

16 Dec 1777 John Hodgson to Nicholas Walton

(Copy)

Gentlemen

Inclosed you have my Petition to the Commissioners which hope you'l not fail to sent to them in time you have seen the Ground which I petition to have liberty to Plough therefor you are not a loss how to report upon it hope you are both well and am very respectfully

Your most Obedient Servant
John Hodgson

To the Honourable the Commissioners of Greenwich Hospital

The Humble Petition of John Hodgson being a Farmer of your Honours most Humbly Prays your Honours that I may have leave to break up and Plough a Grass Field known by the name of Great Hills containing about Seven Acres; the second Year I shall Manure it well and the third lay it down with Grass Seeds – It is very much rizen with Moss upon the Surface of the Ground which is usual with Ground in our place after it has layn some time and there is no other Method to effectually destroy it but by Plowing, and well manuring it. It has failed one third in the Crop of Grass it us'd to produce nearly on the above account. In the Year 1776 I had about Ten Acres in Tillage which I that Year laid down with Grass Seeds – This Year I was not suffered to Plough any Grass Ground which was very hard upon me being obliged to buy both Bread and Potatoes for my Family Straw and Corn for me Horses and the same time me Ground suffering for want of Tillage; and it will in time distress me much if I am not suffered to produce in part the above Articles from me Farme [underlined, marginal note 'should be Farms'] which is near Seventy Per Annum

I am your Honour Obedient Tenant
John Hodgson

Keswick 16th December 1777

9 Jan 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 9th January 1778

Sir

You will receive herewith a form of an Advertisement [given below] for the General Letting of the Derwentwater Estate and by the Newcastle Coach a Book containing Particulars for the several Farms as now laid out for new Letting; but as Spindleston Glororum and Outchester Farms have been altered and much Improved by new Fences since the last General Letting, It will I find be necessary to have a Survey made thereof

& as as [sic] soon after this Survey is compleated as possible I will send you the Particulars of those Farms to be made use of instead of what is contained in the Book sent by the Coach.

You will observe that the Quantitys of Wood Land do not altogether correspond with the Account sent the Board a few alterations having been made and in particular you will Note that what was proposed to be taken off the Pasture at Woodhall being 39A:1R:34P is not now proposed to be fenced off, it being thought proper to let that alone 'till the Division of Ellrington can be got forward, when it may be done more effectually & conveniently.

The new Modelling or laying out of the Farms and marking off the Wood Lands will I am confident be attended with considerable advantage and I beg leave to assure the Board that I have spared no pains in doing the whole in such manner as appeared to me most likely to answer the End to Greenwich Hospital, I however expect that it will be found proper to make some further alterations but which, will not materially affect any of the Farms as now laid out.

I remember the disappointed Bidders or Persons whose proposals were not accepted at the last General Letting, made great Complaints on Account of of the time of Letting being carryed so farr forward as to within Six Months of the day of Entry by which they were prevented having an opportunity of getting themselves otherwise supplied with Farms for the Succeeding Year and therefore I beg leave to advise that the Advertizement now sent be inserted as soon as convenience can Admit of it and that the time of Letting maybe as soon after Lammas (the 1st August) as possible which I am of opinion will very probably have a good Effect upon the Biddings, by inducing the Bidders not to look out elsewhere till the Fate of their Proposals for the Hospitals Farms is known.

It will undoubtedly be of advantage, only to have particular parts of the Derwentwater Estate to Lett at a time, in future and not the whole, on which Account as well as suiting the Circumstances attending Several of the Estates, a Note is added to the Advertizement shewing for what Term it appears proper to lett the respective Estates as follows.

Dilston, Corbridge and Thornbrough for Six Years in which time it is expected the Several Arrangements will be made that shall be found necessary on Account of the Corbridge Division.

Newtonhall and Whittle for Twenty One Years or under

Newlands and Whittonstall, Hexhamshire Wooley Coastley and Westwood Farms for Nine Years which will give an opportunity of making New Fences and otherwise improving those Estates.

Ellrington Manor and Buteland Estate for Six Years in which time it is hoped a Division of the Open Common Fields of the former and the Stinted Pasture of the latter may be brought about.

Harsondale, Sillywray, Plankey Pasture, Vance and Loaningfoot, Tedcastle, the Lough, Middle & East Deanraw, & the Lees Farms & Land Ends West Farm, part of

Langley Barony for Six Years on Account of being connected with the Division of Lees Common.

The Low Close and Strother Close, Peelwell & Whitfields Tenement and Water Wells Close part of Lipwoodwell Farm also part of Langley Barony, for three Years to correspond with the Term of Rattenraw with which those Lands lie intermixed.

Fourstones Farms also in Langley Barony for Six Years on Account of the Division of Fourstones Common.

The other Farms in the Barony of Langley for Twelve Years which will give time for fencing and other necessary improvements as also for the getting forward the Division of Grindon Common which is a most desirable object.

Whitlees and Leehouses, Hartburngrainge Needleshall and Meldon for Nine Years which will give time for fencing, and other necessary Improvements.

And the remaining Farms etc For Twenty One Years or under.

It is proposed to reserve the Wood Lands agreeable to what has been some time ago recommended to the Board, as also the Lands for Langley Lead Mill, and that nothing shall be allowed on account of Damage by the said Lead Mill after the 12th May 1779; and as it is in some instances found inconvenient to have Tenants who do not reside on their Farms, and as that, and the Granting of more Farms than one, to the same Person, presents Improvement, a Note is added, taking in the whole of the above, all which will I hope meet with the Boards Approbation and I am for Mr Turner & Self

Sir Yours etc

NW Junior

PS Mr Thornton having been with me the other day desires the Board will be pleased to reserve him the little Hill Closes or Greens Closes at Haydon Bridge, at £3 Per Annum which as they lie very convenient for him I beg leave to recommend being agreed to, he to be Tenant at Will. The above Rent will be upwards of Forty Shillings Per Acre the whole of the Ground being no more than 1A:1R:35P.

Royal Hospital for Seamen at Greenwich January 1778

The Commissioners and Governors of the Royal Hospital for Seamen at Greenwich in the County of Kent hereby give Notice, that at Salters Hall in London on Wednesday the 5th Day of August next, or as soon after as may be, will be Lett on Leases, to commence upon the 12th Day of May 1779 all those several Farms of Land, Tythes, Collieries Corn Mills, Lime Kilns, and other Estates within the Several Baronys, Manors, Lordships, Townships Hamlets, or Villages, hereafter mentioned (that is to say) Dilston, Thornbrough, Corbridge, Newton hall, Whittle, Newlands, Whittonstall, Wooley Hexhamshire, Heckford, Longhope, Coastley, Highwood, Westwood, Barony of Langley, Barony of Wark, Buteland, Whitlees & Lee-houses, Kirkwhelpington, Hartburn, Hartburn Grainge, Needless Hall, Meldon, Midford, Larbottle, Middleton Hall, Spindlestons and Glororum, Outchester and Chester Hill, in the County of

Northumberland; Scremerston and Tweedmouth in the County Palatine of Durham; and Alston Moor and Castlerigg and Darwentwater; in the County of Cumberland, or elsewhere being parts of the Derwentwater Estate held by Leases, or other Agreements, which expire the 12th May 1779, And all persons who are willing to take any of the said Farms of Land, Tythes, Collieries, Corn Mills, Lime Kilns, or other Estates, are desired to give in their Proposals in Writing to John Ibbetson Esquire at the Admiralty Office London. And for Particulars of all, or any of the said Estates, to be let as aforesaid, apply to Messrs. Walton & Turner, Receivers for the said Hospital, or to the Bailiffs in their respective Districts.

NOTE Dilston, Thornbrough, & Corbridge Farms will be let on Lease for Six Years; Newlands and Whittonstall, Wooley, Hexhamshire, Heckford, Longhope Coastley, Highwood, and Westwood Farms for Nine Years; Harsondale, Sillywray, Plankey Pasture, Vance and Loaning Foot, The Lough, Middle Deanraw, East Deanraw, The Lees, Tedcastle, Land Ends West Farm, and Fourstones Farms part of the Barony of Langley for Six Years; Low Close and Strother Close, Peelwell and Whitfields Tenements and Water Wells Close part of Lipwoodwell Farm, also part of Langley Barony for three Years; the other Farms in the Barony of Langley for Twelve Years; Ellrington and Woodhall Farms and Woodhall Mills and Ground in the Barony of Wark for Six Years; Buteland for Six Years; Whitlees and Leehouses, Hartburn Grainge, Needleshall and Meldon for Nine Years; and the remaining Farms etc will be lett on Lease for Twenty One Years or under.

NOTE also – The said Commissioners and Governors except and reserve all Wood Grounds as now Inclosed or marked off for the Growing of Wood & Underwood & also all the Grounds now fenced off on Account or for the use of Langley Lead Mill and no allowance will be made for damage by the said Mill. It is expected that the Several Tenants shall reside on their respective Farms unless permitted to do otherwise by the said Commissioners & Governors and no more than One Farm as now laid out will be Let to the same Tenant.

10 Jan 1778 Nicholas Walton to John Ibbetson

[Note: see separate petition above, dated 16 Dec 1777]

To John Ibbetson Esquire

Farnacres 10th January 1778

Sir

I inclose you the Petition of John Hodgson of Keswick for leave to Plow up the Great Hills Field part of Great and Little Hills Farm at Keswick containing by Mr Thompsons Survey 6a:1R:17P but estimated by Mr Hodgson to be about Seven Acres. Mr Hodgson sets forth that he laid about Ten Acres to Grass in 1776 but in reality it

was full 11½ Acres – As from the View of Mr Smeaton and myself when last at Keswick and from the report of Mr John Wren the Bailiff it appears that the Ground will be much improved by Plowing it being very Mossey, I recommend it to the Directors to Comply with Mr Hodgsons request not only as a thing that is proper but as an encouragement to him as a Tenant and am for Mr Turner and self

Sir Yours etc

NW Junior

13 Jan 1778 Nicholas Walton to John Ibbetson

To Jno Ibbetson Esquire

Farnacres 13th January 1778

Sir

His Grace the Duke of Northumberland, having taken Notice to Mr Turner that the only thing which delays the prosecuting, the Dividing and Inclosing, of Throckley Fell at present is a dispute between his Grace and the Hospital, who is Lord of the Manor, to obviate this his Grace had signified an intention of proposing to the Hospital either to leave the right to the Manor exactly in the same situation that it is in at present That is that neither the Hospital nor himself should be stiled Lord of the Manor in the Inclosure Bill nor should any share whatever be set out to either of them on Account of the Manor but that the Fell should be divided between them and the rest of the Proprietors in proportion to their respective private properties, Or that One Sixteenth should be set out for the Lord of the Manor and a Clause be inserted in the Bill directing the disputed Claim of the Manor to be tryed and determined either by Referees to be chosen by the Duke and the Hospital or by Action at Law within 12 Months from the time of passing the Bill

Upon the above I beg leave to observe that I apprehend it would not be adviseable for the Commissioners & Governors of Greenwich Hospital to agree to those Propositions for in the first place their consenting to divide in proportion to the private properties without setting out a share for the Commissioners & Governors of Greenwich Hospital or the Duke as Lord and that neither should be Stiled Lord of the Manor would in effect be giving up the right of the Manor and with respect to the Commissioners and Governors agreeing that a Sixteenth should be set apart for them or his Grace as the right should appear to be on Litigation or Reference this would be admitting upon the face of it that the Commissioners & Governors were in some doubts about their right as Lords whereas there does no appear to me a doubt about it.

Upon the whole therefore I cannot help recommending that this busyness may rest 'til Mr Turner & I can have an opportunity of jointly conferring upon the matter and that all thoughts of carrying it before Parliament this Session may be dropped.

You receive herewith a Draft of a Petition for leave to bring in a Bill for the Division of Fourstones Common and Exchanging certain Estates of the Hospital in the Parishes of Alnwick Embleton & Warkworth for Lands of his Grace the Duke of

Northumberland in the Common Fields at Corbridge and no time is to be lost in getting the needfull done so as the Petition may be presented before the 3d of next Month. Mr Charleton the Duke of Northumberlands Agent in the Country has expressed his desire that these may be an option in the Commissioners appointed to settle the Exchange to give the Equivalent to the Hospital at Corbridge either from the Common Fields or from the Common or Waste but this I cannot advise and have Wrote him that it cannot by any means be taken from from any other part of the Corbridge Estate than the Common Field Land. I am

Sir Yours etc NW Junior

PS The Draft of the Bill for the Division and Exchange is now before Mr Fawcett and a Clause or Clauses will be introduced relative to the Letting of Mines & Lands connected therewith

14 Jan 1778 Nicholas Walton to Edward Boxley

To Mr Edward Boxley

Farnacres 14th January 1778

Sir

Inclosed you receive Bell and Companys Bill on Hallifax and Company for Five Hundred and Fifty Pounds on Account of the Rents & profits of the Derwentwater Estate which you are desired to acknowledge the Receipt of by return of the Post and we are Sir

Your most Humble Servants

W & T

£550.- Newcastle Bank 14th January 1778

Forty days after date pay to the Order of Messrs Walton & Turner Five Hundred & fifty Pounds Value received For Bell Cookson Carr Widdrington & Self Joseph Saint To Messrs Hallifax Mills Glyn & Co London
No. 6653

25 Jan 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 25th January 1778

Sir

You receive inclosed the Clauses as approved By Mr. Fawcett for empowering the Commissioners and Governors of Greenwich Hospital to Lett Leases of Mines and Minerals and Lands connected there with without Advertizement a duplicate of which

Mr. Peters sends to Mr Everest this Day by my desire and as soon as the Draft of the Bill, for the Division of Fourstones Common and the Exchanges with his Grace the Duke of Northumberland is finished and in which the above Clauses are proposed to be included, Copys of the Draft will be sent to you and to Mr Everest without loss of Time. I am for Mr Turner & Self

Sir Yours etc. N.W Junior

31 Jan 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 31st January 1778

Sir

Along with Messrs Walton & Smeatons final Cash and Contingent Account you will have received the Derwentwater Cash Account to the 31st Ultimo and also the Book of particulars for the new letting. You'll observe there is a Balance the 31st December of £949:7:11½ in favour of Greenwich Hospital in part of which you will be pleased to acquaint the Board there has been remitted to Mr Edward Boxley a Bill for £550.

Since Writing you the 25th inst. the Draft of the Bill for the Division of Fourstones Common and Exchanges with his Grace the Duke of Northumberland as also for giving power to the Commissioners & Governors of Greenwich Hospital to Let Mines and Lands connected with Mines without Advertizement has been got from Mr Fawcett and as I had been acquainted it was in agitation to have the Fourstones Division in One Bill and the Exchanges and powers of Letting Mines and Lands connected therewith without Advertizement in another Bill, I thought it proper that Mr Everest should have a Copy of the Draft without a Moments loss of time and it was accordingly sent to him by the Newcastle Coach on Thursday Morning last which I was indeed very glad of as I have since received a Letter from him desiring a Copy to be sent with all dispatch to be made use of as instructions for preparing the Bill for the Exchanges etc. it therefore seems now unnecessary to trouble the Board with a Copy of the Draft.

Inclosed you receive Two Proposals for Lead Mines as also the Moor Masters Reports for Three Months ending at Midsummer last the latter of which having been neglected sending before the Board will be pleased to excuse being so farr out of time. The Michaelmas and Christmas Accounts are always late as they cannot be completed 'til after Lady day on Account of the Working up of the Ore. I am for Mr Turner & Self

Sir Yours etc

NW Junior

6 Feb 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 6th February 1778

Sir

Under Cover herewith you receive a Copy of the Draft of the Fourstones Division Bill which you are desired to lay before the Board. A Copy has been sent by Mr Peters to Mr Everest.

I have the particular satisfaction of acquainting you that the Division of the Open Common Fields at Corbridge is Compleated and the Allotments most of them set out and you will very shortly hear from me again on this subject. The next object to the Commissioners of the Division is the Stinted Pastures and lastly the Commons. I am Sir

Your most Obedient Servant
NW Junior

PS The Allotting of the Field Land at Corbridge has taken place at least Six Months sooner than was expected

11 Feb 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 11 February 1778

Sir

I take the first opportunity of acquainting you that I have sent the Advertizement for the General Letting of the Derwentwater Estate, to the Printing Offices in Newcastle, to be inserted in all the Papers there, and have got Printed, a number of Forms for Proposals, same as inclosed, which I hope will afford a convenience to the Proposers, and be found of use in Bringing the Proposals before the Board with more regularity as to form than might otherwise happen; and they shall be distributed amongst the Bailiffs to deliver to all such Persons as may be inclined to use them.

The Draft of the Lease for the Farms in the Derwentwater Estate as new Modelled is now finished, and will be laid before Mr Fawcett without delay, and a Copy thereof sent to the Board, as also to Mr Everest, as soon as possible. After being finally settled, I beg leave to recommend that a short abstract be made and a number of Copies Printed off, to be distributed in the several parts of the Country where the Farms lye, by which means, all Persons may know the Terms, and be the better enabled to make biddings; and I would further recommend, that Plans, on Parchment, be annexed to the Leases and Counterparts, describing the several Fields, with the Names of each, and Quantities in Acres Roods & Perches contained therein, together with a Scale of Chains, and a Compass on each Plan; all which may be got done, taking the Large Farms & Small together for Ten Shillings and Six pence each Farm, the Hospital finding

Parchment; and that will only amount to 18d or Two Shillings more. The Board will be pleased to give directions herein with all convenient dispatch, as in case this proposition is approved, the work should be set about immediately. I am for Mr Turner & Self

Sir Yours etc
NW Junior

PS I am not enabled to give you any further account about the Corbridge Division having been much engaged since I wrote you last

11 Mar 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Salters Hall 11th March 1778

Sir

Being come to Town on Account of the Exchange etc Bill now before the House of Commons I take this first opportunity of acquainting the Board therewith; and inclose you the Cash Accounts of Mr Turner and myself for the last two Months on the latter of which there is a Balance of £520:3:2¼ in favor of Greenwich Hospital. I am Sir

Yours etc
NW Junior

25 Mar 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

London 25th March 1778

Sir

Your receive herewith an Estimate of the Expence of Erecting several new sets of Housing in the Derwentwater Estate which Amounts to the Sum of £2339 – Those Setts of Housing are necessary on Account of the laying out of the Grounds in a different manner than they have been hitherto enjoyed by which the several Tenants will have an opportunity of Occupying their Farms to more advantage and the sooner those Works are set about the better as the effect must be that of encouraging Biddings. The Board will therefore be pleased to give directions herein as soon as conveniently may be.

It is with particular satisfaction I can acquaint the Board that Mr Thornton the Hospitals Bailiff for Langley Barony has detected John Todd of Pryor House and John Henderson of Broomhill in cutting an Oak in the Bounder Hedge belonging to White Chapel adjoining to Pryor House Estate. Mr Thornton acquaints me he has the fullest proof, so there does not appear to be the least doubt of a Conviction which I am glad of as Todd & Henderson are old Offenders and were undoubtedly concerned in the Affair

of Waltons cutting a Tree upon the Crookhill in Land Ends Farm which the Board will of Course recollect and that the Offenders Walton excepted who was Convicted then escaped for want of Evidence.

Mr Thornton immediately on discovery of the Tree being Cut in White Chapel Bounder Hedge caused an Advertizement to be inserted in the Newcastle Papers offering a Reward of Five Guineas to be paid on Conviction of each Offender to the Person or Persons on whose Evidence the Conviction should be made which I doubt not will meet with the Boards approbation.

The following Persons having applied for leave to Plow up the Parcels of Ground hereafter mentioned I recommend that their requests be complied with which will I am of Opinion be a proper encouragement to the Tenants and an advantage to both them and Greenwich Hospital Viz

Mr William Brown & Partner -The East Haugh at Throckley 17A:3R:9P

Mr Joseph Dawson - Middle Spring at Keswick

In the continual hurry occasioned by the New Modeling of the Farms and by the Corbridge and Lees Divisions etc I find a mistake has been made in the Advertizement for the General Letting of the Derwentwater Estate by inserting Woodhall Mill and Ground Peelwell and Whitfields Tenement, and Middleton Hall, and as those Estates are not out of Lease upon the 12 May 1779 they should not have been mentioned in the Advertizement so it will be necessary to add a Note at the foot thereof to rectify this mistake

Since Mr Smeaton and I wrote you last concerning the damage by the Smoke of Langley Lead Mill Two Horses have died by the effect of that Poisonous Vapour the Directors will therefore permit me to state the following matters for their Consideration. It is observed that when the Wind continues for some time in the same point of the Compass or nearly so by which the Smoke is driven in such a direction as to affect a particular part of Ground the Cattle become extremely fond of Grazing upon the Ground so circumstanced and unless they are removed in a little time after the most fatal consequences will follow; but if the Tenant is watchfull and has fresh Ground to put his Cattle upon out of the Course in which the Smoke is driven nothing disastrous is to be expected. This has put us all upon thinking of converting the two Farms at Langley Castle into one which would enable the Tenant to remove his Cattle from time to time as occasion required and by this means they might always be kept upon such parts of the Ground as would not injure them and for those reasons I cannot but recommend this being adopted as the most likely means of affording relief.

Thomas Watson one of the Tenants of Allerwash having failed his Farm has come into the Hands of John Watson his Brother who having to the utmost of his power done every thing to support his relation has by that become a principal Creditor – John Watson was before this happened Tenant upon Eastbrokenheugh and now having two Farms he is desirous to Lett one of them for the Year Commencing the 12th May next. Before I left the Country I was made acquainted with the above and as I since am informed by the Bailiff Mr Thornton that it will be a very great inconvenience and loss

to John Watson to be obliged to keep both the Farms I beg leave to recommend that he may be permitted to Lett either the one or the other of them provided it is to a person of good Character and Circumstances.

There is a part of the Highwood Farm called the Highside which it is proposed to Lett as a Farm. The present Road from Hexham to this Ground is about 3 Miles and there is a Turnpike Gate to pay at every time the Occupier has occasion to come on Horseback or with a Carriage to Markett. On my View of this Ground and finding it thus Circumstanced, at the same time knowing that some part of the Ground was not more than 1¼ Mile from Hexham I had thoughts of taking a Wayleave thro' some of the adjoining Grounds so as to shorten the Passage but on examining the Plan of those adjoining Grounds and comparing the same with the Hospitals Plan of the Highwood Estate I observed a Communication might be made thro' the Hospitals own Land which will effectually answer the end and the distance upon a medium will by that be decreased from 3 Miles to 1½ Mile or there abouts but as it will be necessary to take down about 150 Small Oak Trees I did not think proper to proceed in making the Road till the Boards direction was had.

The Banks of the River Tyne at Fourstones having suffered by Floods and it appearing probable that a Considerable derangement might happen if some thing was not done before the Floods which are usual in the early part of the year it was thought prudent to defend those Banks without delay by throwing a quantity of Quarry Stones at the foot of the Slope next the Water in the places which had been injured. As soon as possible an Estimate shall be sent the Board of the Expencc of Compleating this Work and in the mean time directions are given to prepare Materials.

On my setting out for London I received the Letter from Mr Ellison which I now inclose. He has I believe very honestly stated the Matter and is I should think intituled to some indulgence but if he has further time allowed he should give some assurance of performing what is expected after the time which it may be thought proper to give is elapsed.

His Grace the Duke of Northumberland being considerably interested in the Corbridge Division, advanced the whole of the Money in carrying the busyness thro' Parliament tho' Greenwich Hospital was much more interested in that Division than his Grace. The Hospital being more Interested than his Grace in the Fourstones Division I beg leave to intimate it to the Directors whether it may not be proper on the present Occasion (the passing Fourstones Division Bill) to pay his Grace a Similar Compliment by advancing the Money which will be wanted on that Account. I am

Sir Yours etc NW Junior

List of Farms for which new Farm Houses will be wanted
and Estimate of the Expencc of Erecting the same Vizt

Numbers

1	Dilston Park South Farm	£294
2	Fell Close Farm at Newlands	186

2	Hoods Close East Farm	186
1	Land Ends West Farm	294
1	EsPhill Farm	294
1	Mill Hills East Farm	294
1	Allerwash West Farm	294
3	Meldon Park North Farm	203
1	Hartburngrainge South Farm	294
		£2339

Estimate for Numbers 1

Length Breadth Height

36	15	17	House Dairey & Back kitchen	£120
21	15	9	Two Byers	48
24	15	9	Stable	28
24	15	13	Barn	33
36	13	16	Helm and Granery [sic]	55
			A Necessary and Shed	10 £294

Estimate for Numbers 2

22	15	7	House & Dairey Etc.	£73
21	15	9	Byer	22
24	15	9	Stable	28
24	15	13	Barn	33
24	13	9	Helm	20
			A Necessary and Shed	10 £186

Estimate for Number 3

22	15	7	House & Dairey Etc.	£73
21	15	9	Byer	22
24	15	9	Stable	28
24	15	13	Barn	33
36	13	16	Helm and Granery [sic]	55
			A Necessary and Shed	10 £203

The whole of the Buildings are to be Built with Stone and Covered with Slate

15 Apr 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

London 15th April 1778

Sir

Before I left the Country, I gave directions to make Tryal for Coal near Deanraw, and am informed that the Coal has been met with at the Depth of Nine Fathoms and

Four Feet, and that the Seam or Stratum is 20 Inches thick or thereabouts of good Coal above which there is a Stratum of soft Slaty matter of 13 Inches in thickness making in the whole about 33 Inches. The last circumstance is very fortunate as it will enable us to work the Seam of Coal without Waste and indeed I have great hopes this Coal will prove a very Valuable acquisition to Langley Lead Mill it being no more than a Mile distant from it. The expence of the Tryal was expected to have cost only Eight or Nine Pounds but as a Considerable quantity of Water was met with in Sinking the Pit to the Coal the whole Expenditure will amount to £16 – or £17 -. To make the Winning of the Colliery compleat will I should apprehend not Cost above £150. I must however beg leave to postpone giving any further Sentiments on that 'till the matter has undergone a full Consideration, and would advise that Boreholes be made without loss of Time to ascertain the proper place for beginning a Level. If the Coal should answer on making the Boreholes, it is probably the expence of New Winning Stublick Colliery will be saved, the Board will therefore be pleased to give directions for proceeding immediately with the work. I am

Sir Yours etc NW Junior

PS The new Winning Stublick Colliery was Estimated to cost about £700 –

The Busyness respecting the Several Bills upon which I came to Town to attend Parliament being now finished you will be so obliging as acquaint the Board of Directors therewith and that the time taken up in attending to the Corbridge Division Bill two Years ago & the four Bills this Session will amount to 65 days besides which considerably more than equal to that time has been Spent in bringing the several projects to bear and the Board will be pleased to make such allowance as they shall judge proper on the above account.

1 May 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 1st May 1778

Sir

The Act of Parliament for empowering the Commissioners and Governors of Greenwich Hospital to exchange certain Estates belonging to them in the Parishes of Alnwick, Embleton and Warkworth in the County of Northumberland, for Lands belonging to his Grace the Duke of Northumberland at Corbridge having had the Royal Assent, I would recommend that Articles of Agreement be immediately entered into between the Hospital and his Grace for carrying the proposed exchange into Execution & the Board will be pleased to give directions herein as soon as Convenience will admit of it. The Gentlemen agreed upon as Commissioners to settle this Exchange are of the best Character and well qualified being the same who are appointed to divide Corbridge Commons etc. and Fourstones Common.

I am Sir Yours etc.

N.W. Junior

P.S. I have seen the Reverend Mr Ellison who will soon write you on the Subject of his Letter lately read at the Board.

8 May 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 8th May 1778

Sir

You receive herewith an Invoice Charter Party & Bill of Lading for 154 Chalders of Coals for the Use of Greenwich Hospital, Shipped On Board of the Nightingale Hilton Tinker Master. I am Sir Yours etc.

N.W. Junior

Newcastle 8th May 1778

Invoice of 154 Chalders of Main Team Coals Shipped on Board of the Nightingale Captain Hilton Tinker Master for the Use of Greenwich Hospital as follows

154 Chalders of Coals at 15/- Per Chalder Charges		£115 10 -
Duke of Richmonds Duty at 12d Per Chalder	£7 14 -	
Tickett	- - 6	
Town Dues at 5d Per Chalder	3 4 2	
Charter Party and Bills of Loading	- 7 1	
20 Keel Dues at 13s/4d	13 6 8	
	£24 12 5	
Insurance on £140 at 2 Guineas Per Cent	2 18 9 1/2	£140 2 5
Policy	- 8 -	£3 6 9 1/2
		£143 9 2 1/2

23 May 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 23d May 1778

Sir

You receive herewith an Invoice, Charter Party, & Bill of Lading for 232 Chalders of Coals for the Use of Greenwich Hospital, Shipped on Board of the Enterprize, John Walker Master. We are Sir Your etc.

N.W. Junior J.C.T

Newcastle May 20th 1778

Invoice of 232 Chalders of Main Team Coals Shipped on Board of the Enterprise
Captain John Walker Master for the Use of Greenwich Hospital as follows

232 Chalders of Coals at 15/- Per Chalder Charges		£174 - -
29 Keel Dues at 13s/4d	19 6 8	
Duke of Richmonds Duty at 12d Per Chalder	11 12 -	
Tickett	- - 6	
Town Dues at 5d Per Chalder	4 16 8	
Charter Party and Bills of Loading	- 7 1	
		£36 2 11
Insurance on £210 at 2 Guineas Per Cent	4 8 2 1/4	£210 2 11
Policy	- 8 -	£4 16 2 1/4
		£214 19 1 1/4

3 Jun 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Ravensworth Castle 3d June 1778

Sir

In the absence of the Receivers for the Derwentwater Rents, I send you inclosed; a Charter party Invoice, & Bill of Loading of 150 Chalders of Main Team Coals Shipped on Board of the Nightingale, for Greenwich Hospital, Hilton Tinker Master; who is I expect at Sea, and will be soon with you. I am very glad you have got so much done, in regard to your Coals, as the Embargo will put a stop I suppose for some time. I hope this will meet with you in perfect health & I am

Sir Yours etc. NW.

Newcastle 2d June 1778

Invoice of 150 Chalders of Main Team Coals Shipped on Board the Nightingale Captain
Hilton Tinker Master for the use of Greenwich Hospital as follows

150 Chalders of Coals at 15/- Per Chalder Charges		£112 10 -
Charges		
Duke of Richmonds Duty at 12d Per Chalder	£7 10 -	
Tickett	- - 6	
Town Dues at 5d Per Chalder	3 2 6	
Charter Party and Bills of Loading	- 7 1	
19 Keel Dues at 13s/4d	12 13 4	
		£23 13 5

Insurance	2 17 -	
Pollicy	- 8 -	£3 5 -
		£139 8 5

13 Jun 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 13th June 1778

Sir

You receive herewith our Cash Accounts for the Months of March and April upon the latter of which there is a Balance of £1626:11:3¼ in favour of Greenwich Hospital. We are Sir Your most Obedient Servants

NW Junior JCT

PS We propose setting out for Scremerston tomorrow being now engaged on the Receipt of the Rents

14 Jun 1778 Nicholas Walton to Robert Nixon

[Note: This letter is crossed out, with a note 'For this Letter see General Letter Book page 65']

To Robert Nixon

Farnacres 14th June 1778

Robert Nixon

I desire the Stable at Meldon Park new Housing may be only 9 feet high including foundation and no joists and that the Shed may be let alone and those things must be deducted from the Contract when we Settle I am Your Honourable Servant

NW Junior

PS The Pigeon House to be Roofed Plain and no Cupolas

14 Jun 1778 Nicholas Walton to Surtees Rewcastle and Snowball

[Note: This letter is crossed out, with a note 'For this Letter see General Letter Book page 65']

Messrs Surtees Rewcastle and Snowball

Farnacres 14th June 1778

I desire the Stackyard Walls and the Swine House may be let alone this Season both at Allerwash and Dilston and the Stables must be only 9 feet high in the side Walls and no joists, and no Shed built at either of the Places and those things will be considered when we settle. I am for Mr Turner & self Your Honourable Servant

NW Junior

PS The Pigeon Houses to be Roofed Plain & not with Cupolas

14 Jun 1778 Nicholas Walton to Nicholas Thornton

[Note: This letter is crossed out, with a note 'For this Letter see General Letter Book page 66']

To Mr Thornton

Farnacres 14th June 1778

Mr Thornton

We have received your Letter and desire you will make an offer of the Mills at Woodhall at Seventy Guineas to Thomas Moore the Person who was with us at Langley Mill and in case he refuses give Notice at Hexham Cross on Tuesday and also at Haydon Bridge desiring Proposals may be delivered you and as soon as you come to the Rent above mentioned or more do you Let according to the best of your judgement subject to our approbation.

We would not have you build the Swine Houses this Season nor the Stackyard Walls and the Stables must be only 9 feet high and the Sheds let alone. Pray get on as fast as possible. We much approve of your address in getting the Assignment from Nicholson & are

Your Honourable Servants

NW Junior J:C:T

19 Jun 1778 Nicholas Walton to John Ibbetson

[Note: This invoice is referred to in Nicholas Walton's letter to John Ibbetson of 19 June 1778]

To John Ibbetson Esquire

Farnacres the 19th June 1778

Sir

The Receivers for the Derwentwater Estate, being out on the Receipt of the Rents, and other busyness; the Invoice etc of a further Loading of Coales has come to my hands; which with the Bill of Loading, & Charter parties, you receive herewith. The Ship is at Sea & probably may be with you before this reaches your hands. I wrote you of the 3d June which accompanied the Accounts of a Loading by the Nightingale, which I hope has been safely received. I shall be happy to hear you and Mrs Ibbetson are well. I begg my Compliments to her, & am with great Truth

Sir Your most Obedient & obliged Servant

Nicholas Walton

Newcastle 17th June 1778

Invoice of 168 Chalders of Main Team Coales Shiped on Board of the Grafton Wilkinson Pollard Master for the use of Greenwich Hospital as follows.

168 Chalders of Coals at 15/- Per Chalder Charges		£126 - -
Charges		
Duke of Richmonds Duty at 12d Per Chalder	£8 8 -	
Tickett	- - 6	
Town Dues at 5d Per Chalder	3 10 -	
Charter Party and Bills of Loading	- 7 1	
21 Keel Dues at 13s/4d	14 - -	
		£26 5 7
		152 5 7
Insurance pm 152 at 2 guineas p ct	3 3 5	
Pollicy	- 8 -	£3 11 5
		£155 17 1

23 Jun 1778 Nicholas Walton to Edward Boxley

To Mr Edward Boxley

Farnacres 23d June 1778

Sir

Inclosed you receive Bell and Companys Bill on Castell and Company for Three Thousand Pounds on Account of the Rents and Profits of the Derwentwater Estate which you are desired to acknowledge the Receipt of by return of the Post and we are Sir

Yours etc NW Junior JCT

£3000 Newcastle Bank 23d June 1778

Thirty Days after Date pay to the Order of Messrs Walton & Turner Three Thousand Pounds -----Value Received For Bell Cookson Carr Self & Saint Jonathan

Widdrington

To Messrs Castell Whately & Powell London

No. 7950

3 Jul 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 3d July 1778

Sir

You receive herewith Three Proposals for Lead Mines which you are desired to lay before the Board, as also the inclosed Cash Account for the Month of May upon which there is a Balance in favour of Greenwich Hospital of £1059:17:8½ in discharge of which and in part of our Rects since we have transmitted Mr Edwd Boxley the Treasurer's Deputy a Bill for Three Thousand Pounds.

Having Visited the most considerable part of the Derwentwater Estate we have the pleasure to acquaint the Board that on our examination we cannot observe the Woods to have had any damage and that the Bailiffs in their several Districts appear to have exerted themselves.

The Division Fences as recommended by Messrs Walton & Smeaton are most of them finished together with some additional fences which it has been thought expedient to make and tho' somewhat more Money will be necessarily expended than is estimated, yet upon the whole the difference will not be material.

Observing in several Farms that there were old Mounds of Earth, and Earth and Stone, some of which we doubt not have been fences fallen into decay upwards of a Century ago, and being of opinion that the Levelling of such and removing the Stones as also the Clearing Rubbish from and Levelling such other parts of the Farms as were likely not to be improved by the respective Tenants would be an advantage to Greenwich Hospital in the New Letting if done immediately it was thought right to give directions to proceed in the Levelling and improving of such parts as appeared to be most likely to occasion an Increase of Rental at the Letting in August, and we have not the least doubt but the Money expended in this way will give a very ample return.

A Great Progress has been made in fencing the Wood Lands and the Highwood in particular will be completed this Summer.

In the fencing off the wood Ground at Meldon on the South Side of the Wensbeck the Road has been run Straight, with the other part of the Road so as to be paralel [sic] to Meldon Park Wall and on Account of the alteration of the Fences at Hartburn Grainge a considerable part of the Old Road has been added to the adjoining Inclosures whereby it became necessary to make those parts altered, in the Turnpike manner, which is not only an Improvement to the Hospitals Estates but a publick benefit. The Expençe of the first mentioned Road will amount to no more than about £35 - - and the latter to about £28:10 – and both are nearly finished.

Finding that the proposed setts of Housing at Newlands Fell Close Farm and Hoods Close East Farm as recommended by Mr Walton when he was in London would cost much more than was expected this led us into a consideration whether they might not be omitted, and on Viewing the Farms upon which it was proposed to make those Erections we have thought it for the Interest of Greenwich Hospital that the two Farms at Newlands as lately set out called Old Field Farm and Fell Close Farm should with the present Housing be Let together as one Farm; that the two Farms at Whittonstall as lately set out called Hoods Close East Farm and Hoods Close West Farm (except two Fields of the latter Farm called the Farr Intake and Low Broom which are added to Lawsons Farm) should also with the present Housing be lett together as one Farm; and that the said Lawsons Farm as lately set out should be Let with the addition of the Farr Intake and Low Broom, which will save the Expençe of the two Setts of Housing Nos. 2 And with respect to the other Farms where new sets of Housing were proposed it is only necessary to make the following alterations Vizt Meldon Park North Farm to have 35a:1R:31P added to it from Needleshall South Farm and to have a Set of Housing same No. 1 built for it instead of what was first proposed marked No. 3 which has been accordingly Contracted for and is now in Hands and we inclose you particulars for the several Farms agreeable to the above mentioned alterations and have given directions to the Bailiffs to make the whole public.

As we have reason to think from some intimations that it may be more advantageous to Greenwich Hospital to Lett Meldon Park Middle and South Farms in one Farm rather than two we have directed the Bailiff Mr Edward Bell to let it be known that proposals will be taken for those Farms together as One Farm or for them separately as two distinct Farms. We are

Sir Your etc

NW Junior J.C.T.

Contingent Payments made on Account of the Derwentwater Estate from 21st November 1777 to and with 28th February 1778 as follows

1777

Decr 8 & 9 Pd Expences of N: Walton Junior on Account of a Meeting

at Hexham relative to the proposed Turnpike Road from Hexham to Alston	£1 15 1
9 Pd Christopher Nicholson for Coggs & Rounds for Woodhall Mills 1778	6 8
Jan'y 5	
Pd Mr Henry Reed for Ten Cases for Plans of the Manor of Alston Moor	2 17 6
30 Pd Josias Farrer for Postage on Account of Greenwich Hospital last Year	4 4 4
Feb'y	
4 Pd Mr Josh Hilton for an Iron Grate for Alston Mill	- 9 -
Pd Ditto for repairing Wears at Mark Close,pt of Lowbyer Farm – and making a Road and Wall in the Butholme	9 13 8
13 Pd Expences on Account of Fourstones Division	1 11 9
16 Pd Expences on Account of the Exchange of Lands etc with his Grace the Duke of Northumberland	2 2 4
20 Pd Mr William Charnley for Books Paper etc for the Receivers Office	5 12 10
	£28 13 2

Farnacres 15 August 1778

Errors Excepted

NW Junior

JCT.

10 Jul 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 10th July 1778

Sir

You receive herewith an Account of the Produce from Langley Lead Mill from the 29th March 1777 to and with the 11th April last at the foot of which we have the Pleasure to observe there is a Balance of £1128:14:6 in favour of the Undertaking. You also receive a Paper accompanying the above Account which shews the Quantity of Ore that remained at the Lead Mines for Duty to Michaelmas 1777 after finishing the Carriage of last Year and desire you will lay both before the Board.

On the 13th of November last Messrs Walton & Smeaton acquainted the Board of their having had a Visit from Mr Gilbert the Duke of Bridgwaters Agent who appeared strongly inclined to recommend a Navigable Sough or Level to be carried on by Lord Carlisle and Company much beyond what has yet been done or attempted in Alston moor by any private Company of Adventurers both as to the Mode and Extent, and that they hoped in consequence of what had passed between them and Mr Gilbert and Mr Gilbert [sic] a Proposal would be received.

When we were in Alston Moor, Mr Gilbert gave us a Meeting upon the above Subject at which time the inclosed Proposals were drawn up and Signed by him, and indeed we have much satisfaction in the Pleasing Prospect to the Hospital from the Works proposed to be made by Mr Gilbert as by means of the Level from How Blagill Syke the several Veins from Gally Gill Syke to Greengill Sun Vein will be effectually unwatered and tryed to much advantage, and by the Extending of the Level from Middle a large tract of Country will be laid open in which no Tryals of consequence have ever been made and in a great part scarce any thing attempted.

The Board will be pleased to take Notice that those Proposals differ very considerably from the Common Form, which is necessary by way of giving an Encouragement adequate to the object of the Undertaking, we have therefore taken up the Subject upon such an Idea as to do that amply and at the same time in such manner as to be most likely to be beneficial to the Commissioners & Governors of Greenwich Hospital, and we now take the first opportunity of transmitting the Proposals to the Board since receiving a Plan which we thought it absolutely necessary to order, by way of fully explaining to the Directors the Situation of the Ground wherein the Tryals are proposed to be made; which Plan you will receive in London by the Newcastle Coach on Tuesday Evening and now that this Proposition is got so farr forward we must beg leave to recommend it to the Board that the most early determination may be had upon the Proposals the carrying of which into Execution we cannot but think to be likely to produce a lasting Benefit to Greenwich Hospital and to which we look forward with the greatest pleasure especially as we cannot help flattering ourselves that the above Scheme being brought thus forward has been greatly to our and Mr Smeatons unwearied Attention to the Busyness.

On the 17th January last Mr Robert Percival on Behalf of the Governor and Company for Smelting Down Lead with Pit Coal and Sea Coal made a Proposal to the Moormaster for a North and South running Vein of Lead Ore discovered in a Level carrying on for the use of Scaleburnmoss Vein, to contain in Length One Thousand Two Hundred Yards Northward from the Point where discovered. As the Boundary Extended towards the Ground in which it was expected Dr Hall & Company would [sic] make a very effectual Tryal, it was thought proper to return Mr Percival the Proposal 'til there was time to consider the matter more fully, which having done when last in Alston Moor, we acquainted him that as Dr Hall & Company were carrying on very considerable Works and the Granting his Proposal would be a discouragement to the prosecuting thereof, we could not advise the Commissioners and Governors of Greenwich Hospital to make a Grant to the Governor & Company which was in it's effect likely to produce a Discouragement to Dr Hall and Companys proceedings and that therefore the Boundary of the Ground proper for the Dr & Company to have must be reserved entire but that it was very proper for the Governor & Company to have such part of the discovered Vein as lay to the South of that Ground.

In order therefore that the Propositions of Dr Hall & Company might be clearly understood we put that Company upon stating their intended Operations by way of Proposal & in consequence have received the inclosed upon which we have to observe

that by the extending the Level or Drift which was taken from Nells Well, Eastwards to the Boundary of the Manor all the North and South running Veins which lye to the East of it's present Forehead will be discovered, and an opportunity given of Working the same and by the continuing Guddam Gill Burn Cross Vein Low Level Southwards to the Extent of the South Boundary described in Dr Halls Proposals all the East and West running Veins which run a Cross its' Course will be discovered and may be effectually tryed besides which it will enable the Dr & Company to Work such North and South running Veins as lye near its' Course not only effectually but advantageously. And after this Level is extended to the said South Boundary, the Directors will see by looking upon the Plan No. 3 that it will be so near the Governor & Company's Veins of Scaleburn Moss, & Rampgill that it may easily be extended to the same which will most assuredly be a great advantage to that Company and of Course to Greenwich Hospital, and in fact this was the main Object in pushing the Carrying forward of Guddam Gill Burn Cross Vein Low Level, for the Board will be pleased to take Notice that Rampgill Vein has been properly considered as the Sheet Anchor of Alston Moor for many, very many Years and Scaleburn Moss is at this time one of the best Veins for Produce in the Manor of Alston Moor and those Veins will be laid dry by means of extending Guddamgill Burn Cross Vein Low Level at a much lower Level than by the present Level which the Governor and Company have.

By Mr Walton & Mr Smeatons Letter of the 30th of May 1777 it was recommended to the Board of Directors to have the whole Of Lowbyer Housing Rebuilt before the Expiration of the Term of the present Lease and in consequence of the Boards Direction and some time previous to Mr Waltons coming last to London he gave Mr Hilton orders to proceed in that work, and to provide Materials, so as there might be no delay in compleating the Work. Mr Hilton proceeded but not further than to give us an opportunity of altering the Plan.

We now beg leave to go into a full View of the matter. We consider that we are rebuilding a Capital Mansion House where the Manor Courts are to be kept that it may be made the place of Resort for Gentlemen who are Lead Mine Adventurers and others who will be led into this Country in consequence of the Great Works now in Agitation and carrying on and by the opening a Communication by a Turnpike Road; And there being no Houses in the Town of Alston for the Gentlemen Adventurers to go to, when they come to see their Works, and make their Lead Mine Pays but what are extremely inconvenient & unfit for their Reception without giving trouble to private Families; that it would be proper to make such a Building at Lowbyer as will be fit for the accomodation of the Lead Mine Adventurers etc and which Mr Gilbert Dr Hall and others have expressed their wish to have done.

Those Circumstances have induced us to enlarge the Plan & by throwing the Offices partly underground and raising an Attick Story, such a House will be got as to answer the Purposes wanted and which being built by Greenwich Hospital cannot fail having a good effect as shewing an attention to the Convenience of the Several Lead Mine Adventurers in Alston Moor, and as we are so perfectly satisfied that the enlarged Plan of this Building is not more than adequate to what will be necessary & that the

Execution of the Work will be attended with Consequences to Greenwich Hospital far more than equal in value to any Extra Sum which will be expended, we doubt not the Board will approve of our having proceeded with the Work upon that Idea and of our compleating the same this Season

We are Sir Your etc
NW Junior J.C.T.

PS We are glad to acquaint the Board that Nentforce Level is proceeding very well

12 Jul 1778 Nicholas Walton to Edward Boxley

To Mr Edward Boxley

Farnacres 12th July 1778

Sir

Inclosed you receive Bell & Companys Bill on Castell & Co for Two Thousand Pounds on Account of the Rents and Profits of the Derwentwater Estate which you are desired to acknowledge the Receipt of by Return of the Post. We are Sir Yours etc

W: & T

£2000 Newcastle Bank 11th July 1778

Forty Day after Date pay to the Order of Messrs Walton & Turner Two Thousand Pounds ___ Value Received For Bell Cookson Carr Self & Saint Jonathan Widdrington To Messrs Castell Whately & Powell London
No. 8120

19 Jul 1778 to John Ibbetson

[Note: appears to have been sent by an office clerk, possibly a ?JN]

To John Ibbetson Esquire

Farnacres 19th July 1778

Sir

In the Absence of the Receivers for the Derwentwater Estate, I send you inclosed the Invoice, Bill of Lading & Charter Party of 122 Chalders of Team Coals Shipped on Board of the Eagle, Captain Andrew Riddell Master. The Ship sailed on Friday and I hope will come safe. I am Sir Yours etc

<JN>

Newcastle 18th July 1778

Invoice of 122 Chalders of Main Team Coals Shipped on Board of the Eagle Captain Andrew Riddell Master for the Use of Greenwich Hospital

122 Chalders of Coals at 15/- Per Chalder Charges		£ 91 10 -
Charges		
Duke of Richmonds Duty at 12d Per Chalder	£6 2 -	
Tickett	- - 6	
Town Dues at 5d Per Chalder	2 10 10	
Charter Party and Bills of Loading	- 7 1	
16 Keel Dues at 13s/4d	10 13 4	
		£19 13 9
		111 3 9
Insurance on £110 at 2 guineas p ct	2 6 2	
Policy	- 8 -	£2 14 2
		£113 17 11

14 Aug 1778 Nicholas Walton to John Ibbetson

[Note: copied into letter book between others of 5th September]

To John Ibbetson Esquire

Farnacres 14th August 1778

Sir

Mr Josh Hilton having been more backward in the delivery of his Reports for this Year than usual, we were very pressing upon him for them, & he still not producing them, it was thought immediately necessary that we should examine into & get them brought forward to Midsummer, and so great a Progress has been made herein, that the whole will be finished in a few Days. Upon this Examination we find to our great Concern, that Mr Hilton is very much embarrassed in his circumstances & that this, notwithstanding his great Abilities which are much beyond any others in the Country or Neighbourhood where he lives, has had such an Effect upon his State of Mind as to have occasioned considerable Neglect & Imprudence in the Discharge of his Duty, but we hope this will not be the cause of any Loss to the Hospital in the Collection of the Duty Ore; tho' there are two Instances where the Lessees have fallen considerably into Arrear, which are as follows.

	Arrear	
	Bings	Cwt
Mr Jonathan Reay & Partners at Thortergill Syke & Thortergill Syke North Vein	144	3 1/5
Messrs Hunter Naisbett & Partners At Thorngill West End	44	- 2/5

the former being in Value about £325 & the latter about £105.

It happens that Mr Reay & another of his Partners are now Bankrupt & as there seemed to be no way of securing the Hospital except by reentring, Mr Walton went into the Thortergill Syke Veins & took Possession thereof on Behalf of the Commissioners & Governors of the Royal Hospital for Seamen at Greenwich in the County of Kent & it is not doubted that the Governor & Company will pay the Arrear in case the Hospital will grant them a Lease of those Veins, as the Works thereof are so connected with their Undertakings at Thortergill & Browngill that they would be greatly benefited by such a Grant.

With regard to Thorngill West End, the Mine having been discontinued working for some time & not being reckoned of Value, nothing is to be expected by taking Possession of it, we shall therefore make immediate Application to Messrs Hunter Naisbett & Partners for the Amount of the Arrear & hope they will pay it, or otherwise it would seem proper to call upon them by some Process at Law.

Under the above Circumstances with respect to Mr Hilton we thought it right to put a Stop to the Operations at Nent Force Level, which we have accordingly done, & shall again write to the Board upon this unfortunate Business as soon as Mr Hilton delivers an Account of his Debts which he is now preparing to lay before us. We are Sir Your etc

NW Junior J.C.T.

15 Aug 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 15th August 1778

Sir

You receive herewith our Cash Account for the Month of June which you are desired to lay before the Board together with the Contingent Account that accompanies it for three Months ending the 28th February last, amounting to £28. 13.2. We are Sir Yours etc

N.W. Junior J.C.T.

PS. Mr Pocklington Gentleman of the Neighbourhood of Newark having Purchased an Island in the Derwentwater Lake at Keswick desires leave to Erect a Boat Shed on Old Park Farm near to the Spot where his Grace the Duke of Portland's Shed Stands and we beg leave to recommend it to the Commissioners of Greenwich Hospital to acquiesce in his request on his agreeing to make the like Acknowledgement as the Duke of Portland, which is 1s Per Annum

29 Aug 1778 Nicholas Walton to Edward Boxley

To Mr Edward Boxley

Farnacres 29th August 1778

Sir

Inclosed you receive Bell & Cos Bill for Five Hundred Pounds on Account of the Rents & Profits of the Derwentwater Estate which you are desired to acknowledge the Receipt of by return of the Post. We are Sir Yours etc

NW Junior J.C.T.

£500 Newcastle Bank 29 August 1778

One Month after date pay to the Order of Messrs Walton & Turner Five Hundred Pounds --- Value Received For Bell Cookson Carr Widdrington & Self. J.<Saint>

To Messrs Castell Whateley & Powell London

No. <8608>

5 Sep 1778 Nicholas Walton to Edward Boxley

To Mr Edward Boxley

Farnacres 5th September 1778

Sir

You receive herewith Bell & Companys Bill for One Thousand Pounds on Account of the Rents and Profits of the Derwentwater Estate which you are desired to acknowledge the Receipt of by return of the Post and we are Sir Yours etc

W & T

PS Hope you have received our Cash with a Bill for Five Hundred Pounds

£1000 Newcastle Bank 5th September 1778

Forty Days after Date pay to the Order of Messrs Walton and Turner One Thousand Pounds. Value Received For Bell Cookson Carr Self & Saint Jonathan Widdrington

To Messrs Castell Whateley & Powell London

No. 8558

5 Sep 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 5th September 1778

Sir

Having got from Mr Hilton a State of his Debts, we are astonished to find they (exclusive of £264:6 – due to his Father which he remits) amount to upwards of £1200 – about £150 of which is for Liquor & Victuals given by him to the Hospitals Workmen, at various times without any order from the Receivers or their having the least knowledge or Idea thereof. He has already been in the hands of a Bailiff, and his Creditors are looking upon him, so that there seems no Possibility of his being in a Capacity of acting for the Hospital and we are of opinion if they were even to accept of a small Composition for their Debts it would by no means be proper to make a further tryal as his Neglects have been so great respecting the Ore Accounts as to be very inexcusable, and his imprudence & inattention to the Works at Low byer, such as to occasion a considerable additional Expence, all which we beg leave to assure the Board gives us real & very great Concern, at the same time we must observe to the Directors that it cannot but be owned Mr Hiltons Abilities have been exerted much to the Improvement of the Hospitals Mineral Concerns and we therefore feel with the utmost regret that a Person so extremely well qualified to serve the Hospital & in whom there was so much Confidence placed should abuse that Confidence and so far neglect his Duty & himself as to be under the Circumstances he now is.

The Board will be pleased to give us Directions as early as possible with regard to the above, and in the mean time we shall get Mr Jonathan Hilton late Moormaster, & Father to Mr Josh Hilton to take care of the Business & whose Attention we doubt not.

The whole of the Duty Ore having been sold & all Arrears delivered to Michaelmas 1767 since which the Dues have been smelted at Langley Mill, the several Ore Accounts have been brought forward from that time to Midsummer last taking in a Period of 10³/₄ Years and we now inclose you the Reports for one Year to Midsummer last which is all that are in Arrear & we flatter ourselves there will not be any loss in the Arrears of Duty Ore none of which are of consequence except those mentioned in our Letter of the 14th Ultimo.

The Tenants of Scremerston having been called upon by Process from the Crown to make good their Proportion of a deficiency which happened in the Payment of the Land Tax for the Parish of Ancroft in the Year 1749 they were obliged to pay the same together with the Charges of the Extent amounting to £35:1:8 which we allowed them last Receipt as will be seen in our June Cash Account & we doubt not this will meet with the Boards Approbation, the like Allowances having been made by the other Owners of Estates in the Parish of Ancroft.

Robert Dickinson the Tenant of Keswick Tolls still complaining of Difficulties in the collecting of them, we should be glad to receive the Boards Directions herein.

You receive herewith our Cash Account for the Month of July on which there is a Balance of £1130:19:7¹/₂ in favor of Greenwich Hospital, as also our Contingent Account

for three Months ending the 31st May last amounting to £82.2.2 & two Proposals for Lead Mines all which you will be pleased to lay before the Board & to acquaint the Directors we have remitted the Treasurers Deputy Mr Edward Boxley Bills to the Amount of £1500. We are

Sir Your etc
NW Junior J.C.T.

Contingent Payments made on Account of the Derwentwater Estate from 28th February to and with 31st May 1778 as follows

1778

Mar 13 Paid Mr John Smeaton for Blocks and Sheaves for the Ore Crane at Langley Mill	£- 8 6
Apr 30 Paid Mr Joice for Trees Planted at Newtonhall	8 9
Paid Ditto for Trees Planted at Whittle	9 15 6
Paid Ditto for Trees Planted at Thornbrough	7 12 6
Paid Ditto for Trees planted at Dilston	8 4 3
Paid Wilson & Co Coles and Evans (the 25th Inst) For Parchment for Plans of the several Farms in The Derwentwater Estate to annex to the Leases	10 2 6
Pd Expences of N Walton Jnr going to and in London attending Parliament & Returning from thence	30 3 9 1/2
May 13 Pd John Robson and others for Carriage of Materials For Rebuilding a Byer & Cottage at Harsondale	13 15 9 1/2
Paid Thomas Robson for Carriage of Tiles from Harsondale to Langley Mill	- 8 -
Pd Mr Peter Mulcaster for Stakes &c for marking Out the Track of the Alston Turnpike Road	- 3 1
20 Pd Mr Nicholas Chancer for making an Estimate for a Sett of Housing at Newlands	- 10 6
30 Pd John Bell for a Box for the Plans of the Manor of Alston Moor	- 8 -
Pd Matthew Walton for Glazing the Chancel Windows at Alston	- 1 -
	£ 82 2 2

Farnacres 5th September 1778

Errors Excepted
NW Junior JCT

15 Sep 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 15th September 1778

Sir

You receive herewith Five Proposals for Lead Mines which you are desired to lay before the Board and we are Sir Your etc

W&T

2 Oct 1778 Nicholas Walton to Edward Boxley

To Mr Edward Boxley

Farnacres 2nd October 1778

Sir

Inclosed you receive Bell and Company's Bill on Castell & Company for Four Hundred & fifty Pounds on Account of the Rents and Profits of the Derwentwater Estate which you are desired to acknowledge the Receipt of by return of the Post. We are

Sir Yours etc

W&T

£450 Newcastle Bank 2d October 1778

Forty Days after Date pay to the Order of Messrs Walton & Turner Four Hundred & Fifty Pounds Value received For Bell Cookson Carr Self & Saint Jonathan Widdrington

To Messrs Castell Whately & Powell London

No. 8738

14 Oct 1778 Nicholas Walton to John Ibbetson

To John Ibbetson Esquire

Farnacres 14th October 1778

Sir

On the 25th March last Mr Walton acquainted the Board that the Banks of the River Tyne at Fourstones having suffered by Floods it was necessary they should be defended by Wearing with Stone that a quantity of Quarry Stones had been thrown at the foot of the Slope next the Water to defend the injured parts, that directions had been given to prepare Materials for compleating the Work and that an Estimate should be sent the Board. On Mr Walton's arrival in the Country from London he found Mr Thornton had proceeded with the Work so as nearly to have finished it which made an

Estimate unnecessary and the whole was done for the Sum of £49:19- with which you will be pleased to acquaint the Board.

Mr Walton informed the Board the 15 April last that before he left the Country having given directions to try for Coal at Deanraw he was informed the Coal had been met with at the Depth of Nine Fathoms and four feet that the Seam or Stratum was Twenty Inches thick or thereabouts of good Coal and that he had great hopes it would prove a very Valuable acquisition to Langley Lead Mill. Almost immediately on Mr Waltons getting from London he went to Langley Lead Mill and finding the Stratum of Coal after cutting into it to be much altered and very Inferior in quality to what there was reason to expect he ordered Drifts to be extended in the Coal in two different directions to try whether an alteration for the better would not take place but to his great Mortification in proceeding, the Coal was found to be worse and worse and, therefore Orders were given to postpone the Work. The Expence of the Drifting, has not amounted to much as the Coal tho in general very bad was some of it used at Langley Mill so that the whole of the Tryal including the Sinking of the Pit cost no more than £21:9:1.

Messrs Walton and Smeaton in their Letter of the 25th October last stated fully to the Board of Directors their proceedings with regard to part of the Boundary of the Manor of Alston Moor adjoining the Regality of Hexham that they had been so fortunate as to get the same set out and ascertained to the satisfaction of all parties present by a Ditch which by way of distinction had been named the Long Ditch and that directions had been given for a Survey and Plan to be made thereof which should be sent to you as soon as finished. We have accordingly delivered the Plan to the Newcastle Carrier directed to you and have the Pleasure to acquaint the Board that since the settling of this Boundary we have found it of great use in describing several Boundaries of Veins to refer to the Long Ditch and have not the least doubt but the Proprietors of the Manor of Alston Moor and of the Regality of Hexham will experience the best effects from this Bounder Line having been fixed as by that Means they will be enabled without difficulty to determine the Boundaries of the Workings of all such Veins as shall intersect it.

The 5th of September 1777 the Board of Directors were acquainted with the Evidence and several particulars relative to the enjoyment on Lees Fell and from Circumstances set forth in a Letter of the above date Mr Walton mentioned his expectation that the Claims for the Hospitals Farms of Harsondale Sillywray Lough Middle Deanraw and East Deanraw would be objected to and expressed his doubts that they could not be established. As was apprehended objections were made to all those Claims and when Mr Walton was in London Mr Everest and he having gone thro' the Evidence and carefully considered the same it appeared proper to give up the Claim for East Deanraw and to refer the others which was accordingly done and the Claims for Harsondale The Lough and Sillywray were disallowed and that for Middle Deanraw established.

The Refferees assessed Costs to be paid by the Hospital for the Two Farms of Harsondale and the Lough each party to pay their own Costs for Sillywray, and Costs to be paid the Hospital for Middle Deanraw.

The Expençe of this Reference has been considerable as you will see by Mr Peters Bill sent herewith it amounts to to £151:1:9 after deducting the Costs allowed for Middle Deanraw but as other Proprietors of Estates similarly circumstanced made and supported Claims for those Estates and as there seemed sufficient Ground from the Evidence collected by Mr Peters to found the Claims upon the proceeding to a Reference was unavoidable and we may reckon ourselves fortunate to have established the Claim for Middle Deanraw every one of the rest of the objected Claims including those of Mr Bacon for West Deanraw Mr Barrow for Sillywray and Edward Scott for Harlow Field having been disallowed.

Mr Peters desires you will lay the inclosed Bill before the Board.

We inclose our Cash Accounts for the Months of August and September on the latter of which there remains a Balance of £351:18:11¾ in favour of Greenwich Hospital our Contingent Account for Three Months ending 31st August last amounting to £306:12:1½ and two Proposals for Lead Mines all which you will be pleased to lay before the Board & we are

Sir Yours etc

NW Junr, J.C.T.

PS You receive inclosed a Draft of a Land Lease as revised and since settled by Mr Fawcett

Contingent Payments made on Account of the Derwentwater Estate from 31st May 1778 to and with 31st August 1778 as follows

1778

Jun 1 Pd John Wren weeding &c Wood at Keswick	£11 3 6
Pd Do for fixing Gates & Gate Posts at Do & for	
Iron work for the same	3 13 10
Pd do for half a year's postage due 12th ult	- 7 6
Pd do for repairing Keswick Shambles	- - 9
6 Pd John Nixon for Building a Limekiln for the use	
Of Lowbyer & Mark Close pasture	5 19 -
13 Pd Mr John Surtees for making a fence in the Haugh	
Farm at Newlands where some wood was cut by order	
Of the surveyor of the High Road	- 5 10
Pd Do for cutting and Weeding wood at Newlands	
This season	27 1 6 1/2
Pd Do for Quicks plated at Newlands & Whittonstall	4 15 -
Pd Do for Searching for Spring Wells & trying for	

Quarries at Newlands	- 14 -
15 Pd Mr Thos Alder One Moiety of the charges of Casting a Bounder Ditch in the Salt Marsh between Outchester & Ross	- 14 -
Pd Mr Thos Bell for Casting a Drain in the High Close at Glolorum joining Bradford	- 14 10 1/2
Pd Mr Thos Alder for Dressing Trees at Spindleston & Outchester	3 10 6
22 Pd expenses on account of riding the boundary of Fourstones Common	3 12 4
27 Pd Fran. Ridley for carriage of a box to John Ibbetson Esq containing the final Acct Rental and vouchers of Messrs Walton & Smeaton	- 10 6
Jul 8 pd Mr Edwd Bell for 14500 quicks planted at Hartburngrainge	7 14 -
pd do for 4700 do planted at Needleshall	2 11 3
pd do for 3000 do planted at Meldon Park	1 5 6
pd do for quicks planted at Meldon outgrounds	1 14 -
pd do for making tryals for water at Hartburngrainge	2 18 6
pd do for making do for do at meldon Park	3 3 6
pd do for quarry tools for his district	6 12 1
pd do for repairing plantation hedge at Needleshall	- 2 6
pd do for cutting & dressing trees at Meldon	- 2 11
pd do for 2 doors for stable & byer at Needleshall	- 18 -
pd do for repairing Hartburngrainge Chancel	- 9 6
pd do one moiety of the expence of repairing Midford do	2 4 5
10 pd Robt Wardhaugh for carriage of a box to John Ibbetson Esq containing plans of the ground described in Mr Glibert's proposals for lead &c mines in the manor of Alston Moor	- 5 2
11 pd Mr Geo Sample for weeding &c Wood at Highwood & Bagraw	20 19 2
pd Do for weeding & wood in Hexhamshire	12 - 9 1/2
pd do for carriage of & fixing 28 gates and gateposts Coastley Highwood Bagraw & Langhope	14 13 7
pd do for winning leading & setting gate posts in Hexhamshire	3 19 4
pd do for 37,300 quicks planted in Coastley, Langhope, Baggraw, Westwood & Hexhamshire	17 10 6
pd do what he pd Thoams Askew for shewing the boundary of Turfhouse Farm	- 1 -
pd do for repairing the Whitley Mill Wears	- 7 -
14 pd Mr Nich.s Thornton for repairing Haydon bridge Wears	1 10 6

pd do for repairing the Mill Hills Do	3 7 10
pd do for expenses on acct of seizing a Horse (which was supposed to belong to Chris. Nicholson Tenant of Woodhall Mills) by way of securing the Arrear due from him but on enquiry the Horse was proved the property of Joseph Lee	2 2 3
15 pd Mr John Jobling for repairing Dilston Mill dam	1 10 6
pd do for carriage & planting trees at Dilston	2 2 -
pd Do for weeding & housing Bark at Do	10 18 10
pd do for expenses valuing & Selling oak wood at Throckley	- 12 -
pd do for stubbing cutting & expenses valuing & selling ash wood at Do.	8 7 10
pd do for carriage & planting wood at Whittle	4 1 2
pd do for carriage & planting wood at Thornbrough	2 - -
pd do for making a Road for the use of the New Building & South Farm at Dilston Park	3 12 1
pd do for work done at Whittle New Road not included in contract	- 12 -
pd do for repairing walls at Dilston	- 15 8
pd do dragging stone posts out of the quarry at Do	- 12 -
pd do for making gates for the Derwentwater Estate	4 12 -
pd do for quicks planted in his district	10 14 -
Jul 17 pd John Turnbull & John Bell for working up Wood at Dilston for Nentforce Level	18 14 6
pd Mr Peter Mulcaster for carriage of Do	15 16 6
Aug 7 pd Jno Price for setting gate posts at Lowbyer	- 1 6
pd Wm Thirlwall for attendance with a standard weight to examine & correct the weights by which the lessees of the lead mines in the Manor of Alston Moor weighed the Duty Ore	- 2 6
pd mr John Bell for Viewing & Valuing wood at Dilston as also advising about converting the same to proper use	1 15 -
11 pd Messrs Walton & Turner's expenses in attending the Arbitration shewing the Lands &c to be exchanged with His Grace the Duke of Northumber -land at Alnwick Broxfield Denwick & Warkworth	6 7 10
13 pd Mr Nich.s Thornton for hoeing, cutting & dressing wood at sevl places in Langley Barony	- 8 6
pd do for making Watergates & Flakes for small farms in Langley Barony	1 - 8
pd do for hanging a gate at Fourstones	- 1 6

pd do for winning leading stones for & building 2 rood of stone wall at the east end of Harsondale new cottage	- 12 6
pd do for quicks planted in his district	9 1 -
pd do for filling up a quarry in Harsondale	- 8 8
pd do for hoeing 52 old oak roots at Harsondale	1 14 8
pd do for grass seeds sown at Lowbyer	- 11 6
pd do for taking roof of an old house at Altonside	- 1 8
pd do for repairing a byer at Fourstones	- 7 -
22 pd Mr Jos. Hilton for making a road through the fold and the Heugh at Lowbyer & fixing Stone Stairs &c in the Heugh	16 16 1
pd do for Hay seeds sown at Lowbyer	1 10 -
pd do for valuing Wood at Land Ends Woodhall & Altonside in 1776	- 14 -
	306 12 1 1/2

Farnacres 14th Octr 1778

Errors Excepted

NW Jnr JCT