

TESTIMONIALS

IN REFERENCE TO

THE SALE OF IRISH ESTATES;

AND

Minutes of Evidence

TAKEN BEFORE

A COMMITTEE OF THE HOUSE OF LORDS,

ON THE

STATE OF CRIME IN IRELAND.

LONDON :

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1839.

TESTIMONIALS

IN RESPONSE TO

THE SALE OF IRISH ESTATES

FOR THE
GOOD

Committee of Evidence

Copy of Letter from W. Newman Esq. dated 10th Nov. 1831
to John Russell Esq.

Read before the Committee of Evidence 10th Nov. 1831

Mr. W. Newman, of this place on the 10th instant
for London, after having made a minute and
in person. I believe he has checked every information as to its nature, and the
circumstances relating to it, so as to enable him to make out a full report
of its condition, and a full statement of its value, and I am sure he will do me
the justice to bear testimony to my readiness in assisting him in the assistance
my local knowledge empowered me to give him. It is most satisfactory to me that
a gentleman of his great experience and abilities has had the opportunity of seeing
the lands lately let, and of comparing their value with the value that was paid
for them.

To John Russell Esq.

Carlton Terrace

London

LONDON

WILLIAM NEWMAN

I am dear Sir

Yours &c. &c.

1831

TESTIMONIALS,

&c. &c.

*Copy of Letter from W. NEWMAN, ESQ., Agent to the late LORD DE CLIFFORD,
to JOHN RUSSELL, Esq.*

Dear Sir,

Kinsale, 18th February, 1834.

Mr. W. W. SIMPSON left this place on the 16th instant for London, after having made a minute survey of your property in this town and its liberties. I believe he has obtained every information as to its nature, and the circumstances relating to it, to enable him on his return to make out a full report of its condition, and a just estimate of its value; and I am sure he will do me the justice to bear testimony to my readiness in affording him all the assistance my local knowledge empowered me to give him. It is most gratifying to me that a gentleman of his great experience and abilities has had an opportunity of seeing the lands lately let, and of comparing their value with the rents that are paid for them.

To JOHN RUSSELL, Esq.
Carlton Terrace,
London.

I am, dear Sir,
Yours, &c. &c.
WILLIAM NEWMAN.

*Copy of Letter from JOHN CRAIG, Esq., Solicitor, and Clerk of the Peace
for the County of Down, to Mr. W. W. SIMPSON.*

My dear Sir,

Downpatrick, 9th September, 1834.

I have for some time past been waiting for the return of Mr. MAXWELL, (who left home, rather unexpectedly to me, some weeks ago, and has only just returned,) to procure a frank to write to you. Although our intercourse may for a time cease, I hope and trust our friendship never will; for I make no doubt of having the pleasure of seeing you often in this country, though you should not come to this town, since the able and judicious manner in which you have conducted the Sale of the Downpatrick Estates for your employers, cannot fail of producing that effect. I feel quite satisfied that in making this Sale you consulted the best interests of your employers; indeed, would the testimony of so humble an individual as myself to the judicious way in which you managed the Sale, not be considered presumption, it would afford me most unfeigned pleasure to add to the many testimonials you so deservedly possess.

Your ever faithful and sincere friend,

JOHN CRAIG.

Copy of Letter from WILLIAM NEWMAN, Esq., to Mr. W. W. SIMPSON.

39, Westmoreland Street, Dublin,

My dear Sir,

8th November, 1834.

I have just received a letter from my friend Mr. HENDLEY, of Fermoy, in which he makes honourable mention of you. As I am about to leave town in the morning, I send you a copy of it. It contains his opinion as to the propriety of selling the Fermoy Estate at Cork, if it be determined to sell the Estate *in lots*; and the expediency of such a mode of sale has been, we know, fully exemplified in the sale of the Kinsale Estate.

Very faithfully yours,

WILLIAM NEWMAN.

*Copy of Letter (enclosed in the last) from MATTHIAS HENDLEY, Esq., Solicitor
and Agent to the FERMOY ESTATE, to WILLIAM NEWMAN, Esq.*

My dear Newman,

Mount Rivers, 6th November, 1834.

Many thanks for your kind letter of introduction to Mr. SIMPSON, whom I found to exceed, if possible, the account you gave of him as a pleasing, agreeable, and intelligent gentleman, and I only regret that I was unable to pay him so much attention as I could have wished.

Mr. SIMPSON has for the last ten days been examining, with the most minute exactness, every part of the Fermoy Estate, even the poorest cabin, and has, after a good deal of labour and consideration, made, in my humble opinion, a most judicious division of it into fifty-two lots; and I have every reason to hope that, by a sale of it in these divisions, the creditors will derive considerably more benefit than if the Estate were disposed of without being divided.

Yours, my dear NEWMAN,

Always faithfully,

MATTHIAS HENDLEY.

*Copy of Letter from ABRAHAM COATES, Esq., Agent to the EARL OF STRADEROKE
and Others, to Mr. W. W. SIMPSON.*

5, Talbot Street, Dublin,

My dear Sir,

13th November, 1838.

It affords me great satisfaction to comply with your request in giving my opinion of your ability and judgment in valuing lands, and your tact and talent in afterwards disposing of them to advantage at auction. I have valued whole parishes and estates, both in a public and private capacity, in conjunction with other persons, and I can safely say, I never met with any one who can so quickly, and yet so accurately, form a just estimate of the value of land in all its varieties, from the feeding bullock ground to the mountain, as yourself; and what is of very great advantage, in my mind, to the owner,

you can lay down and define the outlay, and mode of management, which would make bad land comparatively valuable and productive; this I saw fully exemplified in your Valuation and Report of the Estate of the Messrs. ALSTON, in the County of Waterford. With respect to your tact in conducting sales by auction, I believe *that* is seldom equalled, certainly never excelled; indeed it has come within my own observation, that you obtained considerably more than the value for the Brownsbarn and Kilbree Estates by fair and legitimate ingenuity, to the surprise of all present. On the whole, it is my firm conviction that those who wish to sell their Estates, or who are anxious to have an opinion of their value, or on the improvements of which they are susceptible, would very materially consult their own interest by employing you, and obtaining such written Reports as you are in the habit of making, and which, I have no hesitation in saying, would be invaluable to the Agent employed, no matter how competent he might be.

I remain, my dear Sir,

Yours, faithfully,

ABRAHAM COATES.

Copy of Letter from Mr. SECRETARY DRUMMOND to Mr. W. W. SIMPSON.

My dear Sir,

Dublin Castle, 14th November, 1838.

I have much pleasure in complying with your request, and bearing testimony to your professional merits, so far as they have come under my observation. I have examined the Report which you made on a large Estate in the West of Ireland, which you were recently appointed to survey and value, and I have no hesitation in saying, that the work appears to me to have been done in a very satisfactory manner. I believe I may add, that such is the opinion of all the parties who concurred in selecting you to value the Estate in question; and also, that you were personally unknown to them all, and that your selection was made solely on the ground of your professional eminence.

I remain, my dear Sir,

Very truly yours,

T. DRUMMOND.

Copy of Letter from MATTHEW BARRINGTON, ESQ., Crown Solicitor, (to whom Mr. INGLIS's Work on Ireland is dedicated,) to Mr. W. W. SIMPSON.

My dear Sir,

Dublin, 14th November, 1838.

I have great pleasure in informing you that the Survey and Valuation which you made of the extensive Estates of Mr. MARTIN, in the County of Galway, have given the most perfect satisfaction to all parties concerned, and upon the faith of which Mrs. DRUMMOND's Trustees, as well as Mr. BEAUMONT and Mr. BODDINGTON, have agreed to advance large sums of money:—for myself I can say, that having had to procure many Valuations of Property in Ireland, both for loans, sales, and purchases, I have never met with one with which I was more satisfied; and I have great pleasure in adding, that from the recent Sales which you have made in this Country, and the opinion of the professional men concerned in those Sales, as well as from my own knowledge, I know of no person better qualified in your profession for the valuation or disposal of property in Ireland.

And am, my dear Sir,

Yours, truly,

MATTHEW BARRINGTON.

Copy of Letter from PEIRCE MAHONY, ESQ., (late M.P. for Kinsale,) to

Mr. W. W. SIMPSON.

43, Dame Street, Dublin,

My dear Sir,

15th November, 1838.

I have read over with great interest, and I may add instruction, your Report on the Estates of THOMAS MARTIN, ESQ., M.P. situate in the County of Galway. I do not hesitate to affirm that your Report is a most able and satisfactory document, and in all respects the most perfect work of the kind I have seen; it does your professional skill the greatest honour. The best evidence I can give of your professional station and ability is, by placing a valuable Estate, in Limerick, in your hands for sale on the 15th January next, the Rental of which you will receive herewith.

Believe me, dear Sir,

Yours, faithfully,

PEIRCE MAHONY.

Copy of Letter from Messrs. REEVES & SONS to Mr. W. W. SIMPSON.

22, Merrion Square, South,

Dear Sir,

16th November, 1838.

Having acted as Law-Agents for the EARL OF MOUNT-CASHELL on the Sales of parts of his Estates, in the Counties of Tipperary, Dublin, and Kildare, which had been valued by you for His Lordship, we beg to state, that we consider you conducted and managed those Sales in a most efficient and highly satisfactory manner.

We remain, dear Sir,

Very truly yours,

ROBERT REEVES & SONS.

Copy of Letter from the EARL OF CLARE to Mr. W. W. SIMPSON.

My dear Sir,

Mount-shannon, 17th November, 1838.

Your high character as a Valuer of Estates, in England and in this country, is so well known, that I am quite sure nothing that I can say on the subject will add to your well-earned reputation. As however you were employed by me to value an Estate in Norfolk, I have great pleasure in being able to state, that your Report of it was full and satisfactory in every respect. From your minute investigation into the present and prospective value of that Property, I was at once enabled to decide upon the price which I considered it worth as a fair investment; and I have no doubt that had I purchased it at the rate recommended by you, the return would have amply realized the expectations I had formed of it. I think it also due to you to say, that in this, the only instance in which I have had personal knowledge of your labours, you appeared to me as anxious to attend to the interest of the Tenant as of the Purchaser, knowing well that eventually they must be the same.

Believe me, my dear Sir,

Your obedient and humble servant,

CLARE.

Copy of Letter from ROWLAND ALSTON, Esq., M.P., to Mr. W. W. SIMPSON.

Pishobury, Sawbridgeworth,

My dear Sir,

23d November, 1838.

It is with infinite satisfaction I comply with your request. You were introduced to me by my much-valued friend Mr. NASH, who, I am well assured, felt that he was materially assisting my interest by recommending you to me. Mr. NASH had experienced the benefit of your judgment in English Property, and I have been equally fortunate in the great advantage which your zeal, talent, and integrity, have afforded me in my recent disposal of Irish Property, as well as the better arrangement of that which I retain in the County of Waterford.

You have faithfully protected my interests, and I have much pleasure in admitting, that I am greatly obliged to you; and, with much regard,

I am, faithfully yours,

ROWLAND ALSTON.

Copy of Letter from ROWLAND G. ALSTON, Esq., to Mr. W. W. SIMPSON.

My dear Sir,

Pishobury, 22d November, 1838.

It is with much pleasure that I comply with the request contained in your letter of the 21st, that I would state my opinion of your powers as a Valuer and Seller of Landed Property, because every thing I have to say on the subject is most satisfactory.

In all your valuations which have come to my knowledge, I consider that you work upon the best and clearest system I ever saw, and especially with reference to your Report on our Estates in the County of Waterford, I think that I have never become possessed of a more valuable document. I am also confident that in the Sales which you conducted for us, we were greatly indebted to the judicious exertion of your talents, for obtaining a price equalling, if not exceeding, the market value of the property. I have reason also to know, that in Ireland generally, your powers are held in high estimation, and I am quite satisfied, that in all cases they are warmly and zealously devoted to the interests of the party for whom you act.

Believe me

Yours, very faithfully,

ROWLAND G. ALSTON.

Copy of Letter from THOMAS CROZIER, Esq., *to* Mr. W. W. SIMPSON.

Rutland Square, East, Dublin,

My dear Sir,

26th September, 1838.

From my acquaintance with you, (perhaps the earliest you had on this side of the water,) coupled with all I have heard from others who have met you in business here, I have pleasure in saying, that you have invariably got through what you have undertaken, with decided competence and talent, and with unbending integrity; and I have reason to know that such is the unanimous opinion of the several highly respectable solicitors with whom you have come in contact in this country. I have, since the Sale of the DE CLIFFORD ESTATES in 1833, (and which in amount exceeded £200,000,) naturally looked to the course pursued by you in the sale of other Estates, and from my professional connexion with that sale, and the view I then took, and have since taken, of your mode of valuation and management in respect to sales, I am fully confirmed in the high opinion which I then expressed of you, on behalf of my noble Employers, through Mr. WING.

Yours, my dear Sir,

Very faithfully,

THOMAS CROZIER.

Copy of Letter from THOMAS MARTIN, Esq., M.P. for Galway County,
to Mr. W. W. SIMPSON.

Ballinahinch Castle,

My dear Sir,

15th August, 1839.

It affords me *great gratification* to bear testimony to the *very accurate* and *satisfactory* Report which you have drawn relative to my Estate, and whenever I am enabled to carry into effect the improvements which you have suggested, I am quite confident that the results which you have stated will be *fully developed*.

I am, my dear Sir,

Yours, very faithfully,

THOMAS MARTIN.

Copy of Letter from the RIGHT HON. LORD HATHERTON to Mr. W. W. SIMPSON.

Grosvenor Place,

Dear Sir,

9th August, 1839.

I have read with great interest your detailed and able Report on the Estates of Mr. MARTIN.

It confirms what I had always heard from those who had visited Cunnemara, that there were few Districts in Ireland susceptible of a greater variety of improvement, and none probably offering a finer field for profitable outlay. I believe that an investment in Property of that description would in the hands of a judicious capitalist yield a far greater interest than any thing of the kind in England; indeed I would now rather make a purchase of Land in Ireland for the purpose of improvement, than in England.

I beg to return the Report, with many thanks for the pleasure its perusal has afforded me,

I remain, dear Sir,

Very truly yours,

HATHERTON.

Copy of Letter from J. W. NIXON, ESQ., to Mr. W. W. SIMPSON.

St. James' Hotel, Jermyn Street,

My dear Sir,

5th September, 1839.

Allow me now that the title is made out and the sale completed, to return you many and sincere thanks for the admirable manner in which you effected the disposal of my Estate of Brownsbarn, in the County of Kilkenny; I desire to state (to those who do not know you, and to prove that the successful result was entirely owing to your exertion and talents), that I had previously advertised this Estate for sale by Private Contract more than eight months in most of the Irish Papers, and the highest offer I received for it, was £1200 under the sum you obtained for me by Public Auction at Clonmel, last year.

With my best wishes for your future success and grateful acknowledgements for that which crowned your efforts in my behalf, believe me to remain,

My dear Sir,

Very truly yours,

J. W. NIXON.

SALE OF ESTATES IN THE COUNTY AND CITY OF LIMERICK.

(From the DUBLIN EVENING POST, January 19, 1839.)

On Wednesday last, there was a numerous and highly respectable attendance of gentlemen at the Commercial Buildings, when Mr. W. W. SIMPSON, of London, offered for sale certain very valuable estates, situate in the county and city of Limerick.

Before those estates were offered for sale, Mr. SIMPSON, after apologising for that which he felt might be considered irrelevant, prefaced the business of the day by the following observations on the state, management, and circumstances of property in Ireland :—

“ Gentlemen, having had the honour to appear before you on several similar occasions in this room, I am sure you will excuse me if I appear to take a deeper interest and to occupy more time than I have been in the habit of doing heretofore, or may be absolutely necessary for the disposal of this property. Although I am always anxious for the interest of my employer, yet, I assure you, I would not lend myself to any statement which I considered was not founded in truth, nor would my much-respected employer, upon the present occasion, wish that I should do so. Indeed, it would be idle in me to attempt to impose upon the intelligent assembly which I have now the honour to address. In the first place, I would suggest that a reciprocity of interest should be encouraged between landlord and tenant—their interests are blended—the tenant cannot suffer and the landlord escape; for if the former be reduced in circumstances, so as to cripple his means of cultivation, the latter must suffer even to a greater extent than his tenant. I can affirm, from my personal observation, since the year 1833, that the management and cultivation of land in Ireland has been progressively improving. Much of this improvement has arisen from the judicious encouragement given to tenants by their landlords. I have the pleasure of knowing many landed proprietors, and I can fix my eye upon some gentlemen in this room who, by furnishing to the tenants upon their estates in Limerick and Kerry, improved implements in husbandry, making small advances for the pur-

pose of draining, and allowing slates and timber gratis for houses, have contributed much to induce that taste for those comforts which lead, as it has done in England, to a civilization and a love of order, and quickens that spirit of industry so essential to be established in a rural population.

“There can be no doubt of the progressive improvement in the state of this country, and of its becoming every day more identified with England, and—as an Englishman I say it—the more that identification is encouraged the more complete will be the advantageous results. Communication by railway has brought London, as it were, close to Liverpool, and Liverpool is united to Dublin by a bridge of boats. We may all, then, hope to see English capital every day flowing more and more into Ireland, even to a greater extent than it has heretofore done. I have valued and sold in this country—in the north, south, east, and west—property to the extent of £500,000 and upwards, and valued to the extent of £250,000 for the purposes of mortgage. I have not travelled, as some speculators and book-makers have done, who derive their information from the casual remarks which they may pick up in their quick transit from town to town, and drawing their conclusions rather from hearsay than personal observation. I have, on the contrary, taken nothing for granted; but I have myself examined into the relative position of landlord and tenant, and thus, as far as my humble judgment would allow, endeavoured to bring my mind to just conclusions. I have visited the miserable cabin and witnessed the destitution of its inmates, and the exhausted state of the conacre, or, perhaps, a few acres attached to his small holding, and thus can bear testimony to the evil of sub-letting generally, and the still greater evil of high rents consequent thereon. As to employment they can find little or none. Their own holding may occupy them for some fifty or sixty days in the year, while no sufficient inducement is held out to labour for others, the wages being from sixpence to eightpence per day, scarcely sufficient to supply the poor occupier’s family with the potato.

“I do not mean to say that the owner in fee, generally speaking, lets too high with reference to the natural staple of the land; but I do say, in my opinion, the land is let too high, in many instances, with reference to the present mode of cultivation, where they crop and cross-crop until the land will no longer produce corn. The surface is then laid down to rest, or in other words, it lays itself down to rest, growing nothing but the worst natural grass and weeds indigenous to the soil, and so remaining in that state for years to recover (and this only partially) its productive powers, and so long as the present high rents are continued, high, I say, with reference to the cultivation—the present misery will continue.

How different in England, where the four-course system of husbandry is practised—in other words, the system of alternate cropping in green and white straw, by which the land is kept lively and productive, and for which the surface soil of this naturally highly-favoured country is so well adapted. I must say, in justice to the head landlords, that the evils I describe and lament—both high rents and a bad system of cultivation—result chiefly from the conduct of the middle-men, who have hitherto stood much in the way. By the system of subletting the cottier tenant has been removed from the direct observation of the landlord, and has thus been deprived of the immediate care and sympathy of the man who has the greatest power to serve him. In short, the head landlord is no more than a rent-charger on his estate. The middle-man has the effectual controul, and thus the chief landlord cannot interfere on behalf of the poor cottier, nominally being under him. That system is now happily falling into disuse, and the chief landlords are beginning to have an opportunity of encouraging their immediate tenants to improve their condition.

“Among the improvements to which I look forward, is the extension of that system of alternate cropping of which I have already spoken. It is only of late years that mangel wurzel and turnips have been introduced into this country. Farmers have said to me that turnips would be stolen. This, I answered, must have arisen from their novelty, for if they were sown as generally as potatoes, they would be just as little cared for. This leads me to remark upon the character of the people generally; and I must say, that that character is singularly generous, they are alive to any kindness shown them, and I have myself, in travelling, stopped at cabins to procure warm water with which to make a mash for my horses, and have found great difficulty to induce the poor creatures to accept of any remuneration. How different should I have found it in other parts of the United Kingdom, where people of the lower classes, with the comforts of life about them, so far from attempting to exercise such hospitality, would make you pay for the slightest accommodation. Why, with such a people, and with so many thousands of acres capable of reclamation, and if reclaimed, capable of sustaining a much greater population than that which at present exists—why should emigration be at all encouraged? Why not rather look to the development of our resources at home, and to the procuring employment for the people upon their native soil.

“In England we have a company for the reclamation of waste lands in Ireland. Surely capital invested in this way would lead to more profit and advantage, than if laid out, as it is too frequently done, in speculation and

visionary schemes. Gentlemen, you will, I am sure, pardon these observations, which I did not intend to offer at such length, but I foresee so much good to be accomplished for Ireland, and have before me gentlemen who have done so much, and can do more for the amelioration of the evils of this country, that I feel myself carried away by the subject."

HOUSE OF LORDS.

SELECT COMMITTEE ON THE STATE OF CRIME IN IRELAND

DIE MERCURII, 26^o JUNII, 1839.

MR. WILLIAM WOOLEY SIMPSON is called in and examined as follows :—

14,713. You are a valuator and seller of estates and other property in England?—I am.

14,714. Have you been employed in valuing and selling estates in Ireland?—I have.

14,715. For how many years have you been so employed?—Since the year 1833.

14,716. To what amount have you valued and sold property in Ireland?—I have sold £425,595 worth since the year 1834. I valued, which has not been sold, £71,250, which has been bought in, and is unsold.

14,717. Is that included in the first sum?—No; that is not part of the £425,595. I have also valued an estate at the sum of £218,000 in the county of Galway, for the purpose of mortgage, and on which a large sum of money has been advanced; making together between seven and eight hundred thousand pounds valued by me.

14,718. In the course of your visits to Ireland for the purpose of making those valuations, you have of course observed the character and the habits of the Irish peasantry?—I have.

14,719. Are you also well acquainted with the conditions and habits of the English peasantry?—I am.

14,720. Have you sold and valued property in different parts of England?—To an immense amount in eighteen or nineteen different counties.

14,721. In what counties in Ireland did you value estates?—In the county of Down, in the counties of Dublin and Kildare, in Tipperary, in Cork, in Waterford, Kilkenny, and Limerick.

14,722. Did you sell those estates in Ireland by public auction or by private sale?—I sold the larger portion by private contract; one large estate, Lord De Clifford's, did not go to auction, but I sold it by private contract prior to the day on which the property was advertised to be sold, at £205,000. I had all the particulars prepared for the auction, but the estate was sold some days prior to the proposed day of sale.

14,723. In what counties have the public sales been effected?—In all except Down, which is the estate last mentioned, and the estate in Limerick. That property was bought in at £30,000; the owner had been offered £30,000 previously. Part of the Waterford property was offered by auction, and sold within a few days after by private contract; the remaining portion was sold by private contract without having been first offered by auction.

14,724. State the particulars of sale in the county of Tipperary; at what rate of purchase it was sold?—This estate was near the town of Cashel; one part of it within about six miles. The leases on parts of this property were granted in 1775, 1778, 1786, 1826, and 1827. The rental of lot 1, was £187 3s. 6d., which I valued at twenty-five years' purchase upon the actual rent, £4,650. I considered there was a reversionary interest or improved rent derivable on the falling in of the existing leases, which I calculated at £320 a year, that is, an advanced rent upon the actual sum paid. The reversionary value upon the expiration of the old leases amounted to £2,350, which, if added to £4,650 (the value of the actual rental taken at twenty-five years' purchase), makes £7,000; that was the absolute sum at which it was sold.

14,725. Do you consider the sale of an income in reversion as a proof of the purchaser's estimation of the security of the property of that country?—Decidedly. If I may be allowed I will give my reasons for that opinion.

14,726. Has the result of the sales you made in the counties of Down and Limerick, and Kildare and Dublin, and Cork and Kilkenny, and Waterford, proved, in your judgment, that investments of this description are considered secure in Ireland, and eligible investments?—I should say so, certainly.

14,727. Is the result of your observations, that landed property is generally improving in value in Ireland?—I consider that it is.

14,728. Have any of those estates you have sold in those counties been purchased by Englishmen?—One of them in Waterford has been purchased by an

English nobleman, and another estate, in the county of Cork, has been purchased by a Scotch gentleman residing in Edinburgh, for £70,000; Sir Robert Abercromby, Bart., cousin of the late Speaker, was the gentleman alluded to.

14,729. Did you sell any property to stipendiary magistrates?—I did; to Mr. Wilcocks.

14,730. In what county was the property you sold to Mr. Wilcocks?—The county of Tipperary. I sold it at Clonmel, by auction, in September, 1838.

14,731. What was the estate bought by the Englishman?—One near Waterford sold for £21,000 to an English nobleman.

14,732. What were the circumstance of the purchase by Mr. Wilcocks?—He gave £1,030 for a rental of £41 12s. 10d., which is nearly twenty-six years' purchase. It will be right to state that I considered that there would be an improved rent of about £18 per annum on the expiration of the existing lease, worth £55, included in that amount, which ought to be written off on that account, leaving it near twenty-five years' purchase, deducting the reversion.

14,733. Can you sell estates in Ireland as freely as you sell English estates?—Quite.

14,734. Have you found any difficulty in procuring purchasers, from the state of the country?—I never heard, in all the sales I have made, an observation in the sale room, or has any objection ever been offered to me, by a purchaser, regarding the state of the country.

14,735. Are you now preparing for sale other estates in Ireland, and have you an intention to defer the sale on account of the state of the country?—On the contrary, I am rather desirous to bring on the sale in question as early as possible. I cannot do so before November. I am going to Ireland now, to value this estate, consisting of 8,000 acres, near Clonmel, in the county of Waterford, and there are persons residing in England, now wishing to purchase it by private contract, and willing to give large prices for it.

14,736. Are they Irish or English?—English.

14,737. Do you consider land to sell at a lower price in Ireland than in England?—I consider, that taking the staple of the land, and making an allowance for the want of cultivation, the chief or head landlord in Ireland does not let for so much as land generally lets for in England. I say nothing respecting the profit derived by the intermediate landlord or middleman.

14,738. By the head landlord you mean the first landlord?—Yes.

14,739. You do not mean to say that less rent has been got in Ireland by the

head landlord and the under landlord together?—I mean to say that the head landlord in Ireland has received less from his immediate tenantry than the English landlord here usually does, and that by the prevalent mode of subletting in Ireland the middleman extracts a rent so excessive that it necessarily leads to that exhausting course of cropping and cross-cropping which is so much to be deprecated.

14,740.—Do you consider then, that altogether, including head landlord and the middleman, they get more rent for the land than they do in England?—I do.

14,741. Do the tenantry of Ireland in general pay higher rent in proportion to the value of the land than the tenantry pay in England?—Yes; I mean the occupying tenants. The head landlord will have let perhaps two or three hundred acres, which surface is subdivided by the tenant holding immediately from the head landlord, and his sub-tenants, into fifty or sixty occupations.

14,742. But on those estates where there are no middlemen how is the case; where the occupying tenant derives title from the immediate landlord?—Then they are let at moderate rents; and, generally speaking, all the holdings from the head landlord are on lower terms than in this country. Thus, taking the natural staple and power of the land, the head landlord lets at lower rents to the middleman than those obtained in England generally.

14,743. Does he let at a lower rent also to the occupying tenant, supposing there to be no middleman?—I think so, decidedly.

14,744.—When you say the landlord lets at a lower rent than the rents in England, is not the tenant generally chargeable with repairs and outgoings in England to which he would not be subject in Ireland?—That depends on circumstances. Sometimes the land is let in England so that the tenant does all the repairs, when in fact they are rarely done at all, and certainly never effectively. In other cases the landlord finds the rough materials, and the tenant the labour. With respect to Ireland, I do not think much is expended in the way of repair.

14,745. Have you ever visited the estate of the Marquis of Downshire in the county of Down?—I have never visited that estate, but I have heard the highest character of it. I found, on surveying the late Lord De Clifford's estate, in this county, and I believe such generally prevails in the north of Ireland, that there was a tenant's interest in the land amounting to £10 an acre; so that if a tenant be ejected he receives a sum for his improvements and buildings from the incoming tenant, or if he do not pay it, the landlord

must. Thus there is a protection for the tenant in the north of Ireland which does not exist in the south. The condition of the tenantry in the north is widely different in consequence, and there is an absence of that distress so prevalent in the south.

14,746. Have you ever heard of more than £10 an acre being given for the tenant's right?—No, I never heard of more.

14,747. Do you consider an investment in land as secure in Ireland as in England?—I consider that to be the fact. If I had £100,000 to invest to-morrow, I would go to Ireland and invest it, and would recommend any friend of mine to do the same.

14,748. Have you ever bought any with your own money?—No.

14,749. To what do you ascribe this rise in the value of land in Ireland to which you have spoken?—I ascribe it generally to the progressive improvement in the cultivation of the soil. There appears now to be a disposition on the part of the landlords to improve their property by rendering assistance to their tenantry; and I have observed many instances, where leases having fallen in, the subletting system has been done away with in a great degree, and the landlords, with a view to their own benefit as well as that of their tenants, make provision for drainage and improvements, by assisting their tenants with materials and small advances.

14,750. Do you not also think that the great increase in the facility of communication with England has had a great effect?—I consider that to be the main cause; and I noticed the circumstance in a speech which I made at Limerick in January last, when I remarked that steam communication would, by bringing the two countries more closely together, and thereby creating a reciprocity of feeling and interest, make Ireland become every day more identified with England, to the great benefit of the two countries. Bringing the tenants into contact with their landlords more frequently, I think will be of immense service. The railway has brought London within a few hours' communication of Liverpool, and Dublin is united to Liverpool, as it were, by a bridge of boats. This expeditious transit must tend very much to the improved cultivation of Ireland, and the civilization of the minds of the people.

14,751. 1833 was the first year in which you knew Ireland?—Yes.

14,752. Did you observe that this improvement was in the act of taking place in 1833?—Yes, but more particularly in 1834. I was in the north in 1833.

14,753. You observed it still more in 1835?—Yes, and still more since. I

have advised the tenantry to cultivate green crops. They have replied, "Of what use would it be? If we grew turnips they would all be stolen?" I rejoined, "Why are not your potatoes stolen? It is only because turnips would be a novelty in the country that they would be liable to be stolen, but if they were generally grown this would not be the case, and you would find so great a benefit from their introduction that you would soon see that the country would be universally in favour of growing green crops in rotation."

14,754. How long have you been a valuer and seller in England?—Nearly twenty years; and I farmed under the present Lord Western about 800 acres before I commenced my present avocation.

14,755. Has not the value of land during the last eight or nine years been increasing in England also?—It has; it was exceedingly low about the years 1821 and 1822, but during the last eight or ten years it has risen considerably. I let a farm in Norfolk at £800 a-year, last Michaelmas, for which I would have been glad three years previously to have taken £700 per annum.

14,756. What net per-centage is generally obtained by a purchaser of an estate in England, where the situation is not objectionable?—It depends very much upon the county. If in Yorkshire, where I have been lately valuing an estate, which is to be sold by auction, the current rate is thirty years' purchase; that would be about three and a quarter per cent. I should say, in the Eastern counties, about three and three quarters per cent., or between twenty-six and twenty-seven years' purchase is the rate at which estates are sold. We could not get in 1821 and 1822, nor until about eight or nine years ago, more than twenty-five years' purchase, or four per cent. on the investment in this part of England. In Cambridgeshire and other fen districts, which may be likened to some of the bog countries in Ireland, I do not get more than from three to four and twenty years' purchase on the actual value. I do not mean the rental which the tenant might pay, because he might pay too much or too little, but upon the fair value of the land. In the southern and western counties (the Weald of Kent and other flat and cold districts excepted, where more than twenty-five years' purchase is not to be obtained), I can obtain twenty-eight years' purchase.

14,757. In fact it varies from three to four per cent.?—From three and a quarter to four per cent.

14,758. In making a purchase in Ireland, does not the purchaser expect to make five per cent.?—I have sold property in Ireland which was ecclesiastical

property, and subject to heavy head rents, in the county of Waterford. I was told by intelligent men that I should not get more than fifteen years' purchase, but I obtained for the portions sold what I considered nearly twenty years' purchase, taking into account and deducting the reversionary value. I sold an estate in a remote part of Tipperary, which was in a dreadful condition, for sixteen and a half years' purchase, where it was crowded with bad tenants: and in other parts of Tipperary I have sold at from twenty to twenty-three years' purchase, and even up to twenty-five years' purchase.

14,759. Does a purchaser expect to make five per cent. in making a purchase in Ireland?—That is what they calculate upon, but they have purchased very differently to that.

14,760. Are you to be understood that you have sold any property for thirty-seven years' purchase?—Thirty-six and a half.

14,761. In what county was that?—In Tipperary. It was sold for £2,100 to the late Mr. Wise, of Cork, the distiller.

14,762. How far was the land from the town of Cashel?—I should think about a mile from Cashel.

14,763. Was that subsequent or previous to the murder of Mr. Cooper?—It was in the year 1837.

14,764. Were there any leases for ever upon those estates you have referred to?—Yes, there are some leases for ever.

The witness is directed to withdraw.

PROSPERITY OF IRELAND.

CONSERVATIVE LANDLORDS AND WHIG STATESMEN.

From the DUBLIN EVENING MAIL, 28th August, 1839.

"Property has its duties as well as its rights."—Mr. Drummond's Letter to the Magistrates of Tipperary.

The apothegm in which the MULGRAVE government studied to inflict a censure on the landlords of Ireland, is worthy of all acceptance for its truth, and of all honour for the result of its use on the special occasion referred to. We have little doubt that it was the application of such an inuendo as was sought to be conveyed, which first roused the landed proprietors of this country to a true sense of the danger to which the policy of the government exposed them, and determined the whole of the Conservative party on obtaining that inquiry in the House of Lords into the state of crime in Ireland, its causes, its effects, and its extent, which has eventuated in the crimination of the accusing government, and the perfect acquittal and vindication of the wronged and insulted proprietary of the soil! If it now appear that the landlords of Ireland have been less exacting of their rights than regardful of their duties—if it now be established that, in despite of a ruinous agitation and an unfriendly government, they have been able so to manage their properties, as to improve the condition of their tenantry, to enhance the value of their estates, and promote the general prosperity of the country—it must be admitted that, whilst they are entitled to immortal credit for benefits so important, achieved under circumstances the most adverse, the government, which sought to cast a slur upon their virtues, is worthy of all condemnation; nor at the same time can we refrain from admiring the providential retribution which has wrought their justification out of the very means relied on for their condemnation. "Property has its duties as well as its rights"—the cruel insinuation that, whilst landlords were rigid in enforcing their rights, they

were criminally negligent in the performance of their duties—this was the accumulation of wrong and insult which left the proprietary no alternative but to either submit to the wild justice of popular retribution—the ruin of property and the loss of life; or to bring the question to issue between themselves and the accusing executive, and to appeal for justice and protection to the good sense and right feeling of the empire at large, after the amplest investigation of the facts and circumstances. Hence that influential and almost universal desire for investigation which enabled LORD RODEN to demand with success the appointment of that committee, the results of which are pregnant with so many advantages to Ireland.

Amongst the most important of these results is the rectification of public opinion in England, with respect to the conduct and character of the landlords of Ireland. “Before I entered that committee said the DUKE OF RICHMOND, in one of the debates subsequent on the report:—

“Before I entered that committee I had a prejudice against the Irish landlords, and thought they required to be reformed; but by attending the committee, and reading every line of the evidence which I did not hear, I certainly must say that I am convinced that the great body of the Irish landlords were most anxious for the prosperity of the country, and the well-being of the tenants and labourers (hear, hear). It was therefore, he added, a great satisfaction to him that he had attended the numerous meetings of the committee, because he had *been disabused of a prejudice that had existed in his mind.*”—See *Dublin Evening Mail*, August 12, 1839.

LORD BROUGHAM, at a later period in the debate, coincided with the noble Duke, both as to the importance and results of the committee's inquiries.

But there is still more weighty and important testimony—(more weighty and important, we say, inasmuch as it relates not to matter of opinion, but to absolute matter of fact,) in favour of the character, conduct, and system of the landlords of Ireland—to be found in the stability and increasing value of Irish landed property, as proved in the evidence of one of the most competent authorities of the day upon the subject. Mr. WILLIAM WOOLLEY SIMPSON, an eminent professional valuator of estates and other property, was brought forward by LORD HATHERTON on the part of the Government, with a view, we suppose, of showing that the *measures of that Government* had tended to restore and increase the prosperity of the country.

His evidence is truly an invaluable testimony in favour of the landlords. So important do we consider it, that we have published, in another part of our paper

to-day, the entire evidence, which we recommend to the perusal of our readers ere they proceed with the observations with which we mean to conclude.

Taking it for granted that our readers have complied with our advice, and are aware of the nature and details of Mr. SIMPSON's evidence, we now proceed to our *rationale* of the vast and indisputable improvement, which is still going on in Irish property.

Property has increased in market value then, not because the Government has been politic and beneficial—for every line of the evidence published by the committee, goes to prove to the contrary—but

I. Because the landlords attend more to the management of their estates than formerly, and conduct that management on sounder principles.

II. Because landlords have abandoned the system of subletting and middle-men, and now deal directly with their tenants.

III. Because landlords, acting on the maxim of LIVE AND LET LIVE, are content with very moderate rents (considerably under the average rents in England,) and expend a vast deal of their income on improvements, on education, and charities.

IV. Because taxation on land has been, and (notwithstanding the poor-rates) will continue to be, much lower than in England.

V. Because steam, amongst its other miracles, has made Ireland an integral part of Great Britain, and is rapidly equalising the prices of agricultural produce of this country with those of the sister isle—and

VI. Because, having no manufactures (except linen, limited to one district,) land offers the only recourse for the investment of capital in Ireland.

Now seeing the regular, the progressive, the necessary result of causes so adequate to the effect, may we not fairly ask, what would have been the present condition of Ireland had agitation ceased to trouble the course of her industry, and good government at once developed her resources and given encouragement and security for the application of capital? Wonderful indeed must be the natural capabilities of that soil—wonderful the energies of that people—and still more admirable the system of territorial management, which have burst through all the impediments of bad government and domestic agitation, and made Ireland a thriving country in despite of O'Connellism and LORD MULGRAVE.

From the SUN, 22d August, 1839.

As the Tory Journals are filled with bitter complaints day after day of the insecurity of property in Ireland, we think it our duty to direct public attention to the evidence which we insert, given by Mr. SIMPSON, to the Lords' Committee, as to the value of land in Ireland. By that it appears that so far from property being insecure, it is continually rising in value there, and that Englishmen and prudent Scotchmen are continually investing money in the purchase of land. Even a Stipendiary Magistrate, who must have had good opportunities for knowing the state of the country, has, it appears, become a landowner. Most people think the land high enough rented in England, particularly when they see, every second or third year, that the landlords graciously condescend to abate something of their legal demands on their tenantry; but in Ireland, according to Mr. SIMPSON, the tenants pay higher rents than in England. Such evidence of the increasing value of property in Ireland is a complete and thorough answer to the thousand columns of trashy abuse which the Tory Journals have published against the Government of Ireland during the last five years. Add to this the withdrawal of troops from Ireland, and we cannot fail to conclude, that the conciliatory and anti-Tory Government of Ireland has been as wise as it has been avowedly merciful and kind. At the same time, we say, with the *Spectator*, that the same test is equally applicable to England, and when we find more troops required here, and disturbances growing up in every part, so that England is almost as bad as Ireland was under the Tory Government, we cannot but conclude that the ever-to-be-regretted adoption by the Whigs, of the Tory and coercive policy in England, is as unwise as we know it to be harsh and unjust. Why should Englishmen, though not headed by Mr. O'CONNELL, be worse treated by the Government than Irishmen?" When did the Whigs, at the command or suggestion of the Orangemen, put down public meetings and hunt down the Catholics, as they have put down and hunted down the Chartists in England, at the command

of their political opponents? In Ireland, language has been repeatedly used quite as inflammatory, or more inflammatory, than ever was uttered by Mr. M'DOUALL or Mr. STEPHENS, admitting the reports of the hireling witnesses to be correct; but no person was punished for using it, and Ireland is fast becoming tranquil. In England, persecution has been tried, and sullen discontent, or violent hatred of the laws, is overspreading the land. Should such emotions be perpetuated and extended, they will eat into the core of England's safety. Her boasted Constitution, her famous laws, which the Whigs are enforcing, in spite of reason and common sense, when deprived of the people's love and respect, will be like a weevilly biscuit we have sometimes seen at the end of a long voyage, not very foul to look on, here and there only a mark of corruption within, still preserving its form, but so thoroughly maggot-eaten that when knocked on the table it crumbled into a heap of disgusting dirt. The policy which leads to the persecution of the masses, or the leaders of the masses, will slowly but surely destroy the heart of Britain's greatness, and it will, by and by, tumble by some revolutionary shock into a heap of mournful and offensive ruins.

Houses of the Oireachtas

Houses of the Oireachtas