Board, I shall at the same time ascertain whether such of the Tenants as I may find it advisable to treat with, will offer such rents as I can recommend to be accepted.

In the evening walked over the line staked out for the new road at the west end of Alston Bridge, now being built, (which as a part of Mr McAdams road that has never yet been made, but now rendered necessary by the altered situation of the bridge) for the purpose of advising the Committee as to the sum they ought to offer for its purchase. Mr Hodgson is much opposed to this line through his ground & determined to extract the highest price for it. I met at the Bridge our Surveyor of the Roads & the County Surveyor of Bridges. He examined the different lines that seemed practicable and as we thought hit upon one which might obviate Mr Hodgsons objections without public inconvenience.

## **29 May 1835 John Grey**

Friday 29th May

Road early to Whitlaw Well Farm on the Brampton Road, to see a Lime Kiln that had been built for the use of the Township and is to be paid for by a general collection on the scale of the Poores Rate, which the tenant claimed to be allowed. The Kiln burns Lime well, & as he has only one years of his Lease, I could not expect him to pay the Share, small though it be, of £2.6.0 & therefore allowed it. He called my attention also to the diversion of a stream that had come for many years through his ground but had lately been turned into another channel by a neighbouring farmer, in bringing the parties together, it turned out, as is often the case, that the action arose from some private misunderstanding together with a complaint against our tenant for not clearing the Water course, and allowing it to overflow the adjoining Land. Having got the difference between these parties adjusted, I was called by the tenant on the opposite side of the Farm to look at the state of the Hospitals boundary fence which was so bad that he said that he could get no good of his land on account of it. It was indeed no fence, but a few loose Stones laid together. The hospitals Farm of Whitlaw Well consists of 23 Acres. This adjoining one of 14. The owner is anxious to sell it, and should the Commissioners be in any instance inclined to purchase, this affords the following inducements. That separately, they are too small to occupy even one

Man. Together, with their combined right of Common, they would do so, that a new boundary fence would be saved, also a dwelling house, that in the Hospitals Land being almost past repairing, while that on the other is very passable, and lastly, that it is likely to be sold on reasonable terms.

Returned to Alston - accompanied the Committee to look at the line of road, showing my Plan for another line - this was considered and finally approved, having first ascertained that in this case, Mr Hodgson would give the land as it would not interfere with an intended building site. This altered line will save at least £160 to the Trust, which it would have required to purchase 1 1/2 Acres of Land and make the necessary fences. Came to the Inn and was busily engaged with the Moor Master, his brother, a Surveyor in Alston, and Mr Stephens, in receiving rents and comparing the Ore deliveries with the Books of the respective Companies till evening when we had as usual on such occasions a large party at dinner.

### **30 May 1835 John Grey**

Saturday 30th May

Rose at six, walked beyond Alston to see the Mill Dam which the Miller stated to be in want of repair, but finding that the injury had arisen from carelessness in allowing the water to flow over the top in time of Flood, instead of by a side Sluice, I insisted upon his repairing it himself. Settled accounts with the Moor Master & Solicitor, examined the state of the School, which is getting into bad repair. The Governor & Co subscribe £25 and the Hospital £20, but many of the original subscribers of smaller sums, have fallen off. The number of Scholars is 120. Directed an estimate of the necessary repairs to be made and sent to me, that I might lay it before the Board. Examined the state of the Savings Banks funds & management - returned to the Inn & was applied to by various Parties of small Mining Adventurers detailing squabbles & disagreements which to repeat would fill several sheets. These I try to reconcile as much as possible, but too often having the mortification to see them go away without feeling, or at least acknowledging, that justice has been done them.

The most important thing of this kind is the claim advanced by the Hudgill Burn Company to prevent the Natrass North Vein proceedings. I sent the correspondence on this subject to the Board some time ago & shall be glad to have it returned with their instructions. [marginal note: 'postponed'] The Hudgill Company made a proposal for a sweeping District, including this Vein called Natrass North Vein and many others, but the reply of the Receivers dated 8th February 1830, though indistinctly expressed, certainly does not in any way comply with that extensive request, but as I understand it, confines the grant to any Veins that may be discovered in driving the Level from Lovelady Shield Shaft to Hudgill Burn Cross Vein. No important discovery having been made in prosecuting that Level, the Company seem inclined to lay claim to all they asked for, but which, in my opinion, it was not intended to grant and should not

be granted. If allowed to usurp the Natrass Vein, they may in the same ground extend their claim to the prohibition of several other parties. If the Commissioners should coincide in this opinion, I should be glad to have their decided expression of it, that it may be conveyed to the Party and an end put to their applications and complaints. It is not beneficial to the interests of the Hospital or the encouragement of Mining Speculation that that wealthy body should be allowed to usurp too large a portion of the Manor. I think it right too, to inform the Board, that the Gallygill Syke Company are continuing their workings although the renewal of their Grant was postponed in consequence of the proceedings in Chancery between them and the Hudgill Company. It is not a good precedent to allow them to go on, but so long as they work in compliance with the conditions of the Manor in other respects, it would be a pity to stop them, because it would be a loss of Ore to the Hospital. The Suit in Chancery may last for a long time & if laid in, the Mine which is supported by a great quantity of Wood, must fall in and become more expensive to work at a future time.

Since the decision of the Board not to incur any further expense in protecting the Game in Gildersdale Forest, the proprietors have expressed a wish to be allowed to let it, chiefly with a view to the protection of their Sheep from disturbance by Poachers. I send a Copy of Resolutions passed at a meeting on the subject, to which they wish to have the Boards consent. Having been detained long at Alston, mounted and rode to Dilston without stopping.