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Scottish Planned Villages

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PREFACE

My research on planned villages began in August 1970 in the public library at Strichen in Aberdeenshire when I was preparing an undergraduate dissertation on the planned villages of Buchan. Strichen was one of the first generation of villages planned in the North East in the 1750s and 1760s. Alexander Fraser, its founder hoped to create a small market town populated by textile manufacturers, tradesmen and agricultural labourers, some of whom also rented fields in the neighbourhood which enabled them to keep cows and horses. The layout of the village, characterised by straight streets connected by lanes with houses facing directly on to the pavement, still bear witness to careful planning. The library contained a significant number of manuscripts and ledgers that had been in the estate office until the sale and break up of Strichen estate in the 1920s (these papers are now at Aberdeenshire Library Headquarters, Oldmeldrum). It was immediately apparent that the planning and day-to-day management of villages had generated a variety of different documents such as plans, building regulations, rentals, reports and memoranda, and correspondence. These contributed immensely to the successful completion of my dissertation but also made me aware of the potential of such sources in investigating the role of planned villages in the changing economy of Scotland during the eighteenth and nineteenth centuries. Research for my Ph.D., which focused on the North East, brought to light further types of sources, including newspaper advertisements that announced the founding and expansion of villages and chartulary books and other property records that could be used to study migration into new communities. Over the last thirty years, geographical coverage has been extended throughout Scotland and comparative research has been carried out in Ireland where village development has many parallels with that in Scotland. The research has involved visits to the National Archives of Scotland (formerly the Scottish Record Office), the National Library of Scotland, the National Library of Ireland, the Public Record Office of Northern Ireland, the British Library, and to University libraries and local library and archive centres throughout Scotland and Ireland as well as several in England.

When I began research, the literature on Scottish planned villages was limited to a few book chapters and papers in journals. That which existed was largely based on secondary sources such as the *Old* and the *New Statistical Accounts* and local histories. From the outset, a major

objective was to examine contemporary source material that would explain the origins of the planned village movement, help identify the extent of village planning and throw light on the motives of landowners and those who settled in the new communities. In addition, attempts were made to locate papers that were still in private ownership, mainly to gain an insight into village planning on estates that were owned by particularly influential landowners and who might be expected to have played a key role in the development of this type of settlement. As a consequence, the documents reproduced in this volume have been drawn from a wide range of contemporary sources a number of which were originally studied in estate offices and in the offices of firms of solicitors. Some illustrate the early phases of village development while others have been selected as commentaries on the planning process, part-time farming and efforts to establish manufacturing industry and fisheries. A number of documents throw light on the difficulties experienced by landowners trying to create viable communities.

I am grateful for the assistance of many individuals and organizations. I owe much to Professor Tom Devine and the late Professor John Butt who provided students in the Department of Economic History at Strathclyde University with a thorough grounding in Scottish economic and social history. The late Mr Alan Small whose advice and encouragement while supervising my Ph.D. research in the Department of Geography at Dundee University was invaluable. Visits to archives have been supported by a University of Dundee postgraduate studentship and by grants from those Universities where I have been employed: The Queen's University of Belfast, Glasgow, Swansea and Keele, and from the British Academy and the Scouloudi Foundation (formerly The Twenty-Seven Foundation). Many archivists, librarians, landowners, estate factors, the staff of sheriff clerks' offices and solicitors have generously assisted with my enquiries and gave me access to papers in their custody. The maps were drawn by Mr Andrew Lawrence, cartographer in the School of Earth Sciences and Geography, Keele University.

I am indebted to the owners of muniments for their permission to publish extracts: His Grace the late Ian, 12th Duke of Argyll, Mr E. Berkeley, factor, Fettercairn Estate, Mr G.S. Burnett-Stuart, Sir James Cayzer, Lord Crawford of Balcarres, Sir Archibald Dunbar of Northfield, Mr Andrew Dingwall-Fordyce, Sir William Gordon Cumming, Mr Alex Gordon-Duff, Sir Archibald Grant of Monymusk, Mr James Ingleby, Mr Andrew M.H. Matheson, Mr Robert Maxtone-Graham, The Earl of Seafield, Lord Strathnaver, Mr George M. Watson, the late Earl of Wharncliffe's Trustees, the City Archivist, Aberdeen for Aberdeenshire Archives, Angus Council: Angus Local

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Douglas G. Lockhart
Keele, Staffordshire
December 2004

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Stuartfield was founded in 1769 by John Burnett, an Aberdeen merchant and was first advertised in the *Aberdeen Journal* on 23 January 1769. It attracted tradesmen and agricultural labourers and for a time had a flourishing linen industry. The streets meet in a large square and surrounding the village was a large area of lotted lands farmed by its inhabitants.

3. Grantown-on-Spey, Morayshire, from the West, c. 1868 [between pp. 118 & 119]

The photograph was taken by Alexander McIntosh Urquhart (1824-90), a local house painter and merchant, and shows a typical harvest scene on the lotted lands. These lands were intended to provide grazing for cows and horses, however many inhabitants grew oats, turnips and potatoes and sold the growing crop at annual auctions held on the village lands. Such photographs are particularly rare and the view is similar to a George Washington Wilson photograph of Dufftown, Banffshire, c. 1880 which is reproduced in *Agricultural History Review*, vol. 49 (1) (2001), p. 25. Courtesy of Grantown Museum.

INTRODUCTION

Planned estate villages and small towns are a prominent feature of the Scottish and Irish countryside. In Scotland, almost 500 villages were planned by landowners during the eighteenth and nineteenth centuries and these can be found throughout the mainland and in many of the larger islands in the Firth of Clyde, the Hebrides and the Orkney Islands (see Appendix). Research in Ireland has indicated that perhaps as many as 800 places originated in this way. Scottish villages shared many features with their Irish counterparts, most notably the same kind of functions, an almost identical planning process and similar ground plans and domestic architecture. The overwhelming majority were created by individual landowners on their estates, though some in Scotland were founded by the Annexed Estates Commissioners (Strelitz, Perthshire), the Town Councils, Guildry and Trades Incorporations of Royal Burghs (Gasstown, Dumfriesshire; Guildtown, Perthshire; New Elgin, Morayshire) and by the British Fisheries Society which acquired land in a number of locations in the Highlands and Islands where harbours and new settlements were created (Ullapool, Ross and Cromarty; Tobermory, Argyllshire).

The villages were linked with diverse economic and social activities. In the eighteenth century, villages were most commonly associated with agricultural improvement and their founders were keen to establish local market centres populated by tradesmen and labourers supplemented by textile manufacturing which was regarded as essential to attracting population to new communities. From the 1780s, the expansion of the fishing industry and the construction of harbour facilities was accompanied by new village development in many parts of the Highlands and around the shores of the Moray Firth. The development of the cotton industry in west central Scotland helps to explain the concentration of villages near Paisley (Renfrewshire) in the late eighteenth century. The notion that planned villages were aesthetically attractive and contributed to re-shaping the policies and removing old villages near landowners' houses accounted for some of the best known examples notably Inveraray (Argyllshire); Fochabers (Morayshire) and Cullen (Banffshire). Finally, new villages were

associated with a growing appreciation of coastal scenery and the better environmental characteristics of suburban living which emerged in the early nineteenth century. Places such as the New Town of Largs and the Crescent at Ardrossan (Ayrshire) were among the first to be planned while similar developments can be found on the east coast at Maryton (Fife) and at Newton of Panbride near Carnoustie (Angus). These communities attracted wealthy merchants and business people and were the forerunners of the suburban feuing schemes which were promoted by landowners from about 1850 until the turn of the century.

The planned villages varied greatly in size when first established. Some were intended to become small towns such as Johnstone (Renfrewshire) and others founded with just one main street were later successfully expanded (Aberchirder, Banffshire). However in many places, the mismatch between the over-confident predictions of their founders and actual outcomes was striking. Sir Archibald Grant expected 200 families to be living in Archiestown (Morayshire) within five years of its foundation.¹ However, after an initial burst of activity fostered by offers of loans, the flow of settlers quickly tailed off and ten years later the population had only reached 113.² In contrast, some landowners appear to have had quite modest aspirations for villages and commissioned plans that could only accommodate 20 to 30 households such as Kirkforthar (Fife).

The majority of planned villages can still be identified today and in areas such as Buchan (Aberdeenshire), Moray and Easter Ross-shire the overwhelming majority of communities owe their existence to the planned village movement. The quality of planning and local architecture has been recognised with a number of places throughout Scotland being given conservation status such as Port Charlotte (Islay, Argyllshire), Strichen (Aberdeenshire), Fochabers (Morayshire) and Eaglesham (Renfrewshire).

In contrast, a small number of villages have been deserted or their sites re-developed. The character of many of the lost villages however, can be identified in estate plans³ while some survived long enough to appear on maps produced by the Ordnance Survey in the 1850s and their populations to be recorded in the Census Enumerators' Schedules in the mid nineteenth century. Although rural depopulation since the 1860s has led to substantially lower village populations in areas distant from the major conurbations, severely decayed villages are relatively few in number and were small settlements that were situated in districts

¹ NAS. GD345/1025/bundle 1.

² NAS. GD345/1014/75.

³ NRA(S). 827 Drummond Estates Office, Muthill.

where many villages competed for population and services. A similar process has affected small fishing villages whose fishermen moved to places with better harbour facilities. Examples include Sarclet (Caithness), where only a few cottages are still occupied, and Usan (Angus) and Seatown of Rattray (Aberdeenshire) which have been entirely abandoned.

Another group of villages which have lost their identities are those that have succumbed to the pressures of urban growth and re-development. The village origins of Finnieston and Anderston in the western inner urban area of Glasgow, Newton Ralston in Barrhead and Thorn on the outskirts of Johnstone (Renfrewshire) are unrecognisable today while Maxwellton is now surrounded by East Kilbride new town.

Lastly it is worth noting that in some instances schemes failed to come to fruition. In such cases, it is difficult to ascertain how seriously landowners intended to pursue their objectives though it is clear that schemes failed to make progress at different stages in the planning process. The surviving evidence of landowners' intentions is usually very meagre such as a surveyor's report (Malcolmburn, Banffshire), a feuing plan (Plewland, Morayshire) or a combination of both (Scarinish, Tiree, Argyllshire).¹ Moreover, the reasons for cancellation of projected villages can only be speculated upon though it is likely that competition for settlers from existing villages was a major consideration.

Previous Studies

An extensive literature exists on planned villages; some of it relates to individual villages or is concerned with the planned settlements of a particular region. The results of national surveys in Scotland and Ireland have also been published. In Ireland, those by Cullen, Graham and Proudfoot have all involved detailed study of a variety of primary sources.² Research in Scotland by Houston and Smout stressed the widespread occurrence and different types of villages, while Lockhart has drawn attention to planning methods, migration, landed

¹ NAS. GD248/350/5; NLS. Deposit 175 large vol. 51; NRA(S). 1209 Argyll Papers, vol. Tyree plans.

² L.M. Cullen, *Irish towns and villages*, Dublin, 1979; idem., *The emergence of modern Ireland*, Dublin, 1981, pp. 61-82; B.J. Graham and L.J. Proudfoot, *Urban improvements in provincial Ireland 1700-1840*, Athlone, 1994; L. Proudfoot, Property ownership and urban and village improvement in provincial Ireland c.1700-1845, *Institute of British Geographers, Historical Geography Research Series*, No. 33, 1997.

investment and the role of part-time agriculture.¹ Comparative studies of village founding in Scotland and Ireland are, with one exception, lacking.² While this is unfortunate, the absence of a definitive study is largely a reflection of the research effort involved, especially in relation to key sources such as estate management papers, property ownership records and newspapers. By drawing upon these and other sources,³ this introduction explores the origins of planned villages, provides an assessment of the achievements of the planned village movement in relation to the communities it created, and discusses the ways in which landowners promoted new villages.

Origins

The documents reproduced in this volume demonstrate the wealth of sources for the study of planned villages. The records of estate management are particularly complete from about 1760. In contrast, villages founded only a few years earlier such as New Keith (1750-51) and Newmill (1759) (Banffshire), that served as models for many later villages, are quite poorly documented compared with later examples on the same estates. The evidence for the founding of these and some slightly earlier examples such as Gartmore, Crieff and Callander (Perthshire) is mainly in the form of feu charters granted to the purchasers of building plots.⁴ The estate papers are silent about the motivations of their founders and about the way in which these places were conceived.

The emergence of villages with clearly planned streets and building plots appears to have occurred in the 1720s. The evidence from rentals at Gartmore, supported by the earliest surviving plan of the village in 1776, points to the creation of a rigidly planned settlement.⁵ Secondly, when John Cockburn founded Ormiston (East Lothian) in the 1730s

¹ J.M. Houston, Village planning in Scotland 1745-1845, *Advancement of Science*, vol. 5, 1948, pp. 129-32; idem., Historical background of village development in Scotland, *Journal of the Town Planning Institute*, vol. 35 No. 3, 1949, pp. 87-95; T.C. Smout, The landowner and the planned village in Scotland 1730-1830 in N.T. Phillipson and R. Mitchison (eds), *Scotland in the age of improvement*, Edinburgh, 1970, pp. 73-106; D.G. Lockhart, The planned villages in M.L. Parry and T.R. Slater (eds), *The making of the Scottish countryside*, London, 1980, pp. 249-70.

² D.G. Lockhart, Planned village development in Scotland and Ireland, 1700-1900 in T. Devine and D. Dickson (eds), *Ireland and Scotland, 1600-1850: Parallels and contrasts in economic and social development*, Edinburgh, 1983, pp. 132-45.

³ For a discussion of sources, see D.G. Lockhart, Planned villages—a review of sources, *Scottish Local History*, vol. 39, 1997, pp. 34-9.

⁴ G. Dixon, The Founding of Gartmore in 1725, *The Forth Naturalist and Historian*, vol. 26, 2003, pp. 119-23; NRA(S). 827 Drummond Estates Office, Muthill, Perth Chartulary, vol. II No. 3.

⁵ NLS. Acc 4325(2).

he employed a surveyor to lay out the village.¹ Thirdly, when James Drummond of Perth sold building plots in the Kirktown of Callander immediately before the '45 these were approximately equal sized and the charters contain references to a feuing plan.² Drummond's choice of a site adjacent an existing kirktown perhaps points to cautious beginnings, a trend that continued into the period beyond the Jacobite rebellion.

Smout and Whyte have argued that the planned village movement had its roots in earlier attempts by landowners to promote burghs and small villages endowed with rights to hold markets and fairs.³ However, Smout concedes that the number of places founded in this way was fewer, the size of the new foundations was small compared to those planned in the eighteenth century and the attention given to the layout of streets and housing was much less detailed. The last point may require some re-interpretation. A surviving sketch for a new town at Edzell (Angus) in the late sixteenth century (Fig 1) indicates that the principles of planning were already fully understood at this time. The plan which features two principal streets meeting at a square is not unlike that used in several early planned villages, most notably Archiestown (Morayshire) and Stuartfield (Aberdeenshire) (Plate 2). By the beginning of the eighteenth century the distinction between encouraging the growth of an existing settlement and planning a new town was certainly understood. Lord Cullen offered this advice on Down (Banffshire)—'the regular method for building and enlarging the Town will need more time and consideration'.⁴ The surviving charters for Rosehearty (Aberdeenshire) about 25 km east of Macduff confirm it as a new town dating from 1680s and, although the evidence is patchy, the late seventeenth century may have also witnessed the founding of planned villages without burghal status such as Thornhill (Perthshire) where fifteen settlers received their charters in February 1696.⁵

¹ J. Colville (ed) *Letters of John Cockburn of Ormistoun to his gardener 1727-1744*, *Scottish History Society*, vol. 45, 1904, pp. xxxv-xxxvi.

² Perth Chartularies op. cit.

³ T.C. Smout op. cit., pp. 73-5; I.D. Whyte, *The function and social structure of Scottish burghs of barony in the seventeenth and eighteenth centuries* in A. Maczak and C. Smout (eds), *Grundung und Bedeutung kleinerer Städte im nordlichen Europa der fruhen Neuzeit*, Wiesbaden, 1991, pp. 21-2

⁴ AUL. Ms 3175 M series bundle IX B46, *Memoirs of observes of Lord Cullens anent the harbour of Down [1704]*.

⁵ W. & J. Cook W.S., *Edinburgh, Brucklay Chartulary [no title]*, *Charter, The Lord and Master of Pitsligo to the feuars and burgesses of Rosehearty, 28th September 1684*; G.A. Dixon, *The founding of Thornhill in 1696*, *Forth Naturalist and Historian*, vol. 18, 1996, pp. 75-82.

In the late seventeenth century, landowners were also active in the promotion of non-burghal markets. The procedure involved was to secure an Act of Parliament that would permit markets or fairs to be held at existing hamlets, usually kirktowns adjacent the parish church, on their estates. The impact on the host village was often marginal, for instance the Kirktown of Strichen (Aberdeenshire) which had received the right to hold a weekly market and two fairs in 1686 and 1696 remained a tiny hamlet even though the Rood Fair, held each Spring, became an important occasion for the sale of animals.¹

New fishing villages (seatowns) were also a feature of the late seventeenth century and the early decades of the eighteenth century. Their growing numbers reflect two processes: the coastwise migration of fishermen and inducements offered by landowners eager to increase the rent roll and food supply of their estates. In Rathven parish (Banffshire), a succession of communities were established such as Portknockie (1677), Findochty (1716), Nether Buckie (1723) and Portessie (1727).² These settlements continued an earlier tradition of building each house gable-end facing the coast and the physical characteristics of each site dictated the overall plan. Valuable experience however, was gained in methods of attracting settlers to these new communities which was later used in the recruitment of fishermen to planned villages in the early nineteenth century.

Unlike kirktowns and seatowns, the primary agricultural settlements (fermtowns) that existed before the eighteenth century were largely swept away during the Improving Movement. An insight into the occupational structure of these communities is provided by the Poll Tax lists for 1696 which highlight the presence of rural craft and agricultural occupations. It is likely that blacksmiths, tailors, weavers and other tradesmen were also involved in part-time farming. Enclosure of fields, the creation of new farms and innovations in crops and implements had major implications for tradesmen, for minor tenants who lacked capital to take advantage of the new farming opportunities, and for the poor and the elderly. Improving tenants benefited from these changes at the expense of tradesmen and day labourers who formerly cultivated small crofts.

Contemporary writers speak of the 'eagerness of some improvers to take all their land under their own management';³ others point to surplus population, a complaint that was often levelled against the

¹ D.G. Lockhart, *The founding of planned villages on Strichen estate, Aberdeenshire, Scottish Local History*, vol. 41, 1997, pp. 7-14.

² Sir J. Sinclair (ed), *The Statistical Account of Scotland* [hereafter OSA], vol. IV, Edinburgh, pp. 400-02.

³ *ibid.*, vol. IV, p. 397.

Highlands and the upland and plateau areas of the North East.¹ Moreover, landowners were advised that grouping tradesmen and labourers in villages would contribute to a solution of the problem of displaced population, would augment rent rolls, and would provide a market for the produce of neighbouring farmers. Village communities also made a very direct impact on the reclamation of unimproved land and peat moss, with unimproved land as well as previously cultivated ground being offered as an inducement to settle (Figs 2 and 3). The opportunity to rent land had positive as well as negative impacts. It provided a useful source of food and a recreational interest for tradesmen and in large villages several hundred hectares might be rented in this way, though landowners charged high rents for such lands. Estate rentals show that lotting out croft and farmland together with unimproved moorland resulted in an overall increase in the area under cultivation and an increase in income that quickly offset initial village planning costs.² In spite of the relatively high rents for these lands, the opportunity to cultivate a few acres and keep a cow was also attractive to the poor since it offered them subsistence and some income from the sale of milk and crops such as hay, oats, turnips and potatoes. Poor people and the unskilled formed the bulk of the population in villages that remained small-scale settlements such as Gordonstown and New Leeds (Aberdeenshire) where there was a heavy dependence on agricultural pursuits.

While some of the new villages were very dependent on subsistence agriculture others were host to industries such as textile manufacturing, breweries and bakeries and, after 1780, the development of fishing and coastal trade account for the founding of many places, particularly in the Highlands and the North East. The development of textile industries in planned villages received support from the Board of Trustees for Fisheries, Manufactures and Improvements in Scotland established in 1727 to promote the manufacture of linen and coarse wool as part of a plan to diversify the economy and to ameliorate poverty in rural areas. After the unsuccessful Jacobite Rebellion in 1745 the Board of Trustees, whose membership included a number of progressive landowners, became a focus for the discussion of the wider issue of economic development in the Highlands. A parallel political development was the setting up of a Commission to manage the forfeited estates of participants in the rebellion. Government was seeking ways of preventing further political discontent in the Highlands. In particular it was concerned that the

¹ NAS. GD248/49/3/1.

² D.G. Lockhart, Lotted lands in the planned villages of north-east Scotland in A.H. Dawson et al, *Scottish Geographical Studies*, St Andrews, 1993, p. 169.

population should be fully employed and this led to a debate on the most appropriate policies for a Highland Plan to modernise settlement structure and agriculture and to expand the textile industries. This was framed, jointly, by the Board of Trustees and by the Commissioners of the Annexed Estates, and is particularly interesting because it envisaged that manufactures and trade should be promoted in planned villages that would be established on the forfeited estates. The origins of the plan appear to date from about 1750 and coincide with the appointment of James Ogilvy, Lord Deskford (later sixth Earl of Findlater) to the Board of Trustees. Deskford had already been active in developing the linen industry on his father's estates in Banffshire and had just embarked on the founding of New Keith, the first post-1745 planned town in Scotland. A debate on the most appropriate type of settlement for the Highlands followed.

Burghs of barony, garrison settlements, kirktowns and planned villages each had their advocates. Andrew Fletcher of Saltoun (Lord Milton), who was preparing the details of the bill to annex the forfeited estates to the Crown, was in favour of kirktowns as nodal points for trade and manufacturing. In 1751, Deskford rejected Milton's scheme in favour of planned villages, perhaps testimony that New Keith was already making good progress. This change was accepted and it is significant that, in the following year, the annexing Act of Parliament contained provisions to create new settlements which resulted in 'manufacturing stations' being established at Loch Broom, Lochcarron, Glenmoriston and Badenoch-Strathspey, staffed by managers responsible for developing the local linen industry. The scheme absorbed half the Board's annual budget between 1755 and 1762, though it was hoped that local landowners would provide additional funding. In the event, only in the Badenoch-Strathspey district was local assistance forthcoming and, after the Board had withdrawn subsidies, the stations could not survive and were abandoned. The Highland Plan however, had a long-term significance beyond the lifetime of the manufacturing stations. Two of the former managers, Alexander Shaw (Glenmoriston) and Duncan Grant (Badenoch-Strathspey) became trusted advisors of James Grant, heir to the Castle Grant estates in Inverness-shire and Morayshire, who planned Lewiston and Grantown-on-Spey. Moreover, it was succeeded by another initiative that involved the planning of villages to be settled by disbanded soldiers and sailors and their families by the Commissioners of the Annexed Estates as part of a plan to improve these estates.¹ The

¹ D.G. Lockhart, *The evolution of the planned villages of north-east Scotland*, unpubl. Ph.D., University of Dundee, 1974, vol. 1, pp. 24-31.

Board of Trustees also actively supported the training of tradespeople in the linen industry, contributed to the salaries of managers, and provided lintseed and equipment to new manufacturing companies. Although grants were made to infant linen companies located in a number of planned villages (for example Strichen and New Byth, Aberdeenshire; Laurencekirk, Kincardineshire; Spittalfield, Perthshire), the most critical single factor was the ability of landowners to attract a suitably skilled entrepreneur to develop industry in the early years of a village's existence. In this respect, managers who had received funds from the Board for training purposes such as Mungo Rannie in Cullen (Banffshire) were in a position to recommend possible candidates; for example, one of his journeyman weavers left to work at Archiestown (Morayshire) soon after Sir Archibald Grant had founded the village. The importance of the linen industry in providing a core manufacturing activity for the economy of the early planned villages, particularly those in the North East, cannot be underestimated. Although many enterprises were short-lived and bankruptcies were commonplace, the linen trade provided a significant amount of employment in villages peopled by tradesmen and labourers and was crucial in attracting settlers to new communities.

International origins

Attempts to trace linkages between village planning in Scotland and other parts of the British Isles and Europe has to date yielded only modest results. New villages which were established in Europe may have provided inspiration and Lord Gardenstone, founder of Laurencekirk is known to have visited one near Geneva,¹ while propagandists such as Anderson and Knox² cited the growth of towns and industries on the continent as an inducement to establish fishing settlements in the Highlands. The clearest evidence of linkages were those between Scotland and Ireland. Examples of the kind of possible connections that existed drawn from contemporary literature, ownership of land and visits to Ireland are given below. The most influential publication was almost certainly a pamphlet by Sir Richard Cox that described the steps he had taken to promote linen manufacturing and its impact on the village of Dunmanway in Co. Cork which had a wide circulation. In Scotland, it was purchased by

¹ F. Garden [Lord Gardenstone], Travelling memorandums, made in a tour upon the continent of Europe in the years 1786, 87 & 88, Edinburgh, 1781, pp. 234-7.

² J. Anderson, An account of the present state of the Hebrides and Western coasts of Scotland, Edinburgh, 1785; J. Knox, A discourse on the expediency of establishing fishing stations or small towns in the Highlands of Scotland and the Hebride islands, London, 1786.

Lord Milton and by Lord Gardenstone who acknowledged that it had provided the impetus to establish a manufacturing village at Laurencekirk.¹

Unlike their English counterparts, many of whom owned extensive estates in Ireland, very few landowners had substantial estates in both Scotland and Ireland. A notable exception were the Earls of Abercorn, who owned estates in Co. Tyrone, Renfrewshire and Mid-Lothian and, in the late eighteenth century, were enthusiastic town planners. The expansion of Strabane, the grandly titled New Town of Paisley which became a working-class suburb, and the small seaside resort of Portobello were among their projects.²

The tours undertaken by landowners in search of education and pleasure may have provided new perspectives and ideas for landowners that could be put into practice on their estates. It is tantalising to note that when Sir William Forbes, a wealthy Edinburgh banker and landowner, visited Ireland in 1785 he sailed from Portpatrick (Wigtownshire) where his friend and business associate James Hunter Blair was the laird of Dunskey estate. In November 1785, a plan to expand this village and attract manufacturers was advertised in the Edinburgh newspapers. During his visit to Ireland, Forbes is known to have stayed at several planned towns including Virginia (Cavan) and, within two years, he had begun New Pitsligo on uncultivated moorland on his own lands in Aberdeenshire. The evidence is circumstantial, however, it would be surprising if the visit had not made him aware of the potential of improving a particularly barren area of his estate.³

While the factors that contributed to the origins of eighteenth-century new planned villages and small towns are still not fully understood, the evidence does point to a continuity of planning methods with the new towns incorporating elements that were present in earlier town plans. Existing rights to hold markets and fairs at kirktowns and the developing linen industry were also important factors in explaining the location and economic characteristics of the earliest planned villages. The most important catalysts however, appear to have been growing population, rising prices for grain, and agricultural improvement. Planned villages became an integral part of

¹ D.G. Lockhart, *Select documents XXXIII: Dunmanway, County Cork, 1746-9*, *Irish Historical Studies*, vol. 20, 1976, pp. 170-5.

² PRONI. D623/A/22/94 Earl of Abercorn to James Hamilton: London, 22 November 1776; D623/A/23/69 Earl of Abercorn to James Blair: Duddingston, 30 August 1778; D623/A/187/10 and 11 Thomas Scott to Marquess of Abercorn: Edinburgh, 23 March and 8 April 1801.

³ *Caledonian Mercury*, 9 November 1785; NLS Acc 4796 second deposit, box 47; *idem.*, box 215.

estate improvement largely because tradesmen and labourers as well as the poor and elderly could be accommodated within the estate or alternatively in that district. The earliest new villages had simple linear plans, were founded adjacent kirk towns that held markets in those areas where textile manufacturing was already established. Their founders were not only amongst the earliest improvers but their involvement in public life at the Court of Session or in managing the Annexed Estates, for example, enabled them to discuss estate management strategies with their contemporaries on a regular basis.

Chronology and design

Planned villages are widely distributed throughout Scotland and the chronology of founding has been described elsewhere.¹ Precisely when individual villages were founded was in part linked to prevailing economic circumstances as well as an element of imitation with particular landowners following their neighbours and friends. These factors help to explain why clusters of settlements were established within a few years of one another. Adams has shown that the network of contacts between landowners was also responsible for the diffusion of ideas over longer distances.² The founding of the earliest villages appear to reflect both processes while those founded after 1770 were more closely linked to local economic circumstances.

There is evidence of the experimental nature of early attempts to create new towns. Several plans were drawn for Archiestown (Morayshire) before one was adopted and at Newmill (Banffshire) there were difficulties in laying out the lanes on both sides of the main street so that they matched one another. Joseph Cumine founder of Cuminstown (Aberdeenshire), who had helped his neighbour James Urquhart of Byth plan New Byth ruefully reflected that: 'My own Village was the first I planed and you know that is only of a late date were I to begin I think I could do it much better but too late now to think of that'.³ Both villages have L-shaped plans incorporating a square and had very similar functions. When Andrew Wight visited the area in 1780 he noted that 'Mr Cummin has a neighbour who follows him step by step'.⁴ The linen industry, communities of tradesmen and labourers, markets and occasional fairs, and part-time farming on the lotted lands were their characteristic hallmarks, like most planned villages founded in the North East in the 1750s and 1760s. Broadly

¹ Houston, 1948 op. cit.; Smout, 1970 op. cit.; Lockhart, 1980 op. cit.

² I.H. Adams, *The making of urban Scotland*, London, 1978, p. 67.

³ NAS. GD345/1015/153x.

⁴ A. Wight, *The present state of husbandry in Scotland*, Edinburgh, 1778-84, vol. 4, p. 52.

similar kinds of tradesmen-agricultural communities continued to be founded in this region until after the Napoleonic Wars (for example, Dufftown and Fife Keith, Banffshire 1817; Lumsden, Aberdeenshire 1825). However, in the national context, what is most remarkable about the new communities is the diversity of functions with which they were associated.

The pattern of village founding in the regions was one where different economic opportunities motivated landowners at various times over a 150-year period. Villages settled by tradesmen and agricultural labourers, some of whom were involved in textile manufacturing, were founded throughout Scotland. There are major concentrations in the Highlands and Islands and Dumfries and Galloway in the eighteenth century. Some were ambitious projects such as Bowmore, on Islay (Argyllshire), the earliest new village in the Hebrides (Plate 1) and Gatehouse of Fleet (Kircudbrightshire) which benefited from its situation on the Carlisle to Portpatrick road and water power from the river Fleet. Others were minor developments like Newton in Strachur (Argyllshire) and Holywood, also known as Druidville, (Dumfries-shire) some 5 km north of Dumfries. The growth of particular industries or the re-location of manufacturing was particularly influential. In Renfrewshire (West Central Region), village development was concentrated in a twenty-year period and was associated with coal mining and cotton textiles. Between 1780 and 1782, six new villages were begun and their planning was chronicled by William Semple, a local historian.¹ Writing of the founding of Johnstone (Fig 4) he noted that George Houston of Johnstone had:

planned off a new town, which appears to do well, as lying contiguous both to water and feuel, which are very advantageous for a manufacturing town... Nine houses are already built, two more building, and other forty-two steadings feued off for building house upon, October 21.1782. The plan of this town is superior to any I have seen in Scotland, having regular broad and straight streets, being 40 feet wide each, and cross each other at proper distances ...²

The new villages built in the west at this time differed from their counterparts elsewhere. Rapid growth of population, tenement housing and factory, rather than workshop, employment were characteristic. Some once separate planned communities merged to form loosely grouped towns such as Barrhead (Renfrewshire) and Renton and Bonhill in the Leven valley (Dunbartonshire). It was also

¹ G. Crawford and W. Semple, *The history of the shire of Renfrew (1710) ... and continued to the present period* by William Semple, Paisley, 1782.

² *Ibid.*, 257.

in this region that most model factory villages were built. New Lanark (Lanarkshire), with its large mills and tenement housing, was well-known for its social reforming agenda that attracted workers from throughout the country.¹ Catrine (Ayrshire), Blantyre (Lanarkshire), Deanston and Stanley (Perthshire) are further examples of successful factory settlements in the Lowlands while Spinningdale (Sutherland) was the sole village associated with cotton manufacturing in the Highlands.²

In contrast, the new communities in Angus and east Perthshire created in the 1820s and 1830s, to house domestic weavers, employed by manufacturers in towns such as Perth, Dundee and Arbroath to produce coarse linen cloth, were among the smallest of planned villages. Caroline Place and Guildtown (Perthshire) had 15 and 22 building plots to begin with (Fig 5) and Maryton (Angus) had 26 lots on a triangular-shaped piece of land bordering the Forfar to Kirriemuir road. A combination of lower wage levels in rural areas that encouraged manufacturers to re-locate weaving work and landowners who saw an opportunity to sub-divide land of limited agricultural value into building plots led to the creation of these settlements. Town-based organizations, such as the councils and guildry of royal burghs, as well as landowners were involved in their founding.

Almost a quarter of Scotland's planned towns and villages have coastal locations. The overwhelming majority of these can be related to developments in the fishing industry, especially the herring boom of the early nineteenth century which accounted for the founding of many east coast communities from Orkney to Aberdeenshire. An Act of Parliament passed in 1808, which regulated the herring season, introduced quality controls and offered a bounty payable on the quantity of clean gutted fish. This helped to sustain a trend of founding both large places as well as small villages such as Lybster and Sarclet (Caithness) and New Buckie, Portgordon and Porttannachy (Banffshire). Growing demand for fish from the home market and from the Baltic, the use of larger craft and financial assistance from the Fishery Board to landowners who built piers and harbours, led to further planning activity from the 1820s to the early 1850s

¹ A. Cullen, *Adventures in socialism New Lanark establishment and Orbiston community*, Glasgow, 1910; G. Darley, *Villages of vision*, London, 1975; I. Donnachie and G. Hewitt, *Historic New Lanark*, Edinburgh, 1993.

² A.J. Cooke, *Stanley from Arkwright village to commuter suburb: 1784-2003*, Perth, 2003; idem., Richard Arkwright and the Scottish cotton industry, *Textile History*, vol. 10, 1979, pp. 196-202; idem., Cotton and the Scottish Highland clearances—the development of Spinningdale 1791-1806, *Textile History*, vol. 26, 1995, pp. 89-94; idem., Stanley Mills—an early factory village, *Scottish Local History*, vol. 45, 1999, pp. 7-12.

(Henriettatown and Rockfield, Ross and Cromarty; Sandhaven, Aberdeenshire).

Only a few planned fishing villages were founded in Ayrshire and Dumfries and Galloway, new coastal settlements in the South West were mainly small ports associated with the coastal and Irish trade and date from the late eighteenth century. Two larger ports were built at Ardrossan and Troon (Ayrshire) early in the nineteenth century which, in addition to general cargo, were heavily involved in handling coal traffic. However, by this period there was also a growing demand for sea bathing and better quality housing which had a coastal aspect. Newspaper advertisements for property in planned villages reflect this trend. The notice in the *Dumfries Weekly Journal* announcing the founding of Carsethorn (Dumfries-shire) commented that it is 'the place where the shipping for the Port of Dumfries generally stop at, going out and coming in; as also, it is a most eligible situation for sea-bathing quarters'.¹ At Ardrossan there was residential segregation between the two classes of residents that were attracted to the town. The tradesmen lived in the streets and lanes leading to the harbour, while the ground between Saltcoats and Ardrossan Castle was reserved for a crescent of villas that focused on hot and cold baths and had a very different social tone. The latter area, and the new town of Largs on the north Ayrshire coast attracted wealthy merchants who built large properties. A typical example advertised in the *Glasgow Herald* on 10 August 1818 boasted a dining room, drawing room, parlour, five bedrooms, servants' apartments, laundry and kitchen.

While a longer-term view of the development of landed estates is relevant to an understanding of the role of town and village planning, it is also important to recognise that many landowners responded to one or more shorter-term opportunities like agricultural leases that were about to expire, and transport improvements. When an estate was out of lease it presented an opportunity to make wide-ranging changes to farm tenancies and farm size as part of the ongoing capitalisation of agriculture. One Morayshire land steward bluntly explained that 'Farming & Improvements cannot be carried on without the Command of Lands'.² It was also much more convenient to incorporate a planned village into the scheme at this time. Otherwise protracted, and occasionally expensive, negotiations with tenants were needed to release lands before the leases had expired. Well-documented examples of new villages being founded as part of major changes on estates include Dallas (Morayshire) and Brora, Portgower

¹ *Dumfries Weekly Journal*, 1 December 1795.

² NLS. Deposit 175 box 140, Robert Young to Sir William Gordon Cumming: Inchbroom, 14 March 1811.

and Helmsdale (Sutherland).¹ Improvements to transport were associated with the planning of many new towns and villages. Turnpike roads, new bridges, canal construction and the early railways all proved attractive to new communities. In a few instances, just the prospect of greater accessibility was sufficient. The turnpike road from Aberdeen to Fraserburgh was still only a proposal when New Leeds (Aberdeenshire) was founded in 1798, though other villages were advertised while construction work was underway, including New Pitligo (Aberdeenshire) on the line of the Banff to Peterhead turnpike and Ballater (Aberdeenshire) adjacent the new bridge over the River Dee.² The Forth and Clyde canal was the catalyst for the development of Grangemouth (Stirlingshire) and Port Dundas (Lanarkshire). The former became a significant port and shipbuilding town that expanded beyond the area of its original plan,³ while in the latter housing was increasingly overwhelmed by industry and warehouses. Villages next to railway stations were among the last creations of the planned village movement with just four proposed settlements, three of which were located in the Strathmore valley. It was thought that railway depots would be attractive to manufacturers and tradesmen who would be willing to pay a high price for building land. Writing in 1833, Christopher Kerr, the estate's lawyer, offered advice about the prospects for Newtyle: 'If we could get 20 acres given off, they would yield £200 yearly instead of the small sum you are receiving; and, if manufactures were established, it is vain to say what limit may bound demand ...'⁴ It was hoped to attract coarse linen weaving for Dundee manufacturers to the village, and although manufacturers and merchants from the city leased almost one-third of the building plots, many remained unoccupied and the annual rent fell short of expectations. Similarly, the take up of plots at Ardler, also known as Washington (Perthshire), was disappointing and it was probably not surprising that the launch of a third project at Drumkilbo which was advertised in the *Dundee Advertiser* on 30 March 1838 was postponed only four weeks later.

Very few independent planned villages were established after the mid-1830s. Places such as Branderburgh and New Elgin (Morayshire) functioned as suburbs of Lossiemouth and Elgin respectively, while Lhanbryde (Morayshire) was a re-modelling of an older village. The final settlements were small fishing villages built on stretches of rocky

¹ *Aberdeen Journal*, 10 April 1811; R.J. Adam (ed) Papers on Sutherland estate improvement 1802-1816, *Scottish History Society* 4th series, vols. 8 and 9, 1972.

² *Aberdeen Journal*, 20 March 1798; 4 May 1808 and 9 November 1808.

³ R. Porteous, *Grangemouth's modern history*, Grangemouth, 1970.

⁴ Sheffield City Libraries, Whamcliffe Muniments Wh.M 277/444.

coast in Aberdeenshire and Caithness that had been overlooked in previous periods of enthusiasm for village planning. Remarkably, a detailed report of the founding of one of the last new villages in the Highlands (Latheronwheel or Janetstown) appeared in both Caithness newspapers.¹ The occasion was marked by formalities that included the laying of the foundation stone of the first feu, a speech by Captain Dunbar, the laird, which explained that the new village would be named after his mother, and was followed by music and a dinner party. In contrast, the second half of the nineteenth century was characterised by different forms of settlement such as suburban areas for higher-status housing and seaside resorts. The motives for promoting these places were not too dissimilar to the establishment of planned villages. In a period of rapidly improving accessibility and a broader distribution of wealth, the sale of land in suburban and coastal areas offered landowners new opportunities to diversify income from their estates.

The new communities

Most of the early settlements were either founded near a kirk town (Crieff and Callander, Perthshire; New Keith, Banffshire) or had replaced existing nucleations (Ormiston, East Lothian; Inveraray, Argyllshire). Although the pace of foundations quickened during the 1760s, there are many examples of the symbiotic relationship between kirk town and planned community and comparatively few truly independent communities were founded in this decade. Newspaper advertisements for many early villages refer to an existing settlement when describing the new village. For example, merchants and tradesmen were invited to take up 'Feus in the Kirk town of Montwhitter' and it was not until 1767 that it was publicly referred to as Cuminestown.² A second feature was the relatively small-scale nature of much of this planning activity. Only ten places which had been founded during the eighteenth century reached a population of 1000 by the 1790s and six of these were associated with the rapidly expanding cotton industry in west-central Scotland like Lochwinnoch and Johnstone (Renfrewshire) and the factory villages at Catrine (Ayrshire) and New Lanark (Lanarkshire). In these, capital investment in buildings and machinery were on an altogether different scale from the funding of the village linen industries in places in the North East such as Archiestown and Grantown-on-Spey (Morayshire).³ Among the other places to have grown substantially were New Keith and

¹ *Northern Ensign*, 2 June 1853; *John O' Groat Journal*, 3 June 1853.

² *Aberdeen Journal*, 7 June 1761 and 23 March 1767.

³ Lockhart, 1991 *op. cit.*, pp. 49-50.

Macduff (Banffshire) which became the models on which many later inland and maritime communities were based.

There is, however, evidence that landowners preferred to found several villages on their estates rather than concentrate their efforts on one larger community. This was a common trend in the North East and was almost certainly due to the difficulty of enlarging an existing village several decades after it was founded. The development of further streets would have deprived the existing population of agricultural land. The prospect of this happening was deeply unpopular among the older members of the community since these fields had been laboriously reclaimed from moorland.¹ Such difficulties could therefore be avoided by planning another village. In the Buchan district, the Strichen and Auchry estates each had two villages while the Fergusons of Pitfour planned five villages between the 1770s and 1810s. When the villages of other landowners are added, the result was a landscape with a high density of nucleated settlement. It is perhaps not surprising that by the 1841 Census the average population of this group of villages was only 454, the largest, New Pitsligo, contained 1363 people, while five places had less than 250 inhabitants.

The trend for small-scale projects and villages founded adjacent to existing settlements was also characteristic of those places founded after 1800. Once again only a few large projects were begun in this period. Several major ports (Ardrossan and Troon, Ayrshire) and fishing settlements (Pulteneytown, Caithness; Branderburgh, Morayshire) were established with large harbours and incorporating separate residential areas for artisans and wealthier families. In relation to developments elsewhere, these places were exceptional with most new villages having more modest infrastructure and housing. This period saw a continuation of the practice of building further villages on multiple village estates such as Port Wemyss (Islay, Argyllshire). Another practice that contributed to small-scale planning in the early nineteenth century was the creation of 'twin' villages. The mechanism by which this occurred was simple. A number of planned villages were built at the extremity of estates and owners of the adjacent property, rather than build an independent community, sometimes chose to build another village next to the earlier settlement. Examples of twin villages include New Coylton and Joppa on the Ayr to Cumnock road, and Portgordon and Porttannachy (Banffshire), while Carnoustie (Angus) was an amalgamation of no less than four adjacent communities.

¹ NLS. Acc 4796 box 37, Philanthropus [George Laing] to Sir John S. Forbes: New Pitsligo, 8 February 1830.

In spite of the small-scale nature of village planning, all but the smallest villages possessed a range of urban functions, usually occasional fairs, shops, textile manufacturing and the services of different tradesmen. The contrast between the narrow range of occupations in New Leeds (population 1841—203) and that of Strichen (Aberdeenshire) (population 1841—681) on the same estate, which had textile manufacturing that supported a range of allied occupations, has been highlighted by Lockhart.¹ In the same district, New Aberdour, which was founded in 1797, had grown to a population of 430 by 1851, and is typical of medium-sized planned villages in the North East. Four fairs were held, some 30 per cent of heads of households were tradespeople and a further 6 per cent were employed in retailing. Among maritime and fishing communities there was also a correlation between size of settlement and the range of employment. The smallest settlements housed very high proportions of fishermen such as Burnhaven (Aberdeenshire) and Dunure (Ayrshire). In contrast, large villages such as Hopeman (Morayshire) and Pulteneytown (Caithness) had only 39 and 32 per cent of household heads in maritime employment.² Merchants, tradesmen and agricultural labourers were attracted into the larger maritime villages where there was demand for their services from fishermen and farmers in the neighbourhood.

The rebuilding and re-siting of existing villages was a further element in planning activity that occurred throughout Scotland. The number of rebuilt villages as a proportion of all new villages was however, comparatively small (around twenty or 5%). Such settlements fall into four main types, firstly places such as Broughton and Eddleston (Peebles-shire) were rebuilt on regular plans to create pleasing vistas. Secondly, somewhat more ambitious schemes like Urquhart (Morayshire) and Scone (Perthshire) involved the re-siting of the village as well (Fig 6).³ A third type was the re-planning of an existing planned village such as New Deer (Aberdeenshire) which had been founded in 1805. When the original leases expired in 1878 the opportunity was taken to adjust building plot boundaries and completely re-build all the houses on the main street.⁴ The fourth category were associated with substantial capital investment, for example the re-building of Cullen (Banffshire), Grantown-on-Spey and Fochabers (Morayshire) involved the re-location of each town

¹ Lockhart, *Scottish Local History*, vol 41, 1997, op. cit., p. 12.

² D. G. Lockhart, Migration to planned villages in Scotland between 1725 and 1850, *Scottish Geographical Magazine*, vol. 102, 1986, pp. 173-6.

³ For a plan of Urquhart see, P. Atkins et al, *People, land and time*, London, 1998, p. 90.

⁴ *Banffshire Journal*, 26 March 1878.

about 1km away from its original location and the construction of public buildings and housing.¹

The founding of the new town of Cullen is well documented and illustrates the major stages in this type of development. In the 1810s the royal burgh of Cullen consisted of a seatown close to the beach and the 'old' town beside the gardens of Cullen House, the seat of Colonel Grant of Grant. A letter written to George Brown, a land surveyor, in 1816, explained why he wanted to demolish the old town:

to save the heavy annual expence it costs to keep the swarm of worthless old houses from tumbling about the Tenants heads; for as to rendering them either decent or comfortable, that is quite out of the question and altogether impracticable. He will therefore be happy, ... if you will come over, in order to plan a new town upon the ground, and also make the division of the Cullen Lands that will become necessary upon the Change of the Town ...²

The new town occupied a site to the east of the old settlement. It featured a grid-iron plan with a large square on either side of the main street through which the Portsoy and Banff road was diverted. Two-storey housing, harbour improvements and a number of public buildings including an inn, town house, school and schoolmaster's house reflect a greater level of investment in the infrastructure than in many planned villages.³ By 1826, seventy-nine houses had been built in the new town and in the following year the clerk at Cullen House could report substantial progress with the demolition of Old Cullen where 'almost all the Houses ... between the Factors and mine are now pulled down ...'.⁴

In contrast to those places designed primarily for aesthetic reasons, the layout and architecture of the overwhelming majority of planned villages however, was functional. There were relatively few public buildings, except the inn and a church. Typically vernacular architecture, two-storey houses in the centre of villages and one-storey cottages along the peripheral parts of the main street and in back streets predominated (Plates 1 and 2) (Fig 7). Characteristics that were designed to be aesthetically pleasing such as central squares, that provided open space for children to play, usually were the location for markets and fairs.

¹ A. Geddes, *The foundation of Grantown-on-Spey, 1765*, *Scottish Geographical Magazine*, 61, 1945, pp. 19-22; H. Woolmer, *Grantown-on-Spey: an eighteenth-century new town*, *Town Planning Review*, vol. 41, 1970, pp. 237-49; Adams op. cit., pp. 69-70.

² NAS. GD248/1555 p. 96.

³ D. Wood, *Cullen—A pictorial history*, Cullen, nd.

⁴ NAS. GD248/2407; GD248 /1559 p. 241.

The regular layout of the new communities attracted much praise from contemporaries, notably the writers of the county volumes in the Board of Agriculture series published around the turn of the nineteenth century. The Earl of Eglinton's Ardrossan (Ayrshire) was said to have been 'laid off with all the taste, convenience and propriety, of which local circumstances can admit ...',¹ while Lewiston (Inverness-shire) had 'a very neat and substantial range of houses'.² In contrast, the irregular plans of older settlements were condemned in forthright terms, Aiton noted that:

plans of villages or towns, have very seldom been adopted at their original formation ... They have generally originated in accident, been put down at random, and for the most part extremely irregular. Dwelling-houses, barns, byres, meeting-houses, cart-sheds, dung-steads, pig-sties and privies, are huddled up alternatively on the street, in such confused groups, as to appear ridiculous, and shew a total want of taste.³

Comparatively few villages were expanded beyond the area of their original feuing plan. Some villages that were expanded at a later date appear to have been laid out with optional plans, complete in their original form, but which could be adapted should demand for building plots occur in the future. This type of plan can be seen in New Keith and Aberchirder where the central street and square were flanked by lanes that could be widened into streets. Similarly, the basic triangular plan at Strichen was extended to incorporate another street parallel to the main north-south axis. In other places, streets were lengthened (New Pitligo) and arterial roads built along (Fleet Street, Gatehouse of Fleet), while at Rothes (Morayshire) more than one existing road was used for its expansion in the 1790s.

Only in a very few places did the expansion of planned villages imitate the 'new town' strategy that was common in the growth of many major Scottish towns in the eighteenth and early nineteenth century.⁴ Macduff however, like the royal burgh of Banff on the opposite bank of the river Deveron, has a grid of new streets that became known as the Newtown. A similar name was proudly applied to the western expansion of Hopeman in the 1850s by its new owner, Admiral Archibald Gordon-Duff of Drummuir. Instead many landowners struggled to find sufficient settlers to fill the building ground in the original plan and expansion was often not a serious

¹ W. Aiton, *General view of the agriculture of the county of Ayr*, London, 1812, p. 129.

² J. Robertson, *General view of the agriculture of the county of Inverness-shire*, London, p. 71.

³ Aiton op. cit., p. 128.

⁴ Adams op. cit., pp. 73-86; R.J. Naismith, *The story of Scotland's towns*, Edinburgh, 1989; F.A. Walker, *Urban form, 1750-1850*, in D. Mays (ed.) *The architecture of Scottish cities*, Edinburgh, 1997, pp. 56-69.

option. The large numbers of projects, the siting of many planned communities next to older settlements, and in some instances, the limited ambitions of their founders meant that the eighteenth- and early nineteenth-century planning experience created new villages and not towns in the Scottish countryside. It is therefore ironic, that the practice of founding new villages close to another nucleated settlement earned a number of Lilliputian villages the title of New Town as at Ceres, Leslie and Saline in Fife, and Tarbolton in Ayrshire.

The functions of the majority of planned villages changed little between the eighteenth and early nineteenth century. Most villages were founded as communities of tradespeople and fishermen. Sources such as property ownership records, census enumerators' schedules and trades directories point to a marked continuity of occupational structure over the period under consideration. Many villages however, had additional functions notably involvement in textile industries, periodic markets and fairs and occasionally brewing and distilling. With the exception of settlements in the Central Lowlands that had large factories, village textile industries were often ancillary providing additional employment and an injection of money into the local economy. These industries were commonly short-lived due to business failure in remote locations (for example Archiestown, Morayshire; Spinningdale, Sutherland) or were associated with a particular phase of industrial development. An example of the latter was the migration of handloom weaving from urban centres to small villages in the Strathmore valley near Forfar (Angus) during the 1820s, an activity that succumbed when factory owners invested in power loom weaving. In contrast, the holding of markets and fairs was associated with the earliest new villages founded in the 1750s in the North East and these continued to be held until the late nineteenth century. Some of the most viable market centres were those which had succeeded to the market rights of older settlements such as New Keith (Banffshire), Grantown-on-Spey (Morayshire) and Newcastleton (Roxburghshire). Smaller villages and those places that had not inherited existing market rights usually held only a few fairs each year at which animals were traded and farmers hired servants (for example New Byth and New Aberdour, Aberdeenshire).

Improvements in transportation and the emergence of wealthy middle class urban populations did lead to marked changes in the social structure of a number of places on the shores of the Firths of Clyde, Forth and Tay. Millport (Bute), Helensburgh (Dunbartonshire) and Maryton [Newport] (Fife) are examples of places that expanded rapidly as summer residences became fashionable (Fig 8). In a more limited way, the architecture of a number of small planned towns in the Highlands began to be influenced by tourism in Victorian times.

Hotels were built in places such as Kingussie (Inverness-shire) and Tomintoul (Banffshire) while household incomes benefitted from the annual influx of summer visitors, such as the Buchan district of Aberdeenshire.

Among the smallest communities there is however, substantial evidence that the original aims and objectives of the landowner were inappropriate or competition from neighbouring settlements contributed to a change of function. The schemes to create towns on the Annexed Estates in the 1760s experienced little success due to difficulties re-training disbanded soldiers to become crofter-tradesmen.¹ Spinningdale (Sutherland) and New Leeds (Aberdeenshire) were failed manufacturing villages and their populations either migrated or subsisted on plots of land.² Among maritime villages, one of the clearest examples of change in function occurred at Cummington (Morayshire) which was founded in 1808 about the same time as two much larger planned developments at Burghead and Hopeman only a few km distant. Unlike its neighbours, Cummington lacked a harbour, boats had to be drawn up on to a rocky beach at the base of a low cliff near the village. This arrangement was not uncommon in the older seatowns and in a few very small planned villages (for example Seatown of Rattray, Aberdeenshire). However, in the case of Cummington, fishermen preferred to settle elsewhere and the village comprised tradesmen and labourers who cultivated lots of land behind their houses.³

Landowners and villagers

The founding of villages were undertaken by different types of landowner, the overwhelming majority, however, being developed by aristocratic and lesser landowners on their private estates. The remainder, just under thirty places, were founded by other landowning corporate bodies. Since villages were established over a wide geographical area and a 150-year period the aims and objectives of their creators, the scale of planning involvement and the nature of the target populations showed considerable variation. The majority of village property owners were tradespeople and labourers with a sprinkling of merchants, manufacturers and those who provided transport such as carters. In addition, parish descriptions in the late eighteenth century, and the census enumerators' schedules in the

¹ Smout *op. cit.*, pp. 90-1; A.M. Smith, *Jacobite estates of the Forty-five*, Edinburgh, 1982, pp. 150-2.

² Cooke, 1995, *op. cit.*; Lockhart, *Scottish Local History*, vol 41, 1997, *op. cit.*, pp. 12-3.

³ Lockhart, 1986, *op. cit.*, p. 186.

nineteenth point to the presence of significant numbers of unskilled, poor and elderly residents. This section explores the motivations of the creators of planned villages and also investigates the methods used to promote these settlements and what attracted population to them.

The major inducement to landowners to plan villages was estate improvement. In particular, new villages were perceived by landowners as an ideal form of land utilisation that provided a home for population displaced by agrarian change, a focal point for the development of manufacturing and fishing, an opportunity to re-model older settlements and a means of increasing the rental of an estate. This latter aim might be effected directly, through income from building plots and fields (lotted lands) in the immediate vicinity that were rented by villagers, and indirectly through higher rents that could be gained from farmers in the vicinity because they had access to a market for their surplus produce. Large manufacturing villages created significant demand for dairy produce and influenced land use in the surrounding area.¹

Information on the positive impact on rentals of village planning can be obtained from the parish descriptions in the *Old Statistical Account* and the county volumes produced by the Board of Agriculture. Spectacular increases occurred where households rented lots of agricultural land. At Morebattle (Roxburghshire) the rental had increased from £64 to £230 while in Ross-shire the rental of Jeantown (Lochcarron) had increased three-fold and that of nearby Plockton was six times greater when compared with the time these places were founded.² While these examples illustrate the potential rental return from village planning, the financial incentives were even greater when compared with the relatively modest costs of founding these settlements. A small planned village could be founded at a cost of a few hundred pounds. This included surveyor's fees, advertising and legal charges, drainage and the formation of streets. Larger settlements, where some public buildings and a nucleus of housing were built by the landowner, along with investment in manufacturing, were considerably more expensive to found. At Grantown-on-Spey (Morayshire) for example about £3000 was invested over a twenty-five year period in the late eighteenth century.³ Only in a small number of places such as factory villages and ports were significantly larger capital investments made. These account for about thirty villages and investment costs were usually shared among a group of investors,

¹ R. Belsches, *General view of the agriculture of the county of Stirling*, Edinburgh, 1794, p. 18.

² OSA, 1796, vol. 16, p. 505; G.S. Mackenzie, *A survey of the counties of Ross and Cromarty*, London, 1810, pp. 248-9.

³ NAS. GD248/25/2/3, notes c. 1792.

or in some instances subsidies towards harbour construction were available from the Fishery Board. Most typical were the long-term gains from the founding of medium-size villages throughout the North East and the eastern Highlands where village households often rented several hundred hectares of land, some of which had been improved from uncultivated waste (Table 1). In some places it is possible to link cartographic evidence of the layout of village fields (known as lotted lands) to estate rentals that provide details of individual holdings and the rent that was due each year. A typical example was Tomintoul (Banffshire) where, in 1825, 89 tenants rented 133 hectares and paid £31.67 in feu-duties for their house plots, and £168.75 rent for the lotted lands.¹ The regular layout of these lots was characteristic of this field system in which tenants usually rented about 0.5 ha of previously cultivated land and about double that quantity of ground which they brought into cultivation, so-called improvable land. Lotted lands were always rented at higher values per hectare than farmland and their potential was recognised by many of the early improving lairds. Sir Archibald Grant writing to his son in 1762 noted that these were 'the only mean[s] to Improve land without Expense and with certain profit'.² Moreover, access to land was a powerful inducement for tradesmen as well as poor people to settle in planned villages. The opportunity of a few hectares of land enabled them to keep a cow and a few sheep, and to grow hay, oats, potatoes and turnips that supplemented the produce from the large kitchen gardens at the rear of their houses. Commentators frequently refer to the way in which villagers eked out a living from their lots when there was little employment available in the downturns of the economic cycles of the new capitalist economy.³

The second motivating factor involved the provision of accommodation for tenants and tradespeople displaced by estate improvement and changes in land use. Robertson linked the settlement of displaced tenants in villages and increasing rents:

The poor people, who are deprived of their farms, will then find a place in their own country, to which they may retire; and the superiors of these villages need not surely be told, that in no situation whatever, will land ultimately return so high a rent, as in the occupation of industrious villagers. The poorest person, who is able to work for his bread, may find an asylum in these villages. Unless he can purchase a cow, he will find milk for

¹ NAS. GD44/23/33.

² NAS. GD345, Sir Archibald Grant to John Grant: 28 December 1763.

³ OSA, 1793, vol. 5, p. 421; *New Statistical Account of Scotland* [hereafter NSA], 1845, vol. 13 p. 305 and 391; NLS Acc 4796 box 37 op. cit.

sale; and unless he has learned a trade, he may be employed as a labourer.¹

In addition, landowners actively encouraged people with particular skills to settle. At Grantown-on-Spey and Archiestown loans were offered as an inducement to innkeepers, merchants, weavers and manufacturers, wrights, smiths, shoemakers and taylor to set up business there. Markets and fairs that had been held in the vicinity were also transferred to the new town. Landowners were seeking to create broadly-based economies for their new communities.

Previous studies have analysed the patterns of migration to new communities and these emphasised the short distance catchment areas for the majority of settlements while the small minority of longer distance migrants were usually skilled workers such as textile manufacturers or journeymen weavers.² The use of newspaper advertising and other recruitment methods played a crucial role in attracting settlers to new towns and villages. The most popular way of advertising new settlements was a notice placed in a local, or in an Edinburgh newspaper. Almost 200 villages and towns were advertised in the period between the early 1760s and the 1870s, some on more than one occasion. Advertisements announced markets, manufacturing companies or when additional streets were laid out. Compared with Ireland, where newspaper advertising of towns and villages dates from the first decade of the eighteenth century, Scottish lairds were slow to adopt newspaper advertising and the opportunity which it presented to have several hundred copies printed as handbills for circulation within the local area.³ Consequently, a number of traditional methods of recruiting settlers persisted into the later decades of the eighteenth century. These included the services of criers at markets and informal contacts such as friends and business associates who recommended suitable manufacturers and in some places bought plots of land, built cottages and rented these to tradesmen.

The distinctive names given to many new villages played an integral part in raising local awareness for these projects. Most of the earliest villages used the existing place name such as Ormiston (East Lothian) and Callander (Perthshire) however, New Keith began a fashion in the North East for the prefix 'New' while the same region pioneered the use of christian or surnames of founders coupled with the suffix 'town'. Sometimes a combination of elements was used, for

¹ Robertson *op.cit.*, p. 357.

² D.G. Lockhart, Patterns of migration and movement of labour to the planned villages of north-east Scotland, *Scottish Geographical Magazine*, vol. 98, 1982, pp. 38-43; Lockhart, 1986, *op. cit.*, pp. 171-3; Lockhart, 1991, *op. cit.*, pp.41-6.

³ D.G. Lockhart, The linen industry and the advertising of towns and villages in Ireland, 1700-1750, *Textile History*, vol 8, 1977, pp. 163-6.

example Grantown-on-Spey was originally known as New Grantown. There were also many variations of these name themes, for example Gavin Ralston's new village in the Craigheads area of Barrhead (Renfrewshire) was known as Newton Ralston while 'ville' (Jemimaville, Ross and Cromarty), 'burgh' (Louisburgh, Caithness) and 'feus' (Birkhill Feus, Angus) replaced the all too common 'town'. Finally, a number of places were founded with eccentric names such as Patna (Ayrshire), Barracks (Angus), intended to house a company of soldiers to defend the estate against Napoleon's army, and New Leeds (Aberdeenshire) which was never a match for its Yorkshire namesake. Much effort by landowners and estate management went into recruitment and it was widely recognised that a slow initial take-up of plots could become a permanent handicap. Sir Archibald Grant reflected just three years after founding Archiestown that 'the Infancy of such things Is the Chief Difficulty—once they Get a Reputation and tollerable Number of Inhabitants, the Numbers, Character and Riches of the place will Encrease ...'.¹

In the context of the North East, persistent advertising appears to have paid handsome dividends. Dufftown and Fife Keith (Banffshire) were heavily promoted in the press and more than one hundred plots were sold within four years of their founding. The decision to embark on a ten-year advertising campaign supported by handbills and the award of prizes to tenants who reclaimed the most land, transformed the fortunes of New Pitsligo (Aberdeenshire) from a hamlet to the largest planned village in northern Scotland. A further innovation that became quite widespread was to organise a meeting and auction of plots on the site of the proposed settlement. This appears to have been an adaptation of an older practice that involved lairds or their agents meeting fishermen who were contracted to work at a particular village for seven-year periods which was the expected life span of a boat. Usually meetings were advertised, food and refreshments were provided, and the village regulations were explained to the crowd before the auction began.² This procedure was clearly designed to give the village early momentum and may have helped persuade those with doubts about purchasing plots. On the other hand, a poorly attended meeting could have the opposite effect and the failure of several such events at Covesea and Cummingstown (Morayshire) contributed to their remaining amongst the smallest maritime communities along the Moray Firth.

Although few villages grew into towns, demand for building land in the majority was sufficiently buoyant for contributors to the *Old*

¹ NAS. GD345/1014/58.

² Lockhart, *Scottish Local History*, vol. 41, 1997, op. cit., pp. 10-11.

Statistical Account to be able to claim that a 'village system' had been created in Scotland that consisted of three major categories: agricultural (tradesmen), manufacturing (weaving) and fishing.¹ In rural areas, villages were perceived to offer substantial advantages over alternative forms of tenure such as renting a cottage and land to graze a few animals from a farmer on an annual lease. The security of tenure offered by residence in a village, or as one commentator put it 'an inclination towards Property and Liberty'² was complemented by opportunities to rent cultivated as well as unimproved land. Although previously cultivated land commanded very high rents, uncultivated moorland was usually provided free of rent for a period of seven or eight years. In addition, rights to gather peat fuel from a nearby moss, and parks (enclosures) where village cows were grazed were further incentives to settle.

Contemporary writers praised villages as the ideal setting for manufacturing and condemned towns for their poor housing, sanitation, health and moral standards. The strongest support came from those closest to landed society, such as Andrew Wight, a progressive tenant employed by the Commissioners of the Annexed Estates to assess the state of Scottish agriculture in the 1770s.³ Many of the writers of the Board of Agriculture's county surveys emphasise that village planning made sound financial sense to landowners, particularly the feuing of poor quality land, an increase in rents and the ease of retaining tradesmen when landholdings were being reorganised. Landowners were often impressed by the development of planned villages on neighbouring estates and further afield. The Countess of Sutherland after visiting William Young's Hopeman (Morayshire) in 1810 wrote enthusiastically that:

We have got acquainted with Mr Young, a grave sensible intelligent man, and I think one of wonderfull ability. I wish you could see the farms he has reclaimed from Deserts—the fishing village in which he has settled the Inhabitants—the little Peir he has made in a little rock for Fishing Vessels—the admirable neatness of the Cottages and of his own House...⁴

The founding of planned villages on the Sutherland estate, such as Brora, Portgower and Helmsdale, and the comprehensive restructuring of landholdings and land use were among the outcomes of this visit.⁵

¹ Sir J. Sinclair, *Analysis of the Statistical Account of Scotland*, Edinburgh, 1825 vol. 1, pp. 182-7.

² NAS. GD248/25/2/6.

³ Wight op. cit., vol. 2, pp. 2-3; vol. 4, part 1, p. 51 and p. 78.

⁴ Adam, vol. 2 op. cit., p. 115.

⁵ E. Richards, *Patrick Sellar and the Highland clearances*, Edinburgh, 1999, pp. 24-30.

Village architecture and planning, however, were occasionally criticised. Even successful villages such as Rothes and Grantown-on-Spey (Morayshire) were singled out for criticism. They were perceived to have excessively similar house types and the symmetry of layouts also received adverse comment from early nineteenth-century tourists who were perhaps more accustomed to the picturesque cottages in estate villages in southern England.¹ Local criticism was always more muted and a rare insight into how planning by landowners was perceived is provided by Christian Watt, whose diaries recorded many aspects of rural life in north-east Aberdeenshire in the same period. In these, she bluntly compares the simple grid-iron street plan of New Leeds with the care and attention that had been lavished on the landscaped parks around the laird's residence, Strichen House.²

Finally, the fragility of village economies appears to have been widely recognised by landowners and was publicly expressed by ministers who contributed to the *Old* and the *New Statistical Accounts* in the 1790s and 1830s. Concern amongst villagers for their quality of life tended to be more muted. It was not until Parliamentary Commissions investigated land tenure in the late nineteenth century and the Scottish Land Court began hearing evidence from small landholders in 1913 that issues such as limited employment and high rents were voiced.

Fragility was related firstly, to the short-lived nature of textile industries that either failed once subsidies from the landowner were withdrawn or were prone to periods of slack trading during downturns in the capitalistic economy (for example Longside, Aberdeenshire).³ Secondly, the tendency for the poor, the unskilled and the elderly to be attracted to villages (for example Rothes, Morayshire).⁴ Thirdly, in remoter rural areas, limited employment opportunities, seasonal work and a dependence on the produce from a few acres of lotted lands coupled with high rents contributed to low incomes (for example Newmill, Banffshire).⁵

Conclusions

The planning of villages and small towns in the eighteenth and nineteenth centuries had a very significant impact on the countryside and suburban areas of Scotland. Although, the last new villages were founded almost 140 years ago, the legacy of this period of planning

¹ R. Southey, *Journal of a tour in Scotland in 1819* [with an introduction and notes by C.H. Herford], London, 1929, pp. 92-3 and 98.

² D. Fraser (ed), *The Christian Watt Papers*, Edinburgh, 1983, p. 55.

³ NSA vol. 12, p. 863.

⁴ NSA vol. 13, p. 230.

⁵ NSA vol 13, p. 391.

activity is still visible throughout Scotland today. Planned small towns and villages were associated with a diverse range of activities. Almost every major economic and transportation development in the eighteenth and early nineteenth century was accompanied by the creation of new communities. Contemporary writers frequently pointed to the pivotal role of planned villages in estate improvement. The rent roll of estates increased from feu-duties of building land, agricultural lots tenanted by households and farms that were higher rented because farmers in the vicinity could sell their produce in the village. Rental income continued to show an upward trend partly reflecting population growth and also because once land was reclaimed from moor and moss it could command higher rents.

The planning costs in the overwhelming majority of new communities were modest, ranging in the period up to 1810 from a few hundred pounds (Cunningtown) to £3,000-4,000 (New Pitsligo). Only in factory villages and in some maritime projects were investment costs and associated risks much greater, for example £8,000 was invested in a mill and workers' housing at Douglstown (Angus) while the costs of harbour development escalated in parallel with the growing scale of shipping throughout the nineteenth century. About £4,200 was invested in the initial construction and a further £23,400 was spent between 1866 and 1885 on expanding harbour facilities at Sandhaven (Aberdeenshire). The evidence from surviving harbour master's records show that such costs were unlikely to have been recovered from dues levied on vessels.¹ However, better harbour facilities appear to have contributed greatly to the growth of communities such as Pulteneytown (Caithness), Buckie (Banffshire) and Branderburgh (Morayshire) and this in turn would have led to greater income from the development of building land.

The social role of planned settlements was also significant representing a refuge and an opportunity for new livelihoods for tenants and tradesmen whose holdings were amalgamated during a period of rapid change in the agrarian economy. Planned villages founded in the eighteenth and early nineteenth century tended to draw population from the local area and therefore offered an alternative to emigration or migration to major urban centres.² Furthermore, Devine has suggested that by establishing new communities, landowners may have reduced the potential for social unrest in the countryside.³ This role continued throughout the nineteenth century with villages in the

¹ Lockhart, 1983 op. cit., p. 142.

² Lockhart, 1982 op. cit., p. 38; Lockhart, 1986 op. cit., p. 171.

³ T.M. Devine, *The transformation of rural Scotland: Social change and the agrarian economy 1660-1815*, Edinburgh, 1994, pp. 161-2.

Highlands and the North East continuing to absorb the poor, married farm workers, elderly farmers and crofters.

Finally, the contribution of the planned village movement to physical planning has been considerable. The highly regulated village layouts became an integral part of the re-shaped Scottish countryside in the eighteenth century and this sense of regularity was further emphasised by the surrounding lotted lands. The more successful villages also highlighted the financial advantages that arose from building development, and when opportunities to establish new communities waned in the mid nineteenth century, Scottish landowners instead turned their attention to selling plots of land in feuing schemes in suburban and coastal areas.

Sources

Research on planned villages is particularly rewarding since a variety of contemporary sources have survived. These throw light on the motives of landowners, the way in which settlements were founded, migration patterns and occupations of their population and the importance of part-time farming, textile and fishing industries in sustaining these communities. Five major types of sources are represented in this volume: estate management papers; the records of urban administration such as the minutes of town council and guildry organizations; the records of national government departments; newspapers and the reports of Government Commissions of Inquiry [Parliamentary Papers] which contain the evidence of witnesses and copies of estate papers.

In addition, there are a range of books and periodicals which provide a wealth of information that is easily accessible in major libraries and archive centres. Readers of this volume who wish to begin researching the development of particular planned villages should consult the *Old*, *New* and *Third Statistical Accounts* and the Board of Agriculture county surveys of the agriculture of Scotland. Descriptions of villages can also be found in journals of tours, local histories, transactions of field clubs and agricultural periodicals. The accuracy and usefulness of information from these sources varies enormously. A select bibliography of printed sources is given at the end of this section.

Wherever possible the most up to date references to manuscripts are given. However, the research has been carried out over a thirty-year period and the location of several collections have changed while re-cataloguing of others has also taken place. A small number of items that were consulted while in private ownership may now be difficult to gain access to.

This volume contains extracts from documents drawn from the following sources:

National Archives of Scotland [NAS]

- Aberdeen Sheriff Court, Register of Deeds (SC1)
- British Fisheries Society Papers (GD9)
- Exchequer Forfeited Estates (1745) Papers (E)
- Forfar Sheriff Court, Register of Deeds (SC47)
- Grant of Monymusk Papers (GD345)
- Records of the Board of Trustees for Fisheries, Manufactures and Improvements in Scotland (NG1)
- Records of the Department of Agriculture and Fisheries for Scotland (AF1 and AF38)
- Richmond and Gordon (Gordon Castle) Muniments (GD44)
- Scottish Landowners Federation Papers (GD325)
- Seafield Papers (GD248)
- Seaforth Muniments (GD46)

National Library of Scotland [NLS]

- Delvine Papers (Ms 1309 and Ms 1133-35)
- Crawford Papers (Acc 9769)
- Fettercairn Papers (Acc 4796)
- Fraser of Strichen and Lovat Papers (Deposit 327)
- Gordon Cumming Papers (Deposit 175)
- Lyndoch Papers (Ms 16408)
- Saltoun Papers (Acc 2933)
- Sutherland Papers (Deposit 313)

Aberdeen City Archives

- Macduff Town Council Minutes

Angus Council Archives, Montrose

- Brechin Town Council Minutes

Argyll and Bute Council Archives, Lochgilphead

- Malcolm of Poltalloch Papers (DR2)

Dumfries and Galloway Council Archives, Dumfries

- Dumfries Town Council Minutes

Edinburgh Central Library, Scottish Library

- British Fisheries Society Minutes volumes 3 and 4

Glasgow City Archives

- Houston of Johnstone Papers (TD263 and TD832)
- Lennox of Woodhead Papers (T-LX7)

Highland Council Archive Service, Inverness
Fraser of Strichen Papers

Moray Council, Local Heritage Centre, Elgin
Charlestown of Aberlour Council Minutes
Keith Town Council Minutes

Mull Museum Library, Tobermory
British Fisheries Society Papers

Public Record Office of Northern Ireland, Belfast [PRONI]
Abercorn Papers (D623)

Sheffield Central Library
Wharnccliffe Muniments (Wh.M277)

Staffordshire County Record Office, Stafford [SCRO]
Sutherland Papers (D593)

Stirling Council Archives, Stirling
Callander Town Council Minutes

University of Aberdeen Library, Department of Special Collections and Archives [AUL]
Duff House (Montcoffer) Papers (Ms 3175)
Gordon of Buthlaw and Cairness Papers (Ms 1160)
Macdonald Collection (Ms 2626)

University of Edinburgh Library, Main Library [EUL]
Laing Mss

University of Glasgow, Archives and Business Records Centre
Papers of Gourock Ropework Company (UGD/42)

Papers in private ownership [those which have been surveyed by the National Register of Archives (Scotland) include the relevant survey number]

Argyll Papers NRA(S) 1209

Belmont Estate Chartularies, Murray, Beith & Murray WS, Edinburgh
[formerly held by J. & H. Patullo & Donald, Solicitors, Dundee]

Berry of Tayfield Papers NRA(S) 874

Blairmore Estate Papers NRA(S) 1326

Burnett-Stuart Papers [Crichie House] NRA(S) 1134

Brucklay Chartularies, W. & J. Cook WS, Edinburgh

Brucklay Estate Papers, Maud
 Duff of Drummuir Papers NRA(S) 1150
 Dunbar of Northfield Papers NRA(S) 65
 Grant of Ballindalloch Papers NRA(S) 771
 Guildry Incorporation of Perth, Perth [formerly NAS GD1/552]
 Hopeman Estate Book No.1, Wink and Mackenzie, Solicitors, Elgin
 Middlemuir Farm Office, New Pitsligo [miscellaneous papers relating
 to New Pitsligo]
 Perth Chartularies, Drummond Estates Office, Muthill NRA(S) 827
 Rockfield Account Book, Rockfield House, Portmahomack
 Estates Office, Scone Palace, Perth

Newspapers

Aberdeen Journal
 Banffshire Herald
 Banffshire Journal
 Buchan Observer
 Caledonian Mercury
 Dundee Advertiser
 Dumfries Weekly Journal
 Edinburgh Evening Courant
 Elgin Courant
 Elgin Courier
 Fife Herald
 Glasgow Journal
 Greenock Advertiser
 Inverness Journal
 John O' Groat Journal
 Montrose Review
 Nottingham Journal
 Perth Courier [Perthshire Courier from 1822]

Periodicals

Scottish Law Reporter
 The Bee

Parliamentary Papers

Report of the Royal Commission on Labour: The Agricultural
 Labourer Vol III Scotland Part 1, 1893 PP 1893-4 XXXVI
 Minutes of Evidence taken before the Select Committee on Feus and
 Building Leases (Scotland), 1894 PP 1894 (238) XI

Organisation and method of editing

The documents selected have been placed into seven broad categories. Some sections such as the 'Early Planned Villages', 'Suburban Communities' and that on the 'Final Years of Planning' are largely in chronological order. Other sections, particularly the documents relating to the planning process, have been drawn from many villages and assembled into a thematic sequence which illustrates the different stages of planning and events that took place in the decades after particular communities had been built. Although the surviving record relating to planned villages is extensive, particularly in relation to planning and the recruitment of settlers, other matters such as business accounts and descriptions of farming methods and crops in villages are unfortunately quite rare.

In selecting documents, an attempt has been made to locate sources from throughout Scotland, here too the surviving record is somewhat uneven with the North East and the Highlands offering many of the most detailed documents. Spelling is as in the originals including the spelling of place names. Editing of individual documents has been confined to the removal of greetings, information on other subjects, minor details and farewells.

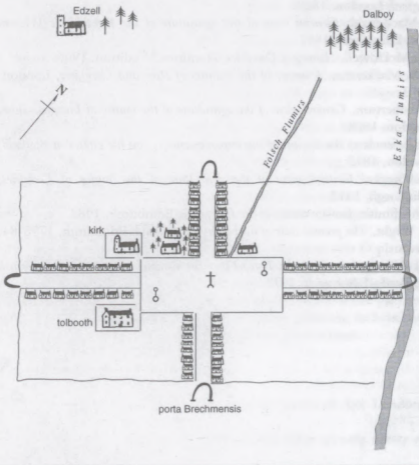
I hope that this volume will highlight the important role of planned villages in the economic history of Scotland during the eighteenth and nineteenth centuries. Perhaps its publication may also encourage other researchers to investigate wider issues such as the origins of the planned village movement and the links between village planning in Scotland and Ireland that remain largely unknown at the present time.

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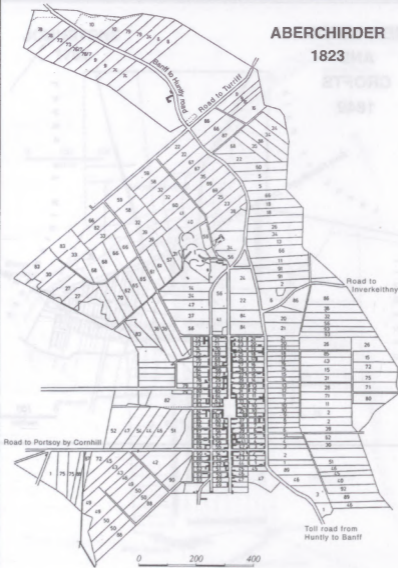
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EDZELL 1592



ABERCHIRDER

1823



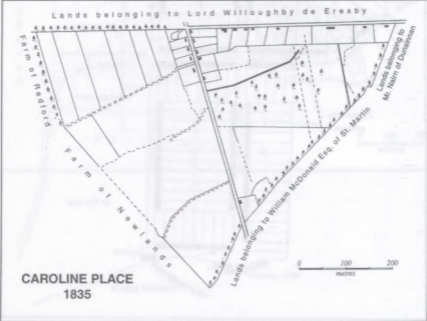
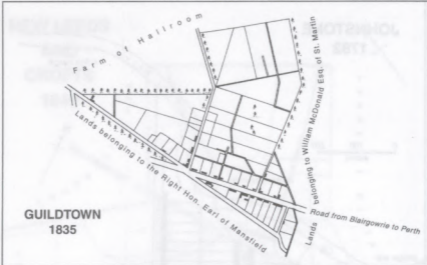
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AND
CROFTS
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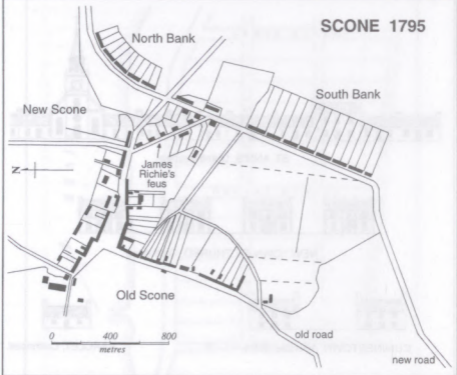
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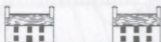




ST. ANN'S, Dumfriesshire



NEW TOWN OF THURSO, Caithness



CUMINESTOWN, Aberdeenshire



SARCLET, Caithness



ACHAVANDRA, Sutherland



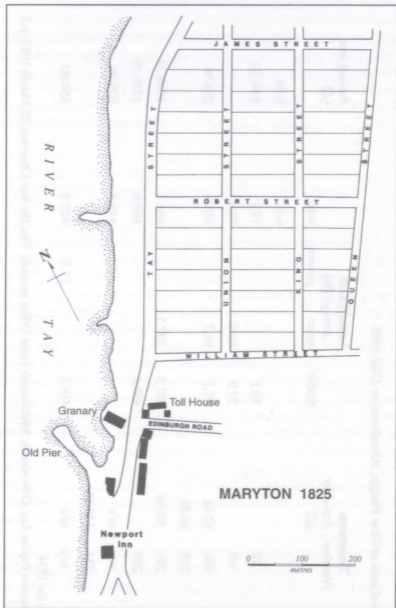


Table 1 The lotted lands of New Pitsligo, Aberdeenshire 1788-1955

Year	Tenements		Arable	Lotted Lands acreage (ha)			Annual rent (£)
	Number	Feu-duty (£)		moor	pasture	total	
1788						n/a	6.00
1796	20		10.1			10.1	6.00 (1)
1802	69		27.9	44.5		72.4	
1807	166	42.41	91.1	94.7		185.8	294.98
1831	238	60.81					
1870	250	59.08	107.3	297.1		404.4	1008.32
1890	250		469.6			469.6	1276.05
1913	n/a	n/a				445.3	079.00
1950	234	140.25					
1955	n/a	n/a	416.2		11.7	427.9	650.00

(1) Lotted land rent for 1794

Sources: NLS Fettercairn Papers Acc 4796 rentals; Middlemuir Farm Office records; *The Buchan Observer*, 25 March 1913, p.3

THE UNIVERSITY OF CHICAGO PRESS

Early planned villages in the North East and the
Midland agricultural revolution 1830-1850

There is a well known fact that the first planned village in the North East was built in 1830. It was built in the town of ... The village was built by ... The village was built by ... The village was built by ...

The village of ... The village of ... The village of ... The village of ... The village of ... The village of ... The village of ... The village of ... The village of ...

1. See also ... 2. See also ... 3. See also ... 4. See also ... 5. See also ... 6. See also ... 7. See also ... 8. See also ... 9. See also ... 10. See also ...

Early planned villages in the North East and the Highlands: agricultural improvement, textile manufacturing and fishing

Memoirs of observes of Lord Cullens¹ anent the harbour of Doun [Macduff, 1704]
AUL. Duff House (Montcoffer) Papers Ms 3175 M series, bundle IX B46

As to the building in the town, if this project of the harbour take effect farther than feared planting the fishers into some convenient corner by yrs selves I think your Lo[rds]hip needs be at no oyr charge, for the town will be quickly built and peopled from all corners thr about and especially from the Banffside, who will build convenient houses for themselves paying a yearly feu to your Lop, instance Stanehyve [Stonehaven] and Peterhead and Fraserburgh.² The regular method for building and enlarging the town will need more time and consideration; if your Lop have but moss enough for the services of the town ther is good spring water w[hi]ch could be easily improven, yr are several oyr particulars relative to the carrying on this design anent the conduct of the work and yr concerning of getting workmen which I shall [] for untill your Lop have occasion for it.

Annexed Estates, Reports by Factors, 1755
NAS. E729/1 pp. 11-17

Barony of Coigach

I am humbly of opinion that a village ought to be erected ... At a place called Ullapool, which lyes on the coast and north side of Lochbroom, and as well situated for a village as perhaps any place on the western coast. There is a large field of corn land, fit to be feu'd out, for houses and gardens, great plenty of moss round the place, and a lime quarry within a mile of it, also great plenty of improvable barren ground; and as the herring fishing succeeds so well here, it is mighty probable that numbers of sea faring people wou'd resort to it, and be fond of getting small feus, for houses and gardens—There is also great encouragement for carrying

¹ Lord Cullen [Sir Francis Grant of Monymusk] was Sir Archibald Grant's father.

² For Fraserburgh see NLS. Deposit 327/106 Copy feu contract twixt Sir Alexander Fraser and the feuars of Fraserburgh 1613.

on a cod fishing upon this coast, particularly in Loch Gloch which is but a few miles distant from Lochbroom. It is therefore mighty probable, that, in a few years, this might be a flourishing village, and a very good nursery for sailors, especially.

If a manufactory was, at the same time, established, which would occasion a concourse of people from all corners of the neighbourhood, to be employed either in the fisherie or manufactures, and would spread industry along all the western coast.

Estate of Lovat

There is a little village called Bealy, ... this I think ... is an extreme proper place for erecting a village. ... It lyes in the centre of a very populous fine country, of excellent soil, but where the inhabitants are strangers to the right method of agriculture, manufactures and industry. There are several yearly fairs already held in and about the place, a mercate cross in it,¹ and a great collection of poor people, who live in hutts, and retail ale and spiritous liquors to the people who resort there. There are very large flat level fields of most excellent soil round it, fite to be feu'd out for houses gardens etc, and there is already a court house & prison which might be fitted up at a small expence. Likewise it is to be observed, that there is a very fine salmond fishing up on the river of Beauly, near this place, capable of great improvement which would be a great support and encouragement to the trade and manufactures that might be established here. This place also lyes extremely commodious for a communication with a great part of Ross shire, especially, the west highlands of that county; and with Strathglass, Urquhart and Glenmoriston in Inverness shire. And in short, a village, properly encouraged here, could not miss to attract strangers of different professions from many corners, and would consequently soon diffuse a spirit of trade and industry, as well as promote agriculture, thro' all this extensive country.

Some hints about the improvement of the Highlands, May 1757

NLS. Saltoun Papers Acc 2933 box 329 folder 3

... it is humbly proposed, that in the parishes to be erected in the Highlands the kirk & manse should be placed as nearly central for the parish, as may be in an uncultivated part of it; because the little village which generally attends the kirk tends to promote industry and improvement.

¹ Act 1685 c115 granted Hugh Lord Fraser of Lovat the right to hold a yearly fair at the 'mure of Lovat' and a weekly market at Beauly.

Memorial containing some hints about civilizing the Highlands and [c. 1757]

NLS. Saltoun Papers Acc 2933 box 329 folder 3

It is allowed by everybody that the introducing of industry, and the employing of all the hands in the country usefully will certainly complete this laudable & necessary design; and that the encouraging certain manufactures there by giving premiums and prizes to the manufacturers in the different branches particularly for the propagation of flax will tend to forward this desirable end.

Another means of attaining it occurs to the memorialist, and probably to many others, which is, the making of considerable towns in the most central places; the more the better; the bringing together a number of people to one place naturally obliges the people in the country about, to be industrious, it will occasion a scarcity of provisions and likewise introduce luxury in proportion to the numbers of people so assembled; both these will render it necessary for the people in the neighbourhood to work for their subsistence and to support their luxury; if they are made to work; the cause of the evil complained of, the idleness of the highlanders will soon be removed ... Which may be remedied ... By encouraging the inhabitants to flock together in large villages & towns, and by encouraging strangers to live there among them.

The most central place for a town seems to be Fort Augustus. In respect to its situation it has many advantages, it is situated in the heart of the Highlands, surrounded on all hands by the idle disaffected clans. There is some plain ground about it, which, tho' now lying uncultivated, covered with moss is very improvable. By being almost at an equal distance from the east & west seas, and by having lakes both to the east & west of it, it may have the advantage of water carriage, for a great part of the way, from either of these coasts. By making a considerable town here Fort William and Inverness must become considerable places, as these are the ports it must use for all its exports & imports.

It is proposed that a community shall have 1000 acres in property with powers to let out the acres for building upon for ninety nine years & no longer.

2ly That it shall have a set framed after the best modle, but no voice in the election of a member of parliament.

3ly That the inhabitants shall have an exemption from all taxes for fifty years. This will occasion no diminution of the revenue as the expence of collecting the duties on malt, candle, soap etc in that country at present exceeds the sum levied there by those taxes. The opinion that the inhabitants of this newtown are to pay no taxes will induce many to come to live there.

4ly It is proposed that this town shall have these further encouragements. That great fairs shall be appointed there at certain

seasons. That a large garison shall be kept there, and that frequent encampments shall be made there, or in the neighbourhood. The soldiers may during their encampment employ themselves in cultivating some of the ground on the annexed estates, which tho' now lying uncultivated is very capable of improvement, such as moss & muir ground, which is not too steep, or too rocky for culture. In such places the soldiers may be cantoned for two or more years, that they may reap the advantages of their industry, as it is proposed that they shall have the property of the produce, and that the publick shall be at the first expence of the labouring utensils. It is likewise proposed, that such of the soldiers as chuse to keep possession of the ground they have cultivated, and to follow that way of life for the future, may have thir discharge. And it is not intended that they should have any additional pay during their said cantonment.

By cantonment is meant their living in hutts built for the season.

It is proposed that a great school shall be erected upon the west coast north from Fort William suppose at Glenelg,¹ that there shall be three masters appointed to it named by the university of [not stated] upon a comparative trial, two of them to teach the dead languages & one writing, arithmetick, book keeping and the practical parts of mathematicks. As there is no school of this kind within a great distance of this place it is expected that it will occasion a considerable concourse of people to it, and that it will create a large village there; which seems to be a proper place for a town, and for showing an example in every branch of improvement, as it is the great thoroughfare from the mainland of Scotland to the Western islands.

If all the parish schools were converted partly into working schools, it is thought it would have a very good effect by introducing & promoting industry in the country.

It may be objected that the erecting of towns is the consequence of industry in the country, and ought not to be the forced cause of it, but it is answered that whatever is the cause of industry even tho it be a forced one, ought to be promoted, unless the expence attending it exceeds the value of any benefite expected from it. The expence of both the a'mentioned projects is very inconsiderable being only the price of a 1000 acres in that country & £150 Ster yearly to the schoolmasters, the benefite expected from it is very great: besides the progress of the industry in that country without the assistance of many forced & artificial causes it is feared will be very slow.

This method of erecting towns & planting colonies in the uncivilized parts of the country has been followed by almost all nations, particularly

¹ Glenelg was selected by Macleod of Dunvegan as the site for a planned village in the 1780s, see N. Allen (1989) *Highland planned villages, Highland Vernacular Building*, Scottish Vernacular Buildings Working Group, Edinburgh, p. 42.

by the Greeks and Romans, and has not been overlooked by our ancestors. By the 267 Act 1597 it is enacted for the better entertaining & containing of civility & policy within the highlands & isles that three royal burghs be erected there w^t power to his Majestie to grant to each of them land of his annexed property sufficient for a common good, but this wise institution was never thoroughly carried into execution.

Lord Macdonald¹ to Lord Milton nd [c.1763]

NLS. Saltoun Papers Acc 2933 box 330 folder 3

Reasons for encouraging the erection of a village in the Isle of Sky at the same time that the linnen manufacture & other branches of industry are introduced.

The difficulty of procuring subsistence in the present irregular way in which people are scattered on the face of the country in the Highlands, makes it necessary to facilitate this obstacle before any manufacture can be expected to succeed in that part of the world. This can only be done by erecting villages where a regular supply of provisions will be brought from the country by degrees; & those who cannot find employment among the farmers will flock into these villages in order to support themselves by their labour—Till this is done, no one can exist in that country who does not raise his own subsistence; consequently no one can be wholly a mechanic as he is obliged for subsistence to become a farmer which generally spoils him in both capacities—By erecting a village at the same time that manufactures are begun this evil will be prevented, the manufacturer will find subsistence & there will be a constant supply of people to carry on any branch of industry.

It is humbly submitted then, whether some encouragement ought not to be given for carrying on these two things which seem to be so indispensably necessary for each others' support, a village & a manufacture—in the Island of Sky where nothing of this kind has been hitherto undertaken, & where it promises so great success—A manufacture cannot subsist without a village, & therefore it is hoped that encouraging the scheme for a village will not be considered as foreign to the purpose of manufactures.

¹ Sir James Macdonald, 8th Baronet of Sleat.

Sir James Macdonald to John Mackenzie WS
NLS. Delvine Papers Ms 1309 f. 249

Portree, 15 October 1763

I have employed Stobie¹ this last week in looking at Portree & planning a future village in that place. I shall bring the plan to Edinburgh & leave the place waste in the meantime till I am resolved upon the method of putting my scheme in execution. I find that I shall meet with opposition even in this, & I dare say in every other attempt for the public good—but I shall always persist in what I see to be right & pay little regard to the ignorance of some & the obstinacy of others.

Sir James Macdonald to John Mackenzie WS
NLS. Delvine Papers Ms 1309 f. 255-56

Portree, 23 October 1763

I have planed a compleat city at this place, which I will shew you upon paper at Edinburgh—it is really very practicable to make something of this scheme. The present plan consists only of two & twenty houses with one acre of ground for a garden behind each of them; & a large space behind the gardens which is divided into inclosures of about eleven acres: all the gardens and inclosures are of a rich fine soil & the place where the houses are to stand is a rocky poor spot, quite level & very well calculated for the purpose—I am so full of the scheme that I fancy I see the street & the shops & warehouses on every side: I really do not despair to shew yourself this sight before many years elapse: & I flatter myself that two or three hundred pound judiciously laid out would carry it a great length—though my plan is so far confined within very narrow bounds, it is capable of being extended much farther as there is a large moor (not the great moor of Portree) at the end of the intended town, which may very easily be made as good ground as any of the gardens—I have had the whole marked with a plough, that the city may be founded in the true classical way—all the gardens & inclosures are also marked so that I have already a complete view of the whole—I shall have much more to say to you about it when I come to Edinburgh & shall therefore trouble you no more at present—this letter is only by way of journal of my proceedings, & to inform you that I shall leave this country about the end of next week.

¹ Matthew Stobie, land surveyor.

Sir Archibald Grant of Monymusk to John Grant of Lurg
 NAS. GD345/1014/58

28 December 1763

Having taken into my head to make the small dueling more agreeable and creditable in itself and usefull to the country around it; one of the means I am determin'd to try, and have begun with success, as you will observe from the inclosed memorandum, is, a manufacturing village—I have already obtained some encouragements from both the publick boards at Ed[inburg]h and have no cause to doubt, but much to hope that I shall obtain considerably more from them—the infancy of such things is the chief difficulty—once they get a reputation and tollerable number of inhabitants, the numbers, character and riches of the place will encrease—this is easily obtainable by the aide of friends, without any loss and but small trouble to them; and I earnestly desire and depend upon your best endeavours—L[or]d Strichen and others in the like case, have been assisted by friends and neighbours taking feus and building small houses on them to the cost of about £10 St and finding tenant or purchaser for them—where they have often got 15/- rent, £12 or 13 purchase, and saved their friends. This appears a proof to the country of their approbation and resolution to patronise it, which makes manufacturers and tradesmen flock to it. I beg leave to submit this to you, and friends in your country, who are pleas'd to favour me, or, whom any of you can influence. But you can be materially of more service, besides that if should think it proper viz: 1st, a good smith or two are wanted; one or 2 good ones if bred by Birnay at Castle Grant Town be got to settle. 2d Much wood will be wanted besides it may be made a market for all sorts of your country wood and carts for the low countries of Murray and Banffshire; if dealers with you would settle there ... 3d It would be easy and profitable for your country and Strathdon and Glenlivet, to establish a weekly market or trysts there for all goods and bestial, and meal etc. Also 3 or 4 yearly fairs or trysts at proper seasons, as you after converse with others shall fix times—there is no doubt of low countries concurrence and attendance for their own interest, and I will not spare pains for expence for friends and publications to promote it ...

Several of my friends have already agreed to take feus as above, and I expect many more and Robert Young my factor and others, are each to take two, and build next year good houses, also more manufacturers, weavers and trades people have agreed. I wish you would try a visit to Knockando, go and view it deliberately; I am certain you would approve, and think the design not only practicable, but worthy of the encouragement of all the country.

Memorandum written by Sir Archibald Grant enclosed with the above letter

Dec[embe]r 1763

Archiestown of Balantomb, is pleasantly situated on a genteel sloap to the south—perfectly dry, but well supplied with fine water, and very good soile round it—very near plenty of fine peat, and plenty of stone and good mortar and but a few miles from plenty of lime, and but a short mile from the River Spey, can be supplied with all sorts of wood—the feu duty for a tenement of 1200 square yards, is but £4 Scots without any entry money—and no feu duty payable for 3 years after agreement, and next 5 years employed to drain, pave & gravel the streets of the town, and roads leading to it. It is but 10 miles from Elgin, Forres, Keith, Garmouth and Castle Grant, and about 13 from Nairn, and many other places,—and a good spirit for improvement and industry all around it which will afford employ and business, for all manufacturers and tradesmen—there is a good scoolhouse already built in the town, and an other house to be built for a surgion, and both to have saleries—there are already 27 feus taken, the most of them already built, and the people pleased and happy—and the rest will be built this summer besides severals in treaty, and many in view to agree expected.

It is proposed by heritor and feuers to have a weekly market or tryst there and also 3 or 4 yearly fairs or trysts, as a central place betwixt much Highlands and much of the low country, all which markets will always be free from any toll or custom—and many of both Highlands and low country, have already declared their desire for such trysts, and that they will attend and encourage them.

Notes on the scheme propos'd for erecting the village of Grantstown by Duncan Grant [Grantown-on-Spey, 1765]

NAS. GD248/25/2/6

As things are valued, by the usefullness of them, the necessity there is for them, and the prospect of advantage to be reap'd by them; invention strives to find out where these purposes can be most beneficially accommodated, which must be done by comparing one, with another, & any who neglects doing so must either not know, or not regard, his own interest. By this I mean, that comparisons will be made 'twixt G[ran]town & the new towns of Rothes and Ballintomb [Archiestown], being the towns—furthest advanc'd into the Highlands, & not with Keith for many reasons, of which shall mention a few.

That it is in the centre of several populous & fertile countries, nigher to all the villages on the coast 'twixt Spey and Dovern [Deveron] than G[ran]town to any village, may as yet be said to be the furthest advanced into the Highlands, can have lime laid down at their door at 4½d per boll,

slate and stone quarries within a quarter of a mile of the town, plenty of arable land nigh it & some moss. Have for many years been remarkable for the two greatest markets in the north—a shop let to Abdns. merch[an]t. will draw during said market from ten to thirty shil[lin]gs. rent & so in proportion every house they can build; A great deal of money is circulate amongst the inhabitants in many ways, during the time of these markets, each of which continues a whole week, they have a weekly market besides, it may be asked why the same proprietor gives feus at Rothes for £4.10s Scots feu duty? It has a much finer field for gardens & to rent, contiguous to it, than Keith, can have wood within ½ per cent of what it can be had at Spey Bridge. At Ballintomb feus are given 50 feet in front & 100 y[ar]ds in length at £4 Scots, unlimited liberty of mosses, moors and quarries—each tenement may have a lease of two acres of improved ground @ 2/6 pr acre and two acres unimprov'd gratis for eight years & afterwards to pay as such two acres shall be valued or comprised at, and some of the feuers will not accept of them & make comparisons 'twixt them & the lands of Rothes—

The feu duty is but the least part of the advantage that will accrue to the proprietor of lands near a town & much more when the whole country is his property. A number of inhabitants when collected together will raise the rents of land and the price of the product of the country & if industrious will improve in arts and manufactures which will bring money to the country—

The proprietors of lands round a village, at a distance from the sea, has the inhabitants wholly in his power, & can do with them, as he shall see most for his interest altho[ugh] they were possessed of a few roods of property, & the more they flourish, the more his interest increases.

What wou'd induce a man to pay 20l. during his life for a house & yard, who will get several acres to rent @ 20/- in any improvable spot of ground he can pitch on with liberty to build what houses he has use for, can keep a flock of sheep & a few cows & horses, without paying any more rent, & if he has any trade may practise it, as far as he pleases?—

Houses and yards are set by every tacksman in the country at five merks or £5 Scots pr an[um] to poor people & tradesmen who can keep no labouring and those poor people can have a few sheep & a horse or a cow & sometimes both. They are at no trouble or expence of building & they can shift from one place to another yearly as they see convenient, they are of use to the farmer from whom they have such a house & as they often hire with him for days wages.

Notwithstanding of all these, there is such an inclination towards property & liberty, that if the encouragement is inviting & the terms reasonable, all the merchants, weavers, tylors & shoemakers already in the country, wou'd flock to the toun, and it must chiefly consist (especially for sometime) in the natives of the country, as strangers in tolerable

circumstances will be averse to going there, tho[ugh] some workmen of different trades, may be induc'd to settle there, by apparent prospects of employment from the superior & others—

The greatest drawback on the newtoun is the want of improved lands and good soil near it, with the assistance of which barron ground might be improved—in my opinion no soil can be too good to lie near a toun, as the rents thereof will rise accordingly & it is the goodness of soil & lying near the toun that makes one acre draw from three to five Pound Sterl. when other acres are set, at no great distance at, from three to five shillings.

Scroll of Memorandum as to Grantown sent to Mr Mackenzie for Sir William Forbes, April 1787

NAS. GD248/359/5

Upon Mr Grant's coming from abroad he consulted with his father Sir Lud[ovic] Grant as to the propriety of establishing a village. In 1765 the heathy moor of Grantown about an English mile from the house of Castle Grant & in the center of the country was fix'd on & so much of it lined off for that purpose. The same year several teniments thereof were lett on a long lease agreeable to the copsy of the letter of lease hereof & which still continues to be the mode of letting. In 1766 the building of houses began & were then & still are built with stone & lime only, of two stories & a garret excepting a few of one story & a garret—but all those on the Square of two Stories & a garret. The annual fairs or markets to the number of nine or ten which were formerly held in different parts of Sir James Grant's estate of Strathspey, were in 1766 removed to Grantown & except a few that are dropt for the present have been held there since. At the commencement of this village Sir James Grant gave particular encouragement by premiums for difft kinds of manufactures & excellence in husbandry, letters of credit & advance of money to an innkeeper, merchant, linen woolen & stocking weavers & manufacturers, wrights, smiths, shoemakers, taylers etc to settle & make their residence there and also in the setting up there of a brewerie, baking & butching. And though in the interim it occasion'd a considerable advance of cash & a consequent loss to Sir James yet he has now in his own day the great pleasure & happiness to see Grantown a thriving populous village containing above 300 inhabitants & every day increasing more and more. The three or four last bad seasons damped their spirits a little but that being over building, industry & trade go on as formerly.

From its commencement the Barron Baillie & Justice of Peace Courts & all the public meetings & cattle trysts have been held in Grantown and through it pass two of the great military roads and several public roads of communication from each of the neighbouring countries

& parts adjacent to the others. It lies at nearly the distance of eighteen computed miles from Keith, Elgin, Nairn & Inverness and 12 from Forres. The water for the bleachfield at the East end of the Square in the village has been carried above a mile from a spring. Grantown has right to a weekly market on Friday but that has not as yet been regularly held. The whole annual fairs held in it have hitherto been toll free. On the moor of Grantown & parts adjoining are great plenty of pasy whin stone & other stone proper for plain building and at a small distance several lyme quarries and slate quarries of an excellent quality. And round this village at a convenient distance are fine thriving plantations of firs.

Tho' this Moor appeared to be mere gravel it requires only proper culture to make it yield excellent crops. The garden stuff upon it is remarkably fine. At the commencement of the town Sir James inclosed & ploughed up parts of it & after letting it lie some time exposed to the air limed & laid it down with turnips first & then barley & grass seeds after which he set it in divisions to the people of the Town at from 2/6 to 5/- pr. Acre.

The post from Edin[burgh] & Forres has been fix'd at Grantown for some years and the whole adjacent country for many miles round reap advantage from the establishment of this village.

That no discouragement may affect poor industrious families who are willing to settle in Grantown Sir James allows them to build a small out-house upon a part of a tenement that they may cultivate their grounds & build their house fronting the street when more able to do it. He has established an excellent school for several years given a salary to a woman from Aberdeen for teaching children the knitting of stockings which she executed with fidelity to her death & likewise to an English woolen manufacturer for instructing in the dressing, spinning and manufacturing the wool from the sheeps back. This manufacturer was too like many good English workmen a very honest man but a schemer & unsettled he is now gone but has left much of his knowledge behind him. Sir James built a lint miln & plan'd out under the direction of Mr McVeagh of Huntly an excellent bleaching green with proper houses within a mile of the village of Grantown on a beautiful spot lying finely exposed to the sun.

Several gentlemen on his estate are now establishing a farmer club of which he is to be a member for promoting the improvement of agriculture ec.

Letters of feu were thought after taking the best advice preferable to parchments as occasioning less expence & equally sufficient.

Memorandum concerning the village of Laurence Kirk

This village till the year 1768 was only what is called a Kirk Toun and consisted of six or seven houses.

The situation is in some respects advantagous and it lies under some disadvantages. It is placed in the heart of a populous industrious country, in which the manufactory of low priced linen has been long established. It is also a stage on the great road from Perth to Aberdeen. There are adjoining fields very fit for bleaching and well supplied with streams & springs of water. The chief disadvantage is the difficulty and charge of being supplied with fuel, having no turf and long land carriage of coal—eleven miles on a road not yet very good from our seaport. I was convinced that the benefits of situation joined to a spirit of industry duly encouraged were sufficient to surmount the difficulties, and in said year 1768 I embarked in the project of a village—Undismayed by various losses and disappointments I have steadily persevered, and can now with great pleasure say that this scheme has succeeded on the whole beyond my most sanguine hopes.—Having planned the village street thro' a tract of very barren ground, I published advertisements thro' the country that industrious settlers would meet with encouragement and my moderate promises to industry such as five guineas for the first four looms in any weavers house were proposed.

Lots of land in the line of the village for houses & gardens were to be granted at the rate of sixpence per fall that is four pounds per acre. The settlers were not to have feus but leases for one hundred years of their ground for houses and gardens, they might also have small farms from two to five acres at very moderate rents with gradual inc. for an endurance of nineteen years, with a survivancy to husband & wife—These small farms were generally all at first for ten shillings per acre with rises up to fifteen—eighteen and twenty shillings during the lease and according to the quantity of the land. The settlers were to build their own houses & to keep them in repair—In a few years I varied this plan—finding that it was not sufficiently encouraging to settlers in the village—My view from the beginning was to make the people who settled in the village and independent, not doubting that such people would make my adjoining land valuable. I could not carry my land to the gates of a thriving town—but I could answer the same purpose by erecting and establishing a thriving town in the heart of my land.—By this time I felt an agreable zeal in the project and contracted a fond affection to the people as they became inhabitants of my village—I have tried in some measure a variety of the pleasures which mankind pursue, but never relished any so much as the pleasure arising from the progress of my village—Upon my original plan as above explained several good and industrious tradesmen particularly weavers made settlements in my

village—With the long leases for their houses & gardens and with small farms on the moderate lease—these people appeared on a trial for some years to be contented & thriving—They had been subtenants in the country and were sensible that they had changed to a better condition—yet one of them a sagacious fellow and a great favourite informed me that tho' he and the other settlers were well satisfied, an opinion prevailed in the country that my rents for houses and gardens were too high unless I was to grant feus in place of the long leases—I was firm in my opinion (and for many reasons I am so still) that a lease for such small lots of ground is a much more proper tenure and title than the feudal institution. But upon this judicious hint I resolved to offer more encouraging proposals for settlers in the village—accordingly I published advertisements through the country¹—that for encouraging settlers of settlers [sic] in the village in future I was to grant leases of ground for houses & gardens at the rate of threepence per fall in place of sixpence and that those leases were to be renewable forever on payment at the end of every hundred years of two years rent as a grassum—at the same time in justice to my original settlers I granted new leases to them on these advantageous terms—The effect of this measure was popular beyond what I could imagine in a few years—the number of industrious inhabitants increased surprisingly—I had always considered it as a material part of my plan that the settlers must build their own houses—This regulation proved a real test of some merit in every settler and effectually excluded the idle who infest many of our villages—In fact every tradesman who are able to [word illegible] his way by building proper houses cultivating his garden ground and putting in good order his little farm (all inclosed) is happy and thriving beyond what they can be in neighbouring towns where they can earn no more by industry and pay high rents for houses & shops without the pretious accommodation of garden ground and small farms; one of my tradesmen possesses his house and an ample garden of 40 falls for a rent of 10/- —In the neighbouring towns of Montrose or Brechin he would pay from six to ten times that rent for worse accommodation in houses only—For several years I adhered to another salutary rule, that I gave no aids in credit or money to any of the settlers till he had made considerable progress in his new settlement and till I had ground to be satisfied of his prudence & industry & then in many cases advanced moderate aids in money upon security for some years without interest—it is remarkable that so long as I did adhere to this rule—the money was in every instance well laid out & has actually been repaid—My rage for advancing the village grew too strong for these prudential regulations I was induced to embark with several splendid projectors by whom I suffered considerable losses—I had an undertaker

¹ *Aberdeen Journal*, 8 June 1772.

for a linen manufactory from the North—a stocking weaver from Edinr. and from London I had a very flattering projector of a printing field—These different schemes went on for several years upon my credit and to a very large extent—They are in the end miscarried and I by costly experience learnt my error in departing from my original regulation to give no aid in money or credit except to those who once settled themselves and appeared from their conduct to deserve assistance in a course of thriving.

I must however admit that in my dealings with those unsuccessful adventurers, I happily adhered to my other original regulations that every settler must build his own house and from this circumstance I derived a very substantial relief of my losses; every one of the three projectors built very good houses for their several undertakings. These houses served to induce good settlers, who now thrive & pay sufficient rents—about 6 or 7 years ago so many people have settled in the village that my land for the small adjoining farms was exhausted. I found this to be an obstacle to its future progress for some time. To remedy this having still ground for village lotts of houses & gardens. I made public advertisements that future settlers who should build and make out their garden in a village lot without any farm should be entitled to possess free of rent for the first 7 years. This encouragement had the intended effect and now my ground for village lots is also exhausted so that I am obliged to treat with my tenant for land to accommodate new settlers who now offer more than ever on account of our excellent bleachfield lately established by a very opulent company—I shall be very happy if his Grace the Duke of Athol can discover any material information from these loose hints that may conduce to promote his generous & public spirited designs—I heartily wish all our men of family and fortune had the good sense & taste to pursue such objects in place of riot, gambling, races, and a great part of their politics, I ommit to mention that after my village had increased to above 70 houses and contained above 500 souls I obtained the Kings charter by which it was erected a free & independent burrow of barony with power to elect magistrates & right to an annual fair & weekly market—The substance of their charter is printed and subjoined to a small pamphlet entitled Letter to the people of Laurencekirk and contains well meant admonitions & has had a good effect—After the establishment of the village into a borough & community I assisted them to frame certain fundamental yet short & simple bye laws of which copies shall be sent to the Duke that they might have some fund for public uses, I granted an obligation on me & my successors to pay their treasurer £10 Str yearly and they taxed themselves in one penny per fall of the village lotts, so that they had an income of about £30 yearly which will increase I shall also send to his Grace a copy of a village lease—Besides the errors I have already confessed I must not ommit to mention two or three—1st Before

I began I did not considerably form a proper plan for the village—The street is much too narrow and long—the line of it—no room is left for squares—2dly In measuring off the ground for village lots—I ought to have given no more room in front than was sufficient for their dwelling houses & shops, the error has occasioned various & now obvious inconveniences of office houses & unoccupied ground to the street.

Joseph Cumine to Sir Archibald Grant of Monymusk
NAS. GD345/1015/153x

Auchry, 4 December 1765

You may without ceremony shew copys reformed of these papers but til our copartnery is signed I think it is best to shew litle on the subject especially as it may be greatly altered or perhaps incidents fall in to defeat a [] intirely but if the design take place & things were once set agoing fairly I am apt to think the gentlemen concerned will not take amiss at least I shall not object to your shewing & then only is the properest time for answering your own purposes.

Inclosed as you desire is a duplicate of the feu charters granted in Montwhiter¹. They are to get a nineteen years tack of their land which consists of 1-2 or 3 acres at most to each feu—I have not yet made out a scroll of the tacks in which I intend there shall be some restrictions & reservations, but have not yet put any of my thoughts in writeing & as you are so good as promise to communicate will you ... favour me with your sentiments as to these.

Inclosed is a plan intended for the new street runing east & west—The old street being almost filled up with houses & cou'd not be altered. None have yet followed this plan of two tenements joined together tho I am not out of hopes to get some to follow it & if once begun there is some chance by imitation of others following. My own village was the first I planed & you know that is only of a late date²—were I to begin I think I cou'd do it much better—but too late now to think of that. I wou'd willingly send you a plan of some of the different sorts of houses but they are all built on different principles & conform to their own notions, situation of the stance & as their circumstances or inclinations dictated & that the charge is conform must in consequence be the case & therefor not in my power to condescend thereon—your only way is when you are on the spot to look at all & then by observing some of

¹ Montwhiter became known as Cuminstown in 1767. See for example *Aberdeen Journal*, 23 March 1767.

² The second village planned by Joseph Cumine was New Byth on James Urquhart's Byth estate which was adjacent Auchry. See Andrew Wight, *Present State of Husbandry in Scotland*, Edinburgh, 1780, vol. 4, p. 52.

them most to your liking you can easylie jot down or as they are single carry an idea of what you want along with you. But the nearest way of coming at in the mean time what you want is how soon I can get a sketch I made of a small house for accomodating a young woman who designed to build it for her accomodation in the thread manufacture way it shall be sent if extant with the estimate thereof by the undertaker—the sketch is at Abdn [Aberdeen] & I have called for it allready—but then it will be of litle service unless the materials were the same for my stone is all good & free, we soon come at a good solid found we pin with lime—the clay is got at the foot of the wall & the water conducted in a drill for the clay of each house—but the estimate contains quarrying, leading & building the stones & the wright & iron work. But as to timber there is none can equall you in the accommodation you can give that way and the village you intend will bring you a ready sale for it. May be assured when I can recommend tradesmen or mechanicks to you without hurting my own designs which is I know what you do not mean it will give me pleasure but such as reside here have as yet been so occupied that with difficulty they can find hands to do their jobs and how soon I can find any that can undertake for you I will order them if you think it worthwhile to pay their charges of coming & desire it they shall attend when the opportunity offers.

Alexander Shaw to Sir James Grant of Grant NAS. GD248/49/3/1

Inverness, 26 January 1767

As you have in view to sett apart some ground in Urquhart for a village, I have bestowed a few thoughts on the subject, which I begg leave to transmitt you.

In my humble opinion it is the interest of every gentleman possessed of ane Estate in the Highlands to collect a number of mechanicks, and other industrious people, into some centricall spot. For:

Over all that Country, there is double the number of people necessary to cultivate the ground, so that its unprofitable for them to live, and pay ane adequate rent to the Master, and they are so strongly attached to the place of their nativity that they rather starve, than remove from it. This, and the despicable opinion, they entertain of all mechanicks, contributes to their poverty; and from their mean, scanty subsistance proceeds, that sloth and idleness, so remarkable in the country.

On all estates, there is a variety of circumstances. Some are thriving & easie. Others are poor, and going fast down hill, so that every year, throws off some exeressent members—the poor (if they canot find relief from their friends) naturally resort to the nearest touns; and many of the thriving, tyr'd of the fatigue of a farming life, retreat there, to spend the remainder of their time, more easie; and both in a collected bodie,

become usefull.

Now, I consider it bad policy, to part with people; and therefore would use every mean, to make them industrious, & continue on the estate, for we canot overstock in such: and this village, would bid fair for preferrance (under your protection) and be productive of many good effects. For: The people observing, the different mechanicks live more plentifully, & better cloathd, without being exposed to the hardships, and fatigue in the farming way; would readily fall in love with business and send their children to be instructed by them, which would rid the country of a burthen, and raise a sett of usefull people, for the different purposes in life—It would also create a mercate, for the different productions of the country, near at hand; and consequently induce the farmers, to be at more pains to improve their farms, & raise many articles of subsistance more advantageous; which on account of their great distance from touns, the heavie toll exacted, & other expence they are exposed to, presently discourage them from attempting.

The linen manufacture, being now considerd, as the staple of our country, I presume it will be the principall object of your village—In order therefore to facilitate the progress, ane easie access to water is absolutely necessary, for boyleing & cleansing the yarn, & bleacheing & preparing the cloath, for mercate—Now. The piece of moor you have in view, is rather too distant from water: I would therefore humbly propose (as you are to build a bridge on the East water) that, the village should be on each side thereof, and then every inhabitant, might have a bleachfield before his dore, besides the benefite of having, washing mills on the river which is of immense advantage, for bleaching both yarn & cloath—Here all the roads that pass through the country, enter, and its much nearer Loch Ness, the principall channell of communication—The people could also be supplied here, with lide crofts of ground, for grass to a cow; whereas on the moor there is no inducement to settle for the greatest pains & labour, would never make much of it, the soil being bad, shallow & dry. But the other place, is extreamly proper, and as Urquhart is a fertile warm country, capable of raising any thing, and that provisions are reasonable & plenty of hands; if its properly encourag'd, I will undertake for the success.

To induce strangers to come, it would be right in you to build some houses for their accommodation which they should have, rent free for some years—The school, publick house, & smeddie, should be brought here—A weekly mercate for provisions flax yarn etc should be published; and if two or three mercats in the year could be gote they would be of very great service—But.

Before any thing can be done, your own presence is necessary, to plan out the village, sett apart grounds for the purpose—In the meantime I would suggest your applying the Commissioners of Annexd Estates, &

the Trustees for Manufactures; representing your intention, and craving some encouragement from them to purchase wheells & reells, heckles, looms, and other utensills, for the different tradesmen. Also a litle mony to bring the lintseed, at a moderate price to the people.

I have only now to add, that if I can contribute, to the promoting of this plan, or any other improvement you have in view; I am readie to the utmost of my power, and will doe myself the honour to attend you, any time you are pleased to acquaint me.

[PS] We have made the road from Invermoriston to Aldsay, your march—I hope how soon the labouring season is over, youll give orders, to make that part in your estate: a free intercourse with strangers, being a great means of reformation.

**The planning process: surveying the site,
advertisements, village regulations and recruiting
settlers**

*Report Archibald Menzies General Inspector to the Honourable the Board of
Annexed Estates [1767]*

NAS. E729/8 pp. 115-17

I should humbly propose to erect villages in the most convenient situations in each Barony.—That each tradesman willing to settle there should have in feu a certain quantity of ground.—That each apprentice bred by the Board, should pay no entry, or perhaps be exempted from paying any rent for a few years: or be furnished with a proper sett of utensils for the carrying on of his trade. However I humbly apprehend, from the genius of the people, nothing will go further to induce them to breed their children to trades, than the idea of their commencing proprietors. —In case the Honble Board shall think proper, to carry this proposal into execution, I could obtain wth respect to the terms upon which feus are usually granted in the north country. My Lord Findlater, has, among many others equally calculated for the good of the country, carried this plan of erecting villages into execution upon his estate.—The surprising effect it has had in his Lordship's village of New Keith, has induced many others to follow the example.—His Lordship will explain the steps he took; and inform the Board of the success thereof.

Manufactures might be established to great advantage in those villages, they being situate in a corn country, overstocked with inhabitants, with the benefit of sea carriage for the importations of what rough materials they may want, and for exportation of their finished goods & a soil capable of producing flax of the best quality.

Spinning is further advanced in that country than would be imagined from the continued aids still granted by, and craved from the Board for promotting of manufactures by schools, premiums ec.

Memoir as to the intended village at Kilmore Oct[obe]r 1769

NAS. GD248/242

Memoir for Mr Grant

By the sett of Urquhart there must be a good many people unprovided in tacks and who if properly employed will not only be usefull to the country but serve their own familys—Many of them have little or no stock perhaps little more than to enable them to keep two or three bolls sowing in the ordinary way.

The keeping such people in a country is of great consequence and by degrees they are the very support of a village if manufactures take place or agriculture & inclosing ec carried out with spirit. Without such people a parcell of fine houses if they could be built are of little use to the country nor can they if they were built be supported.

Every use at first to encourage settlers should be given and once a number of people are conveyened & provided with but in different accommodation. It is matter to regulate & modell the buildings, & to increase the benefite to the proprietor. *[housing]*

With each small piece of ground for a family there may be given one or two bolls sowing of land adjacent, and three bolls sowing to those that erect larger houses. But these lands only to be given for a year or two at most three till its seen what demand there is for ground. ... The rent of the grounds will rise & can be inclosed & improved. By this methode a number of people will be got collected & in nineteen years or a little more when the leases are out ground will rise & much sooner than that period the lands in the neighbourhood will increase in value.

Until the plan of the toun is fixed the factor ec should advertise all who inclyne to take grounds in the proposed village to give in their offers and to tell them they will get all encouragement and if honest and industrious may depend on being provided. From the number desiring to settle the plan of dividing the grounds can be easily fixed. And in the beginning the grounds should be sett at much the same rent with what the tenants pay. And if they got the first year of the lott for the house & yeard free it were no matter. The cuttings & weedings of the wood will be useful for the low temporary houses & by the ground reserved, one hundred familys may be accommodated next year & by degrees the same ground can be divided so as to serve many more when their chief dependence will be on manufactures ec. If the people are able to work to gain their bread they are obvious of some use. Only the poorer they are the shorter the lease should be. All tradesmen, are good members of the toun, nothing need by sett in the long lease but the particular spott of ground for the houses & yeard. The place for firing can be alloted next summer. No allowance should be given for walls of fail.

Intimation should be made at the Kirk of Urquhart on two or three Sundays telling all who want to build in the toun at Kilmore &

to have land near it to apply to Mr Willox or Mr Taylor, and give in their proposalls that they be not disapointed.—The sooner this is done the better, the lotting of the ground can be well done in March or beginning of Aprile.

James Grant to Alexander Taylor
NAS. GD248/25/4/1

Castle Grant, 17 November 1767

There is no time to be lost as to coming to such a resolution with regard to the town as will admit the settlement of as many of those dispossessed by the late setts as are willing to be settled & of good character—

You will therefore as soon as possible send me a plann of the town upon a large scale. I think it should consist of one great street about twenty four or at most thereby as the moor is not of such extent as to admit of greater breadth—The lotts must likewise be much smaller than the Grantown lotts & square allowing no more for garden ground than is absolutely necessary—The great street to be reserved for larger houses & the present settlers all placed in the small streets—

Inclosed I send for your perusal Mr Shaws letter to me regarding the situation of the town. I am still of opinion the moor is preferable in general & by having the lands of Kilmore half of Clunrabey & lands Cluanemore & adjacent to it will have every convenience requisite—Not to add that bleaching ground is undoubtedly better detached than in the heart of the town—Mr Shaws letter may give you good hints when you have done with it return it to me—

James Willox to Sir James Grant
NAS. GD248/242

Balbeg, 2 December 1769

We have got none to agree to build in the new town yet the country people are so ignorant that they cannot be prevailed on to begin till they see some person build before them.

James Grant of Grant to Alexander Taylor
NAS. GD248/677 p. 5

Castle Grant, 3 January 1770

I am glad to find from Mr Forbes that the town is in a fair way of going on to our satisfaction—As soon as you have marked out the whole in such a way as not to admit of mistakes you will make Mr Willox master of it and let him have the tenements numbered so that by letters

he can let me know what tenement is offered for, and I can give him my answer from the plan you give me—The rude draughts you sent me answers very well only I can't make out your meaning as to a large A near the castle as you send no explanation ...

Scheme as to Lewis-toun or Kilmore in Urquhart nd [c. 1770]
 NAS. GD248/677 pp. 5-7

Those people who are able to build good substantial houses will be allowed a lease of a lot of ground proper for such building and a small garden for one, two, or three nineteen years and a life, as may be agreed betwixt them & the proprietor, and upon the issue of the lease they are to continue in possession untill the heritor shall incline to take possession of it, in which event they are to be payed the value of the house, walls roof ec before they can be removed—Those less able may have a small lott of ground for nineteen years and a life according to their situation on condition they build small neat stone houses w[ith]in two or three years after their settlement, and temporary houses for their immediate accommodation ... With each small lot of ground for a family there will be given one or two bolls sowing of land from year to year or at most for three years—Those who build larger houses three bolls sowing—From the above Mr. Willox can satisfy the people as to the terms upon which a town is to be erected and by the second article the poorest individual, provided he is a man of good character, may be settled & have an opportunity of maintaining his family, availing himself of his industry and bringing up his children in such a manner as to be of use to themselves and their country—

As the extent of the moor upon which Kilmore or Lewis toun is to be built, is not equal to that of Grantown, the lotts must not be so large but that is amply recompensed by the vicinity and easy access to good fields. Mr Willox & Mr Taylor will call all those tog[ethe]r whom the late sett has dispossessed, and let them know the above terms, and that it is to give them an opportunity of being settled, that I have come so soon to a resolution of establishing the toun—When this is done, Alex Taylor will have an idea of the numbers that are immediately to be fixed and will draw out the plan of the toun upon a large scale, leaving the mercat place and principal street for larger houses and the people may be assured that their industry and good behaviour will entitle them to & be attended with, every good office in my power—

Manufacturers and artizans of every denomination are invited to settle, the situation is attended w^t every convenience—the harbour will be rendered commodious and all methods will be taken to make good roads so as to open the communication imensally—There is a right to

fairs and a weekly mercat—Alexr Taylor will endeavour to fix proper situations for the present settlers, and send the plann w^t those marked off to Castle Grant.

John Mackenzie WS to Reverend James Hill

NLS. Delvine Papers Ms 1133 f. 73

Edinburgh, 21 May 1766

I return the plan of Spittlefields inclos'd which my wife and I dissected last night & both approve & desire to see it set about immediately only I was desir'd to put you mind to make wide interstices at the angles of the Square & also to submit the necessity of making another interstice & of course new gavells at the junction of every 5 habitations or houses otherwise (says the critick)—The people must go far about to get access to their gardens which are supposed to lye at the back of each side of the Square—Your notion about the schoolhouse I like much & will (if allow'd) by my pragmatick neighbour Mrs Haggart adopt it—There shall be both a boiler & warping mill, but whether I may obtain a stampmaster is a problem—When the houses are built & begin to draw possessors it will be time enough to talk of the cows grass or acres for the possessors—You are right to have these things in your eye but we will not overload the cart at present till we are farther advanced & then we will discover many wants & further improvements unless—either death or an empty purse suggest that we have done enough— ... [*other subjects*]

John Mackenzie WS to Reverend James Hill

NLS. Delvine Papers Ms 1133 f. 75

Edinburgh, 28 May 1766

Go on with your plan of Spittlefields with these amendments—Setle it with Hary & let him proceed in laying down the stone as fast as weather & carriage permitt—so as all our works may not be confind to paper thro' the summer.

The pleasures of imagination are considerable but these of action & execution more usefull—I do not despair of your seeing both schoolhouse stamp office boiler & warping mills with sundry other accommodations in this rising city.

John Mackenzie WS to Reverend James Hill

NLS. Delvine Papers Ms 1133 f. 80

Edinburgh, 18 June 1766

[*building stone*] ... —I have almost lost sight of Spitlefields since you alterd the plan.

If there is to be no more than four familys lodg'd in every wing & the north line of houses only intended to hold eight this is too too few by far, you do not advert that it is intended for a growing city & not, for the present inhabitants of Redgoall only—Would it not be a more regular front to make the 10 feet of projection of the supposed schoolhouse to be rather to the north than the south.

Hary writes that there are a good many stones ledd home to it which is lucky—This weather is unfavourable by being so very rainy & will destroy poor Mr Day & his brick works as well as the roads.

John Mackenzie WS to Reverend James Hill

NLS. Delvine Papers Ms 1133 f. 90

Edinburgh, 9 July 1767

[*estate*]

I shall not be fond of infirm or broken cottars to possess Spittlefield—I mean it for industrious tradesmen, so that poor Davy Gardener's possession cannot be longer than a month or two—Let him therefore look out elsewhere for himself as he cannot harbour there—My scheme is to introduce industry & promote emulation there by litle encouragements—and that poor man is past his labour tho perhaps honest ...

John Mackenzie WS to Henry Ogle

NLS. Delvine Papers Ms 1134 f. 69

Edinburgh, 29 July 1767

If Spitlefield does not make some return in due time, my money is lost but I think it will, for it shall be fill'd with able & discreet tradesmen & work people not with drones & it may make their neighbours wish for better houses than graves above ground.

John Mackenzie WS to Henry Ogle

NLS. Delvine Papers Ms 1134 f. 84

Edinburgh, 3 December 1767

I'm very sensible Spitlefield has been both laboreous & costly—Yet if that shall prove imprudent or unprofitable I can only blame my self & my judgement because it was entirely my own project altho Mr Hill, suggested modestly & I was obligd to him for it, the first hint of placing weavers in that bottom which to this hour I think was sensible

altho' by my usuall fatality it should yeild no such return to me as these sorts of improvements do to others.

John Mackenzie WS to Henry Ogle
NLS. Delvine Papers Ms 1134 ff. 93-94

Edinburgh, 7 January 1768

I intend another tryall for introducing the spirit of true industry & farming into our lazy country where the clamour of the tenents ascribe every rise of rent to the avaric of the master that they may quietly claw their heads speak nonsense & continue their native indolence in want almost to beggary—I am resolved to sacrifice some share of any popularity a contrary conduct might give me to the raising a spirit of industry for the benefite of the tenent as well as of the master—The cottars lately in Redgoall now in Spitlefield are not the only persons who excell in obstinacy and clamour—You will hear litle else from most of the Barony when they are desird to pay rent ...

John Mackenzie WS to Henry Ogle
NLS. Delvine Papers Ms 1135 f. 126-27

Edinburgh, 2 December 1773

As to Spitlefield rents—I can say nothing till I come to Delvin & enter on particulars—The cottars under the tenants are generally understood to be the tenants supporters & the best payers—under a laird they seem to be the worst & only serve to pull him down—This is a mistery to me till I discover how it happens.

Since one of the Redgoll widows is dead, let none be put in her place till I come to Delvin, I do not mean Redgoll for a habitation of old beggars, John Bisset must remove too & I suspect every cottar in Spitlefield who does not pay his rent on the term day—I meant that village as a receptacle of industrious tradesmen, not an infirmary for idle or unthriving beggars—who fall to be putt on a very diferent establishment nor do I mean by this to skull bowells of compassion from the necessitous poor, who are reall objects, thro' age, want of health, or other infirmaries & misfortunes & for whose releife I reckon myself as much bound to contribute as to supply my own table, but as to drones, who are either unwilling or unable to work & take houses & yeards only with a view of begging down the rent I view them in a very diferent light, Mr Hill's easy indolence & good nature had a very bad efect among the lower class within my property and it will require both exertion activity & examples to drive laziness out of Spitlefield otherwise both their yeards by this time had made a more decent figure & the fields behind been better plenisht with potatoes ec ec in

short, the whole ground around them with the assistance they have got would have a more thriving aspect—It frets me every time I look at it

...

James Ross to the Duke of Gordon

NAS. GD44/52/39 ff. 220-21

16 November 1774

Mr Baxter made out a sketch of a new town agreeable to your Graces idea of having it square & compact which you seemed confirmed in upon looking at the ground—As Mr Baxters sketch did not show the distance from the castle etc—I caused Mr Miln copy it upon a smaller scale & lay down the castle & other objects that your Grace may be better able to determine finally whether or not the proposed situation for the new town is perfectly to your satisfaction because it will not do to alter a plan of that kind after the work is begun.

—I have taken the liberty to cause add to Mr Baxters plan a row of houses on the bank of the burn of Fochabers—and if it shall be found necessary another row can be added on the side nearest the castle but I imagine there will be no occasion for that row at least for many years—Mr Miln of himself has laid down the new kitchen garden & a road from the river to the castle the last of which I know does not correspond with your Graces intentions.

If your Grace is fully resolved to move the present town of Fochabers the sooner the new town is sett about the better but still your Grace is not to expect the alteration can take effect in the course of some years—and at first the progress will be slow at the same time I have no doubt but the removal will take place at last.

What occurs to me is that the new road the principal streets & the Square should be formed as soon as possible that Robert Anderson & others of the principal people will be prevailed upon to take feus & sett a building and that your Grace at the same time must lay out some hundred pounds for building a publick house and likewise severall other houses of different sizes to be exchanged with feuars in the old town who are unable to build all at once.

One great obstacle in carrying on this scheme, is the want of stones of which your Grace knows there are none nearer than the quarry above the ferry boat—In order to obviate this, in some degree, I have it just now under consideration at what rate bricks could be made at the Castle Hill where your Grace knows there is plenty of clay.

After the new Town is fairly sett agoing the materials of the old will be a great help.

James Ross to the Duke of Gordon

NAS. GD44/52/39 f. 229

4 December 1774

I shall correspond with Mr Baxter about the plan of the newtown & when it is finally fixed shall do every thing in my power to promote the building of it—When Mr Baxter sends me the plan with the alteration your Grace has pointed out. I shall consider more minutely what is to be done & write fully on the subject—The new inn shall be the first thing set about ...

James Ross to the Duke of Gordon

NAS. GD44/52/39 f. 260

5 March 1775

The principall street & Square of the new toun are marked out agreeable to directions transmitted by Mr Baxter. I have delayed advertising for an innkeeper untill I should be certain of being able to show him the situation proposed for the new inn.

James Ross to John Baxter

NAS. GD44/52/39 f. 435

16 February 1776

Notwithstanding all the drawing you had about the new toun I find myself difficulted, (now that we are about to sett off fues)—to divide the spaces fronting the square, & I can get no directions about it from the Duke furdur than to apply to you—I therefore inclose a copy of the outlines of the new toun, & have to beg of you to divide all the spaces fronting to the square, and to send plans & elevations for the houses, and as the people cannot come to any final resolution untill they see every thing marked on the ground I entreat of you to send me this soon if you put any value upon the possessions of the Fochabers people because none of them can get access to their land untill every thing is settled about the newtown.

James Ross to John Baxter

NAS. GD44/52/39 ff. 463-64

9 April 1776

I am honoured with your Graces letter of the 29th March and am glad to find you so keen about the newtown, because it gives me room to hope that I shall not be found fault with, for the length I have gone in order to set it agoing—I wish the removal of the old toun was as easily

acomplished as your Grace seems to imagine—considering the various plans proposed for the newtown & the many objections started to the situation now fixed on ...

—If the filling up the newtown had been the object, I should have had no difficulty to accomplish it—But as the point of importance to your Grace is, to get the old town cleared away, I treated with the principal feuars in it—And by accomodating them with land, and giving them premiums (which amount to upwards of £200) I have got the people in the enclosed list obliged to remove their houses in two years, and to leave the ground clear to your Grace—I have also agreed with a few new feuars, whose names are subjoined to that list. I must do many other of the old feuars the justice to say, that they offered to deal with me—but their demands were so high, that I could not think of agreeing to them as they would have soon run up to a great sum—Besides there is not room marked out in the newtown to hold above one half of the feuars in the old—and it occurred to me, as most adviseable to stop short a little in hopes that severalls will fall into the humour of selling—if that may be brought quite off nearly at as little expence as they would require at present to agree to remove for. It is needless to trouble your Grace with particulars of the money I have already agreed to pay but in order to give you some idea of the peoples expectations—And of the sum that may be necessary for compleating the removal of the old town I shall only mention that the smallest feuars in the last new town demand £20 for removing - & some of their neighbours ask double that sum—I imagine however that by patience & perseverance the whole may be accomplished for less than £3000 notwithstanding the great additions made to the houses these few years...

James Ross to John Baxter
NAS. GD44/52/40 f. 48

5th July 1776

The pulling down the old town went on much quicker, after I wrote you last,—And I now find that disagreeable and tedious work has been finished severall days ago ...

James Ross to Charles Gordon
NAS. GD44/52/40 f. 180

20th November 1776

The Duke is anxious to have the present town of Fochabers removed—And, with that view, has marked out a situation for a new town—I have bargained with a few of the present tenementers—and

some houses are going on in the new town—The fact however is, that many of the present possessors are unwilling to part with their old habitations,—but as the Duke is determined, and intent upon it, every method must be taken to force their removal—and among others a process of improbation and reduction of their rights, I imagine, might help much to forward his Grace's plan,—If you are of that opinion, I beg you will lose no time in writing me, what information or materials are necessary for enabling you to raise such a sum[monds]...

James Ross to Charles Gordon

NAS. GD44/52/40 f. 198

4 December 1776

I received yours of the 25th November containing your opinion with respect to the manner of treating with the feuars of this village—which corresponds much with my own—But there are circumstances which render it more difficult to deal, at present, than it was a dozen or fifteen years ago—and I suspect it may be necessary to raise a sum[mons] of improbation—was it for no other reason, but to convince some of them that the Duke is in earnest - However, as I have already bargained with several of the principal people who are setting about building, and as I believe the value of Fochabers will fall, when the number of workmen about Gordon Castle is reduced, there needs be no hurry about adopting that measure ...

James Ross to Charles Gordon

NAS. GD44/52/40 ff. 381-82

16th July 1777

I wrote you in Nov[embe]r last about raising a process of improbation and reduction against the tenementers in Fochabers, in the view of forwarding the Duke's intention of moving the village—but you did not seem to approve of that measure—I wish however you would consider that matter again, and take an opportunity of talking to his Grace upon the subject—For my own share, I still think the raising & executing such a summons would have a good effect, in bringing several people to treat upon moderate terms, who are very high in their demands at present—and besides, I took upon that or some other course, as necessary to force every person to show their titles, because in many cases—I don't know who is the real proprietor—And I imagine several people have not title at all—The Duke cannot afford to pay the high value, many of them presently put upon their property—owing to the higher rents occasioned by the great increase of inhabitants—which makes it necessary to go upon a different plan.

George Dempster to Professor G.J. Thorkelin
EUL. Laing Mss III.379 f. 239

Dunnichen, 10 January 1788

I am taking measure for draining a lake here about a mile long & half as broad, filled with turf & marl two of the most vendible commodities in the country and I am just returned with a land surveyor from planning out a manufacturing town or village in so favourable a spot that when pland it may be said to be built and inhabited. I shall apply to the King to give the people leave to choose a magistracy for their police government & there shall not be one restrictive clause in their charter. I purpose making my lotts 36 feet to the street, with a small garden behind being fully convinced citizens should not have more land than a house & garden.

Copy letter to Capt. [Duncan] Stewart on the village intended by the Duke of Argyll at Monirua from Dr John Smith
NRA(S). 1209 Argyll Papers, bundle 3027

6 May 1797

Since I had a conversation with you the other day about the village intended by His Grace on the farm of Machribeg (or Monirua)¹ I have looked at the ground, & shall beg leave to mention now at greater length what occurs to me on that subject.

The advantages of the situation are many. It is in the center of a fertile & populous part of the country: which will be a mutual benefit to the villagers & farmers. It is near the sea, & therefore convenient for fishing, & for sea ware & manure & the waterfoot at Dunaverty is a safe & convenient place small boats. Stone and lime for building are at no great distance. Peats for fuel are said to be three miles off; a circumstance rather unfavourable; but every advantage cannot be expected in any situation. There is a well of water convenient enough: wish there had been a stream of it.

The ground intended for the village is of a poor quality, but has been all under the plough, except what appears to be less than two acres. The great loss is that there is so little of it; there being only the 40 acres of Monirua, as I am told, out of lease.

It would be desirable that with a small quantity of good land to begin with, there should also be a large quantity of waste ground,

¹ The village became known as Southend

capable of improvement, as it would be soon cultivated by the villagers. The two adjoining farms at Machrimore & Machribeg may however supply the deficiency in time, if it improved state will bear a considerable augmentation; & the villagers having all their difficulties over will be more able to afford it. If they had any share in the fine ground in the neighbourhood this indulgence would not be necessary.

As they will for 2 or 3 years be at a loss for summer grass for their cows, till their ground is got into good order, might they not for that time, have the schoolmaster's acres for a temporary accommodation, as a grazing park; since the schoolmaster himself, living in his father's house, has no immediate use for them?

I was glad to learn from one Wilson a wright, when I met at Machribeg, that he & a number more were already candidates for a share in the intended village. One of every kind of tradesmen needed in the parish, men of industry & good character, should be encouraged. I asked Wilson, without seeming to have any design, what encouragement they expected, & what kind of houses he thought they should build? & found his ideas on the subject not very different from my own.

George Langlands¹ to []

NRA(S). 1209 Argyll Papers, bundle 3027

Campbeltown, 20 March 1799

Having examined the sketch and been with Doctor Smith² and the Chamberlain upon the ground I find it totally different from the Doctors first plan which was to build streets and to begin along the road. I besides find that from the situation of the ground and a morass and a long steep bank which interfiere, that this present plan according to my judgement cannot be executed without enormous expence and unconviene. Further in this plan Doctor Smith had placed some of the houses upon that part which frequently overflows with the water and the people declared in our presence that they preferred the present plan. The Doctor called upon me yesterday and declined giving me any instructions further than to take four acres of the seven acres above the road exclusive of the one acre and twenty three perches already given away, how this can be done and to leave five acres for the

¹ George Langlands was a land surveyor who was employed on surveying the Crinan Canal.

² John Smith, minister of Campbeltown and author of *General View of the Agriculture of Argyllshire*, Edinburgh, 1798.

occupation of the relief I don't understand. I cannot therefore proceed in this business without further instruction.

William Gibbs¹ to Lord Seaforth
NAS. GD46/1/347

Brahan Castle, 13 October 1807

The village of Maryburgh should be set a going, the first step towards it is to fix on the conditions & publish them—Several people has spoke to me about it & seem inclined to build houses there if they knew the encouragement—The situation is so good that I think tradespeople & manufacturers would be inclined to settle there—If flax, barley & flour mills were erected it might be a good thing—Manufacturers of flax & wool-bleaching ec no matter what if it will but take place—

When a [] of people is once collected together into one town or village they will readily think of something in the way of trade & mutually support one another.

William Gibbs to Lord Seaforth
NAS. GD46/1/347

Brahan Castle, 17 March 1808

The terms on which feus will be granted in Maryburgh should certainly be published without loss of time, which will shew how far people will be inclined to come & settle there—The greater the number of people that settle there the more it will raise the value of the land in the neighbourhood. I was told (Mr Gillanders Highfield is my author) that Sir Hector Mackenzie² intends to have a village begun immediately on his side the river at Scuddel, if so true I hope your Lop will endeavour to harm the start of him—Maryburgh is certainly a superior situation to Scuddel & I suppose most people would prefer it.

John Watt³ to Stewart Souter⁴
NRA(S). 1326 Blairmore Estate Papers vol. VII

Methercluny, 20 February 1815

¹ William Gibbs was gardener at Brahan.

² A reference to Mackenzie of Scatwell and a proposed village which became known as Cononbridge.

³ John Watt was the factor on the estate known as the Lordship of Balveny.

⁴ Stewart Souter was in overall charge of the Earl of Fife's estates and had an office in Duff House, Banff.

I have in the list of warnings included Mr Forsyth to be removed from Braehead & Priestwell if the village takes place part of it may be had for the accommodation of settlers but if otherways you can tell Mr Young & score him out of the list.

John Watt to Stewart Souter

NRA(S). 1326 Blairmore Estate Papers vol. VII

Methercluny, 6 January 1817

Mr Shier¹ is here at present & has been for some days marking off the feus on the site of the new proposed village & no doubt several of them who have subscribed are most anxious to land material if they knew their feus & lots, in this case it will be absolutely necessary that some arrangement take place with regard to the land out off lease as well as that of Shinlaichie now occupied by Geo Stewart who is willing to give up part of his land for the accommodation of the villagers.

John Watt to Stewart Souter

NRA(S). 1326 Blairmore Estate Papers vol. VII

Methercluny, 11 January 1817

I have printed the advertisement for the new villages intended near Keith and Mortlich, I think there is a little high colour in the description and if it should be determined to give charters thereto and act to that on Laichie or Mortlich village² must be considered in the back shade and of which in my opinion if the set the same arrangement as a stimulus to their industry though not on so large a scale would answer every purpose with the other whereas if held in anual review would be a damper to our village altogether—our plan is susceptible of every improvement that may be at Keith except our stream of Dullan has not so great a fall as the Isla near Keith but would answer the purpose of machinery and stones and lime in abundance and the peaceful romantic wild scenery in my opinion exceeds any view of the Duke's of the Isla ... Mr Shier will be here some days lotting off the land arable and uncultivated when he is ready I shall inform you that

¹ Thomas Shier was a land surveyor who made plans for several villages on the Earl of Fife's estates—Fife Keith, Longmanhill and Dufftown as well as Charlestown of Aberlour on the neighbouring Wester Elchies estate and Insh in Inverness-shire. His obituary was published in the *Aberdeen Journal*, 27 November 1850 p.5.

² Dufftown: a number of names were used to describe the proposed village including Laichie and Balveny.

some arrangement may be made as its full time matters come to a [head] which our Edin[burgh] jaunt and severe winter has in some degree retarded. When Mr Shier is ready it will be ready that him and I shall be over with the plan.

PS I trust you will favour me for saying so much in favour of Laichie.

John Watt to Stewart Souter

NRA(S). 1326 Blairmore Estate Papers vol. VII

Methercluny, 20 July 1817

A sett of feus yesterday and after a strong competition 16 were sett which comprehends every stance & garden now in our power & when added to our former number of 34 already amount to 50 feus! I had a communion with Wm Stewart Old Castle to get stances for houses & gardens on his side of the village—he does not seem very accommodating and only proposes to you these conditionally viz the East wood with land for the lands of Old Castle this was a matter I had no power to agree to ...

John Watt to William Stewart

NRA(S). 1326 Blairmore Estate Papers vol. VII

Methercluny, 5 January 1818

I regret to understand from a letter which I recd from Mr Souter that any obstacle should be thrown the way regarding the small lots of land reqd for the new village of Balveny and as the arrangement does not seem to end in the most amicable way, its proper now to settle your rent and I shall allow you a reasonable sum in the meantime as two respectable men may name till the matter is settled as the law dictates. PS I now beg leave to intimate that your mode of cropping must be according to the rules and regulations of the estate at the term the lease was granted.

Act. Alexander Fraser Esqr. Of Strichen—To Robert Johnston Land Surveyor

NLS. Fraser of Strichen and Lovat Papers, Deposit 327, box 136

1797 Oct. and Novr. } To surveying grounds of Whigabout, being the situation proposed for an intended village, drawing two plans, with design for the streets, ec. And since drawing other two plans with alterations and ammendments, laying off the streets, and feus upon the ground, and dividing the corn lands, and mosses adjacent, for accomodating feuars

£6. 6. ..

Account Current between Alex Fraser Esquire of Strichen and Alexr Shirrefs Adv[oca]te Aberdeen 1799

NLS. Fraser of Strichen and Lovat Papers, Deposit 327, box 109

1798 January 1	Drawing articles of erection of the village of Leeds & advice thereanent	3 3 -
"	Clerk for extending same	- 3 6
March 17	Paid registration dues of articles of erection of Leeds and agency	- 5 11½
April 3	To drawing form of a lease for feuars in new Village	- 5 -

Sir William Forbes to William Fraser

NLS. Fettercairn Papers Acc 4796, box 180

[Edinburgh], 23 May 1796

I wrote to you by last post in some hurry with the list of premiums, in case you had been going up to the moors—I told you I had been assisted in drawing them up by Dr Coventry, the professor of agriculture here, who is not only a very sensible man, and well acquainted with all sorts of country affairs, but who had made a survey of the village of Tobermory in the Isle of Mull, built by the British Fishing Society. He much recommended offering 2 or 3 premiums for the same thing, in succession, as it is hard for a man to be disappointed who has done his best, although his field be not quite so soon finished as his neighbours, or anything else of that kind. The bees was a suggestion of my own. The medals will cost but a trifle, and if those who gain them could be brought to wear them with a bitt of ribbon at their button-hole at the kirk on Sunday, it would become an honourable mark of distinction, and would excite a spirit of emulation—Dr Coventry strongly recommended the not letting the feuars fall to work on moor ground in any quantity they pleased, but therefore to assign them lotts of it in such quantities from time to time as they can manage, suppose three acres at a time for example, and other three acres afterwards, when the first three are finished, and so on.—He says he saw the evil at Tobermory of their being allowed to take waste ground in any quantity they pleased, as they often undertook more than they could manage, and by that means did no good with it. He saw several instances he says, of people laying out 20/- an acre on three acres by which they lost money; whereas had they laid out the £3 on one acre, it would have yielded a good return.

I much approve of your getting the surveyor to lay out the village and make a plan of it. Let him make the street of sufficient breadth to

admitt of a row of trees on each side in front of the houses, which will thrive very well in that sheltered situation, if the trees be inclosed with a pealing while young—I would likewise have him lay out a pretty large Square in the centre. It is of great consequence to the health of the children for a playing place. If the ground will admitt of it he may form his plan something in the following manner, which will give the opportunity of extending the village in all directions, if it should thrive and increase, as I hope it will do.

[plan of a Square with streets leading from it]

If it would be any encouragement to them to build slate houses, I would gladly order a cargo from Easdale to be landed at Aberdour, which I fancy is the nearest part of the coast, and to be sold at prime cost—Dr Coventry says he has seen thatch roofs vastly well presented, by being pretty thickly plaistered over with lime, provided great care is used to have it close on the top, for if the rain should get in below the plaister, it would instantly rot the roof.

I have no objection to let the village be extended in any direction that will but answer the purpose; nor can I think there can be any difficulty in regard to water; for besides many springs which will no doubt be found in the hill I should imagine the water of the little burn in the gully to the south of Josephs house can be taken off a little higher up, and be made to supply the village on any part of the brae. All the water that has been brought into Edinburgh since the Newtown was built, has been procured in that manner from little brooks in the neighbourhood, nor would it in the least hurt the quantity of water necessary for the Bleachfield—I find I can get a charter erecting it into a borough of barony without any difficulty whenever I please, at meerly the expense of the fees.

I hope at your first meeting with the feuars, you will get everything settled to your mutual satisfaction, and I shall be glad to know what the number now are. I hope when the handbill is once dispersed over the county, more will follow. Give my service to the gentlemen, and tell them I hope to have the pleasure of dining with them in the village; and seeing how all things are going on some time this season. I hope they shall be better employed than to go much to the ale house; but for the convenience of travellers, I would lay out some money in fitting up Josephs house a little better if his wife and he would keep it clean. Has he done anything towards beginning his nursery ground? Which I am very anxious to see set agoing.

I am extremely obliged to Mr Grant & Mr Arbuthnot, as well as to Mr Milne for proposing to send people to settle in the village.

William Young to Sir Archibald Dunbar of Duffus

NRA(S). 65 Dunbar of Northfield Papers, box 15b

Inchbroom, 19 August 1805

... you was much missed at the Burgh[ead] on Thursday,—take a ride over & see the plans of harbour & town,—they are most complete!

Andrew Dalgairns to Lord Wharncliffe

Sheffield Central Library, Wharncliffe Muniments Wh.M. 277/366

Ingliston, 13 December 1831

The Company I am sure also feel gratified to learn that your Lordship has agreed to grant building leases of 99 years of the lands adjoining the railway at Newtyle—There can be no doubt however that those wishing to expend money on buildings, & in any other way at Newtyle would have preferred holding by feus from your Lordship. I am however convinced that a good many acres of ground may be advantageously let on leases of 99 years & a number of houses built, but it will occur to your Lordship that neither as high nor as good buildings can be [erected] for in the one case as in the other.

Had feus been granted I think it not [unlikely] that £16 to £20 an acre could have been got for a limited extent—For leases of 99 years long as the period is, I doubt if more than from £10 to £12 can be expected.

As a preliminary step I would beg to suggest to your Lordship that a regular plan be obtained from some practical surveyor or builder proceeding upon the supposition that the space of ground, lying on the west side of the railway depot as far as the turnpike road, would sooner or later be occupied by buildings upon this supposition the whole could be marked out & lotted on the plan and ground, allowing a certain extent only for a house, a building of such dimensions as may be deemed expedient. This done the ground could then be advertised & such a rent fixed as your Lordship may be pleased to name.

Andrew Dalgairns to Lord Wharncliffe

Sheffield Central Library, Wharncliffe Muniments Wh.M. 277/372

Ingliston, 10 February 1832

I advertised for the plan of a village at Newtyle & offered £10 10/- for the best one to be furnished by the 20th curr. There will be thus a firm competition and as soon as I examine the plans I will forward them to your Lordship—In coming to let leases of 99 years I would be much obliged if your Lordship would mention if there are any particular conditions you would wish to be attended to and if you would agree to insert a clause empowering your Lordship at any after period to call upon the Tenants, or the Tenants to call upon your Lordship, to

change the leases to perpetual feus on doubling the rent of the land—I think such a clause would tend very much to encourage intending tenants and the erection of a better description of houses.

Andrew Dalgairns to Lord Wharncliffe

Sheffield Central Library, Wharncliffe Muniments Wh.M. 277/446

Ingliston, 21 September 1833

After consulting with Mr Kerr¹ we determined, as being the best plan to advertise the ground laid out for the village at Newtyle to be let by public roup—and it has been advertised accordingly for some time²—the roup to take place on the 30th currt.

[*giving up the redemption clause and converting the leases into feus at a later date*]

I am however convinced that if your Lordship shall be induced to consent to these conditions that the village would grow much faster than has been contemplated. On the other hand, if not agreed to by your Lordship I am much afraid we shall get on but slowly. The rent formerly proposed for the letting of the ground was 1/3 per fall or £10 per Scotch acre. Mr Mathewson³ is very anxious that it should be fixed at 1/- per fall which is a [] less, but which would save a good deal of trouble in the calculation of the rents, the ground being all laid off in imperial measure.

... As regards the supply of water I think as soon as five acres of ground, is let that your Lordship should be at the expense of conducting the water in pipes as laid down in Mr Mathewson's plan, and in the mean time that the villagers should be allowed to frequent any of the open wells at hand.

Perth Guild Book vol. 11, p. 205, 15 July 1817

Guildry Incorporation of Perth

Report as to Craigmakerran

There was laid before the meeting the following report by James Duncan at Cargil[] relative to the letting and feuing out the Lands of Craigmakerran ...

1st to be reserved conditionally from the farms for the purpose of feuing and letting in acres to the feuars that part of the property under

¹ Christopher Kerr was the estate's lawyer in Dundee.

² *Dundee Advertiser*, 6 September 1833; *Perth Courier*, 12 September 1833.

³ George Mathewson, architect in Dundee won the competition to produce the best plan for the village.

the names (as marked on the plans) of Playmire and Westwood consisting of about 30 acres—The part detached by the turnpike road for the same purpose; the small stream of water rising at the Craig to be carried on the east side of these feus on purpose to give them accommodation for water and a piece of ground for a bleaching green to be laid off in the most convenient place, but not to exceed one fourth of an acre—The feuars to build their houses in a straight line facing the road on both sides at the distance allowed by Act of Parliament; The houses to be all slated and no small detached houses allowed but behind the dwelling house and no dirt to be allowed to accumulate in front of their respective houses under a forfeiture of the feu—The feuars to be allowed access to the Craig rock for stones for the first five years after said feus are taken, each feu to get a disposition at the expence of the Guild Incorporation.

Aberdeen Journal, 7 December 1761

All Merchants, Tradesmen, and others, who incline Feus at the Kirktoon of Montwhiter, may apply to the Proprietor, who will in form them of the Conditions. The Place is proper for the Design, having a fine Freestone Quarry at Hand, Moss very near, and all other Conveniences. Therefore very suitable for all Manufacturies. Proper encouragement will be given.

Glasgow Journal, 11-18 June 1767

DANIEL CAMPBELL OF SHAWFIELD, ESQ; PROPRIETOR of the LANDS and Island of ISLA, in ARGYLESHIRE, for the Encouragement of AGRICULTURE, MANUFACTURES, and TRADE, in the said Island, has resolved to FEU out certain parts thereof; and in prosecution of this Plan, has already contracted with a Linen Manufacturer and several Feuars, who have begun to build a Town at BOWMORE, pleasantly situated in a large, flat, and open Country, in the Center of the Island, and near the Anchoring Place and road of LOCHENDALL, a safe and commodious Harbour. To this Town are invited Mechanics of all kinds, particularly CARPENTERS, COOPERS, NETMAKERS, and all Veried in the COD and HERRING FISHERIES and any Branch of the Linen Manufactures.

ISLA is a Country of large Extent, Containing fertile Soils, Abounding with LIME STONE, Hard and Soft MARREL, SHELL SAND, and other Manures: It promises greatly for WHEAT and GRASS Crops and is already remarkable for the Quantity and Quality of its FLAX. On the Northern Sides of the Island lies the Sounds of

ISLA, another safe and commodious Harbour, daily resorted to by Vessels from all Ports of EUROPE, and lies directly in the course of vessels frequenting the North Channel, is well situated for TRADE in general, and for a FISHING TRADE in particular.—

Whoever Inclines to settle in this Island, may depend upon every proper Encouragement from the Proprietor, who proposes to give the First Seven Years of the FEUS free of Rents, and the FEU DUTY, thereafter a moderate Rent of the LANDS.

Also to be Let in LEASE Ten very improvable FARMS, comprehending above Eight Thousand ACRES: One of the Farms has a MEAL-MILL thereon of a considerable SUCKEN, and upon the Mill-Water Course there is a large Slated Building, completely Lofted, and can be converted, either into a FLOUR or BARLEY-MILL or into both. Those Lease Lands are to be let to individuals, or to Severals conjunctly, for what Number of Years shall be agreed upon, and possession to commence at WHITSUNDAY next.

For further Particulars apply to Mr. CAMPBELL of SHAWFIELD at his House of WOODHALL, or to Mr. ARCHIBALD GRAHAM Baillie of ISLA in ISLA.

Edinburgh Evening Courant, 26 March 1763

The Commissioners appointed by his Majesty for managing the Forfeited Estates in Scotland (which by an act of the 25th year of his late Majesty, were annexed to the crown, unalienably, for the purposes of civilizing the Highlands of Scotland) have resolved to bestow, out of the rents of these estates, the sum of 6610l. sterl. in bounties for encouraging discharged sailors and marines (to the number of 1000) who have served on board his Majesty's navy in the last war, to settle as fishers on the sea coast of the Highlands of Scotland. And to bestow the further sum of 3000l. sterl. for encouraging disbanded soldiers (to the number of 500) who have served his Majesty in the last war, to settle on the Annexed Estates, as artificers, manufacturers, or day-labourers.

The encouragement to sailors as follows. To each sailor or marine, who shall settle as a fisher on any of the coasts of the Annexed Estates, a bounty of 2l. sterl. With a boat fit for the herring and cod fishing, to each crew of eight men.

And further, to each married sailor or marine, a dwelling house and a portion of ground not exceeding three acres, rent free for seven years, and thereafter at a rent not exceeding 5s. sterling per acre.

To each sailor or marine who shall settle as a fisher on such parts of the coast as does not lye within the annexed Estates, a bounty of 3l. sterl. and his house rent to be paid for three years.

The encouragement to soldiers is as follows. That for married soldiers, who settle upon the Annexed Estates, dwelling-houses shall be built to the number of 300, to be possessed by them rent free for life.

That 3l. sterl. shall be paid to each of them for providing household furniture.

That a portion of ground, not exceeding three acres, shall be allotted unto each of them, for raising corn, hay, pot herbs, Ec. To maintain his family, and to feed one cow. The small farms to be rent free for the first three years, and thereafter to pay a rent not exceeding 5s. sterl. per acre.

That each unmarried soldier (to the number of 200) who settles on these estates, shall have yearly, for three years, a premium of twenty shillings; and if any of them shall marry within three years house and possessions shall be provided for them as above.

That, till these houses can be built, the Commissioners will employ, in the public works now carrying on upon these estates, disbanded soldiers to the number of 500.

N.B. Any sailor, marine or soldier, desirous of accepting these bounties, may apply to the Commissioners at their office in Edinburgh, or by writing to Henry Barclay, Esq; their Secretary, or to any of their factors on the Annexed Estates.

Caledonian Mercury, 6 June 1763

ANNEXED ESTATES

Whereas Duncan Robertson and Duncan Campbell, Sailors, settled as Fishers at New Tarbat, on the annexed estate of Cromarty, upon the bounty given to discharged sailors went off in the night, betwixt the 27th and 28th ult. and carried with them forty-five guineas, belonging to one Dougal Kennedy another sailor settled there—The Commissioners hereby offer a REWARD of TEN POUNDS STERLING, to any person who shall apprehend the saids Duncan Robertson, and Duncan Campbell, in order to their being brought to trial for said crime—

Robertson is a stout fair man, and stoops a little, five foot eight inches high, aged thirty five, born in the parish of Cassel in Argyllshire, and served aboard the Pallas, went off in a bluish coat. Campbell is of a dark complexion, with black hair, five foot five inches high, aged forty, born in the parish of Lorn, in Argyllshire, and served aboard the Porcupine, went off in a whitish jacket, a snuff coloured vest and breeches, and tartan hose.

Caledonian Mercury, 28 July 1764

ANNEXED ESTATES OFFICE

Whereas the following discharged Soldiers viz ... *[list of names]*

Having applied to the Commissioners of Annexed Estates, for the Bounties advertised by them to discharged soldiers, were accepted of and despatched to the Factor on the annexed estate of Perth, but have since disappeared. These are therefore informing the above-named, that houses are now finished, and portions of ground set apart for them on said estate of Perth; and that upon their presenting themselves to the Factor, on or before the first of September next, they will be put in possession by the Commissioners, certifying those that fail to appear on or before the said first day of September, that the houses and lands allotted for them, will be otherwise disposed of.

Caledonian Mercury, 24 November 1764

ANNEXED ESTATES OFFICE

Whereas the Commissioners of annexed estates, find, from the reports made to them by their factors, that the number of houses and portions of ground, designed for the reception of disbanded soldiers on those estates are now all possessed and occupied, or promised to soldiers who have already applied.—These are therefore intimating to all such disbanded soldiers, as may think themselves entitled to claim the houses and ground, formerly advertised, That they are not to make any application for that purpose, as they cannot now be received.

Edinburgh Evening Courant, 11 September 1771

WHEREAS JOHN McCULLOCH, younger of Barholm, is invested by his father, with the full power of feuing in Cree-town: This is to inform the public, that he is resolved to give the greatest encouragement to all merchants, tradesmen, and others who may incline to build and settle there.—Cree-town is most commodiously and pleasantly situated upon the river Cree, (whence it derives its name) and upon the great road leading from Dumfries to Portpatrick. Its advantages in regard to trade in general are scarcely to be enumerated. The harbour lyes closs by the town, where a vessel of 300 tons burthen may, with the greatest ease and safety, come up and unload.—There is likeways a very fine bay adjoining the harbour, where three or four hundred sail of shipping may lye unexposed in midst of the severest storms.—Any persons of spirit, in the mercantile way, who intend to lay out their money in carrying on an extensive iron, tar, and timber trade, would find peculiar advantages in prosecuting these branches of business at Cree-town.—There are very fine lead-mines in the neighbourhood; so that any skilled manufacturers of lead, either into sheets or otherways, might establish a

lead manufactory here with the greatest success.—There is also in this town one of the best situations for a tilt-miln; and, as there is annually, from this country, a consumpt of many thousand pounds for articles manufactured in that way, any persons, of spirit and ability, would find it exceedingly advantageous to erect a miln, and carry on that branch of business at Cree-town.—A linen and woollen manufactory may be established very successfully in this place; where there is also the finest water, and convenience for bleaching.—There is here great demand for house-carpenters, cabinet-makers, saddlers, cart-wrights, harness-makers, bakers, stocking-weavers, tin and copper-smiths, a soap-work; and a most commodious situation for a roperee, ec.

N.B. For the encouragement of all who feu and settle here, there is a piece of ground nigh the town, of considerable extent, which will be let in parcels, larger or smaller as feuers may incline, any time betwixt this and Whitsunday next, by said John McCulloch younger of Barholm, to whom any person choosing to take less or more of that ground may apply, at his house of Barholm, near Gatehouse of Fleet, either personally or by letter, any time betwixt this and Whitsunday next.

This advertisement is not to be repeated.

Aberdeen Journal, 31 May 1796

NEW PITSLIGO

SIR WILLIAM FORBES' Factor, with a surveyor of Land, is to attend at the Village of New Pitsligo, in order to treat with, and give off FEUS, or any other conveniency wanted, by the present or intended Feuars, on Friday the 24th, and Saturday the 25th of June, at Joseph Hendry's, vintner, at said village.

Aberdeen Journal, 31 May 1796

VILLAGE OF NEW PITSLIGO, PARISH OF TYRIE, ABERDEENSHIRE.

SIR WILLIAM FORBES, the proprietor, gives Lots of ground for building in the Village, on the following terms.

I. Each settler to have a lease of Nine hundred and ninety-nine years, renewable at the end of that time, for a like period, on the same conditions; or a perpetual Feu-right, if preferred.

II. The lots to be not larger than Fifteen Ells in front to the street, and Fifty Five Ells deep, at the yearly rate of Fourpence per ell in front. The houses to be regularly built according to a plan drawn by a Surveyor.

III. No feu duty to be demanded, the first three years. Two years Feu duty to be paid, in all time coming, in name of entry, for each heir or singular successor.

IV. Such Feuers as shall incline to inclose and cultivate open moor ground, separate from their Feus, shall have the full possession of it, rent free, during the space of Nineteen years; and at the end of that period, for Nineteen years more, or the person's own life, at a fair rent, to be fixed by neutral persons mutually chosen.

The Village of New Pitsligo is remarkably well situated in a dry, healthy, and plentiful part of the country, within Four Miles of the sea port town of Roseheart, and six of Fraserburgh. There is an inexhaustable quantity of moss adjoining to the village, and plenty of fine water, with abundance of Stone of the best quality for building, and lime at no great distance. The sea coast abounds with Shell Sand for manure, and there are good roads leading from the village in all directions. An extensive Bleachfield has been erected at a very considerable expence, where an experienced bleacher lays down Cloth at moderate rates.

A Stampmaster lives near the village. A weekly Carrier goes alternately to Banff and Aberdeen; and a runner carries Letters to and from the Post Office at Strichen. There is a School in the village, where reading English, Writing, and Arithmetic are taught; and a Public House for the accommodation of travellers. Four annual Markets are established custom free to the feuers.

Good encouragement will be given to Weavers, and tradesmen of all kinds, who may incline to build houses, and settle in the village; and for the promoting of industry, the following Premiums will be given by the proprietor.

1. For the first field of three acres of Moor Ground properly inclosed, and producing a good crop of Grain, a Silver Medal, and }Five Guineas.
2. For the second field of three acres as above, Four Guineas.
3. For the third ditto, }Three Guineas.
4. For the first field of two acres as above, a Silver Medal, and }Four Guineas.
5. For the second field of two acres, as above, }Three Guineas.
6. For the third field of two acres, as above, }Two Guineas.
7. To each of the first five Weavers who shall settle in the Village, having each five Looms at work, a Silver medal, and }Five Guineas.
8. To each of the first five Weavers having each four Looms at work, } Four Guineas.
9. To each of the first five Weavers having three Looms at work, }Three Guineas.

10. For the first web of Linen Cloth, not less than thirty yards, spun, wrought, and bleached in the village, a Silver Medal, and }Five Guineas.
11. For the second ditto, }Two Guineas.
12. For the greatest quantity of Linen Cloth, not less than two hundred yards, manufactured and bleached in the village, in any one year, a Silver Medal, and }Five Guineas.
13. For the second greatest quantity as above, }Three Guineas.
14. To the person who has the first two acres of sown grass on Moor Ground of his own inclosing, a Silver Medal, and }Two Guineas.
15. To the person who has the first two acres of sown grass on Moor Ground of his own inclosing, a Silver Medal, and }Two Guineas.
16. For the second two acres of sown grass, as above, }Two Guineas.
17. For the third two acres, } One Guinea.
18. To the person who has the greatest quantity of the cleanest, most thriving Potatoes and Turnips, not less than a quarter of an acre of each, on ground of his own inclosing, a Silver Medal, and } Two Guineas.
19. For the second greatest quantity of ditto, } One Guinea.
20. To the person whose family shall knit the greatest number of pairs of Stockings in the village, in one year, not fewer than five dozen pairs, a Silver Medal, and }Two Guineas.
21. For the second greatest quantity, as above, } One Guinea.
22. To the person having the greatest number of Beehives, in the best condition, not fewer than three, a Silver Medal, and } Two Guineas.
23. To the second greatest number, not fewer than two, } One Guinea.
24. To the person who shall build and occupy the first slated house in the village, of two stories, }Six Guineas.
25. To the person who has the best built Garden Walls of Stone, the cleanest Garden, and the most thriving Fruit Trees and Bushes, }Two Guineas.
26. For the second best ditto, } One Guinea.

N.B. The proprietor will make a present to every Feuer of fruit trees and bushes, to be planted in his garden.

Aberdeen Journal, 11 October 1796

NEW PITSLIGO

A Meeting of the Feuars of New Pitsligo is requested at the house of Joseph Hendry, Vintner in said village, on Friday the 21st of October current, by twelve o'clock noon, in order to settle the days of yearly fairs, and articles of contract with the superior, and sundry other matters necessary for the Feuars relative to the village. Such as may

want to take new Feus, will please attend the meeting, or call at William McPherson at the Bleachfield, any day before then.

Aberdeen Journal, 15 October 1798

TAKE NOTICE

ALL the arable lands contiguous to the VILLAGE of NEW PITSLIGO is to be given off to the feuers of said village, in lots, in proportion to their feus, on TUESDAY the 23d day of this month, by 11 o'clock forenoon; when it is requested all the feuers will please attend. And such as may incline to take new feus in the said village, may have them taken off at same time, and arable land also, as a surveyor of land, and Sir William Forbes' Factor, will attend for that purpose.

Kirktoun, Fraserburgh, }
10th October, 1798 }

Edinburgh Evening Courant, 26 March 1803

FISHING VILLAGE AT LOCH SLAPAN, IN THE ISLE OF SKY

THE SPIRIT of EMIGRATION to AMERICA now becoming prevalent among the inhabitants of the HEBRIDES, calls aloud for the patriotic exertions of all who regard the cause of Humanity and more especially of those who feel an interest in promoting the Civilization and Improvement of their Native Country. It is notorious, that, from various untoward causes, the progress of improvement in the arts of life has not kept pace with the Progress of Population, in those neglected, but most important regions of the British realm; and it is equally obvious, that, while the subsistence of the inhabitants depends, as hitherto, entirely on the produce of a rude system of Agriculture, the surplus increase of Population, without new means of Industry, must either be drained off by periodic Emigrations, or induce universal poverty among the lower orders of the people.

Impressed by these considerations, the Proprietor of an extensive district of Land in the ISLE of SKY proposes to Open a COMFORTABLE SETTLEMENT, in their Native Country, for such of the industrious Inhabitants of his own, and of the neighbouring Estates, as cannot find room or encouragement to continue Tenants on the ordinary Land Possessions, as well as for all others who have spirit to avail themselves of the manifold advantages which the local situation affords. ALEXr. McALISTER, Esq. of STRATHAIRD, offers to FEU OUT GROUNDS for a FISHING VILLAGE on the west side of the well-known, safe, large, and commodious Harbour called LOCH SLAPAN, on a flat of considerable extent, bounded by a shore or

beach, which forms a natural quay fit for loading and unloading vessels at all tides.

This Loch is peculiarly favourable for the prosecution of the HERRING FISHERY, of which great shoals enter it every year, and is conveniently situated towards the other Lochs and Creeks, both on the west of Sky, and of the opposite Continent, which the Herrings annually frequent. The seas in the immediate neighbourhood of this harbour abound also in Cod and Ling, and in various other species of Fish. Lying on the south-west side of Sky, it affords an excellent outlet for shipping to all the other Western Isles, to the Baltic, to Ireland, to the West Indies, and to America. It is within a few miles of the Post Office of Sconser, at which the arrivals and departures of the post twice-a-week are now regularly established; and an easy communication by land with every part of Sky, will soon be opened, in the progress of the roads now making through the Island. It is admirably situated for commerce, and for all those branches of manufacture which are immediately connected with the Fishing. Even the lands along the sides of this Loch, though hitherto left in a state of nature are to a high degree calculated for the improvements of Agriculture; having abundance of sea-weed, lime-stone, marle, and shell-sand, either in the ground, or in its immediate vicinity.

The Proprietor will give every encouragement which the property affords to men of capital and adventure, who may wish to settle at this desirable station, in any of the lines of industry suited to it. He will either Feu Grounds for Building, or grant Leases, periodically renewable, on easy terms, as shall be agreed on; and give of the adjacent improvable pasture lands in lease, whatever extent may be deemed expedient for each settler, according to his circumstances, to cultivate and inclose.

For the further encouragement of settlers, the Proprietor will give permanent accommodations in the Village to the Teachers of Religion, Literature, and Industry whom the Society for Propagating Christian Knowledge may be induced to establish there for the Education of Youth.

Enquire at WILLIAM MACDONALD, Esq. of St Martin's, W.S. Edinburgh; or ALEXr. McALISTER, Esq. of Strathaird, Sky, by Sconser.

Caledonian Mercury, 29 September 1806

NEW TOWN OF ARDROSSAN

THE Whole of First Fifty Lots, formerly advertised at Sixpence per Fall, being now disposed of, FIFTY more LOTS for Building upon will still be granted at the moderate rate of a Shilling per Fall, with the

privilege of Materials, as formerly advertised, if taken off within three months from this date.

Mr Auld, inspector of the work at Ardrossan, will shew the plan, and mark off the lots to any person who may apply in the mean time.

VILLAS

The PIECE of GROUND so beautifully situated between Saltcoats and Ardrossan Castle, is laid off in the form of a crescent, in lots, for Forty-six VILLAS, in the centre of which the Earl of Eglinton proposes erecting Hot and Cold Baths.

Plans may be seen and farther particulars learned, by applying to Mr Reid at Fergushill; Messrs Lindsay and Ballingall, writers in Glasgow; or James Crichton, Collector of the Customs, Irvine.

Inverness Journal, 30 September 1808

VILLAGE OF CUMMINGSTOWN,

In the Parish of Duffus, and County of Elgin

SIR WILLM G. CUMMING GORDON, Bart. Being desirous of having a VILLAGE erected on that part of his LANDS of ROSE ISLE, lying immediately to the the westward of his Freestone Quarries there, and adjacent to a very commodious Creek, well adapted for a Fishing Station, hereby NOTIFIES that to Fishermen, and all other Persons who may be inclined to settle on the part of his Estate, every possible encouragement will be granted. Each LOT of the intended Village, is to comprehend a sufficient space for building of Houses and for Garden Ground over which Leases of 99 Years will be given, on a moderate Yearly Rent: And Further, each Settler therein may have one or two Acres of Ground, very convenient to the Village, which at a trifling expense can be enclosed and rendered very productive; and over these Acres Leases of 19 Years will be given on a reasonable Rent, and renewable on equitable terms.

The situation of the Village is about one mile eastward of Burghead Harbour, and in the close neighbourhood of an early and productive Country, and where ready markets are found for the fish caught. Stones for building of Houses and enclosing the Grounds are on the spot, and the other necessary materials can easily be obtained in the neighbourhood at reasonable rates. In short, a more pleasant, convenient, or desirable situation for a Village cannot be exceeded, if even equalled on the whole of the Morayshire Coast, or that of the adjoining Counties—adding to this that the Fishing beds are at no distance from the seat of the Village; and on the Proprietor's shores, the greatest abundance of Lampets and Lug-baits used in Fishings, can readily be obtained.

For further particulars application may be made to the Proprietor, at Altyre, by Forbes; or, to Donald Smith, his factor at Gordonstoun.

28th September, 1808.

Aberdeen Journal, 24 July 1811

INN, FARM, VILLAGE GROUND, AND FISHING STATION,

On the East Coast of Sutherland

As the high road and bridges leading through the county of Sutherland to Caithness are now finished, and the iron bridge at Bonar Ferry in a state of forwardness, a good Inn, between those already established at Golspy and Berrydale, becomes desirable and necessary for the public accommodation: with this view, the HOUSE of MIDGARTY, the property of the Marchioness of Stafford, as lately occupied by Captain Baigrie, is now to be LET for an INN; with a commodious FARM attached to it, consisting of 45 acres good arable land, and 35 of excellent cow pasture, (part of which may, at a trifling expence, be brought into cultivation, as the shores afford plenty of sea-ware for manure); and a run for sheep will under certain restrictions, be given on the adjoining hill. The house, containing two good public rooms and several bed-rooms, is situated at 15 miles distance from the Inns of Golspy and Berrydale, and close to the public road, and will be found well adapted to the occupation of a sober attentive person of moderate capital, who will meet with every encouragement, and none other need apply.—Offers will be received until the 6th of August, and entry then given to the person preferred.

That part of MIDGARTY west of the Inn Farm, as occupied by Captain Baigrie's subtenants, is to be SET in one lot, with entry at Whitsunday next. This will make a commodious farm of 45 arable acres, with a suitable quantity of cow pasture and hill ground; and as ample allowance will be given for building and inclosing, it would, from its local situation, suit a person desirous to farm on a small scale only.

The whole LANDS belonging to MIDGARTY, on the east of the Inn Farm, are, at the separation of this crop from the ground, to be laid off for a VILLAGE and FISHING STATION, at which it is proposed to build a Pier. Industrious Mechanics and Labourers will meet with every encouragement; and as the coast is known to abound with ling, cod, haddocks, and herring, Fishermen from the south side of the Moray Firth will find this a most eligible situation to settle at. Muscles for bait are to be had in plenty at Little Ferry, and limpets on the shores; and permission will be given to the villagers and fishermen to dig peats in the adjacent mosses.

Further particulars may be learned, on application to Messrs. Mackenzie and Moneypenny, writers to the signet, Edinburgh; or to William Young of Inverugie, at Rhives, by Dornoch.

Aberdeen Journal, 8 April 1812

TO FISHERMEN

Fourteen commodious Houses are now building at PORTGOWER; and more will be got ready when wanted by Fishermen, who if properly recommended for activity and capacity in their profession, will meet with every encouragement.

The Coast of Sutherland, where Port Gower is situated, abounds with Cod, Ling, and Haddocks, and the Little Ferry affords plenty of Mussells, so that more Fish are to be had with less labour, risk, or expence, than in any other quarter of the Moray Firth; and Merchants will be found to furnish Salt, and to purchase the Fish.

The first Crew who bargains, if young steady Lads, will get Twenty Guineas in a present, to assist them to buy a Boat, and as much more money, on credit, as will pay for rigging her out; and if application is made soon, they will have excellent Land to sow Hemp in.

Apply, by letter, or personally, to William Young of Inverugie, at Rhives, by Dornoch; or to Mr Alexander Simpson, at Midgarty, near Port Gower, who will be ready to contract for Cod and Ling, and will engage the men to fish for Herring at Wick.

N.B.—Mr Simpson will soon have a stock of Timber for such people as have already taken Feus, or others, who may be inclined to settle at Port Gower.

Aberdeen Journal, 19 February 1812

COTTON WEAVERS

WITH their families, may find a convenient, healthy residence, abundance of firing adjacent, accommodation for keeping a Cow, and assistance in tilling their Land, all on reasonable terms, at CUMINESTON and GARMOND VILLAGES, in the parish of Montquhitter, and county of Aberdeen.

Industrious families of good character, will find the situations in all respects advantageous and desirable.—Employment will also be given to unmarried WEAVERS.

Those who cannot conveniently treat in person, may address the proprietor, Captain Cumine of Auchry, by Turriff.

Nottingham Journal, 22 March 1817¹

NEW VILLAGES
IN BANFFSHIRE, ABERDEENSHIRE, AND
MORAYSHIRE.

*Eligible Situations for Manufacturers, Mechanics,
Tradesmen and others.*

THE Right Honourable the Earl of Fife, with a view to promote the improvement of the Country, and the Comfort and Prosperity of its Inhabitants, intends to establish Villages, on different Parts of his Estates, in the Counties of Banff, Aberdeen, and Moray, and give every Encouragement to all Classes of People, by portioning off Tracts of Land to Settlers.

Perpetual Feus, or long Leases, will be granted of certain Portions of Ground, proper for Buildings, and Gardens, and for other accommodations to Settlers.

There are abundant Supplies of Water for Machineries; and Stone Quarries, and Lime and Sand are in the immediate Vicinity.—To Persons, therefore, of Enterprise, or even of common Industry, desiring permanent Residences for themselves, and their Families, few such Opportunities occur.

Traders or Manufacturers, desirous of Establishments at a Sea Port, will meet with the most liberal Encouragement at the Town of MacDuff, which by the Improvements intended to be immediately executed, by the Earl of Fife, and the Parliamentary Commissioners, will become the best Harbour in the Moray Firth. The Feuers can be accommodated with Lots of the Town Lands, on moderate Terms. The Town affords Fish, and all the Necessaries of Life at the cheapest Rates, and there is not on the Coast of Scotland a better Situation for prosecuting the Cod and Herring Fisheries.

Plans and Regulations for the various new Establishments are now made out, and in the Hands of STEWART SOUTER, Esquire, Duff House, by Banff, to whom application may be made by Letter for further Information.

¹ Dufftown and Fife Keith were advertised widely in the Aberdeen, Edinburgh, Glasgow and London press. The use of English newspapers led to many requests for further information from as far afield as Brixham (Devon), Birmingham and Hedon (Yorkshire). These and other letters can be found in AUL. Duff House (Moncoffer Papers) Ms 3175 M series, bundle LXVI K43.

Perth Courier, 19 June 1817

NEW VILLAGE AT CRAIGMAKERRAN

Parish of St Martin's

The GUILDRY INCORPORATION OF PERTH, will Feu, in small Lots, that part of their Lands of Craigmakerran, where they are intersected by the Turnpike Road, about half way between Perth and the Bridge of Isla.

This is a most eligible situation: it is amply supplied with water from a Burn close by, and Ground contiguous will be Let to the Feuars, for their further accommodation, if required.

A Sketch of the Plan, with the conditions on which the Feus will be granted, lie with Mr James Duncan at Mains of Cargill, and Mr John Manson, merchant Perth, Treasurer to the Incorporation who will receive offers, and inform as to other particulars.

Perth, 13th June, 1817.

Terms upon which George Houstoun of Johnston is to feu his steadings at the new town of Johnston [1782]

Glasgow City Archives TD832/1/5/8

1. The steadings with yards at the back are to be feued according to the plan at four pence per fall of yearly feuduty payable at Whitsunday yearly; the lands to be held of Mr Houstoun and his heirs & only in time coming—

2. Mr Houstoun is to reserve power to work coal or other minerals in the lands but to pay any damages that may be thereby occasioned at the sight of honest men—

3. The feuars to be obliged to build upon the front of the ground feued within three years and to bear the expence of half gavil and to maintain and uphold the houses and not to destroy the surface of the ground—

4. The feuars to be obliged proportionally to pay the expence of paving the streets or making them sufficiently otherways as soon as Mr Houstoun and one third in number of the feuars of the street shall think it necessary and to maintain it in time coming and shall contribute and pay to the said George Houstoun or his foresaids or to any person to be appointed by them an equal proportion with the other feuars in the said town of Johnston of the expence of all public works the said George Houstoun or his foresaids joined by one third in number of the feuars thereof shall judge necessary for the police and common good of the same—

5. The feuars to keep the streets clear of any outstairs outshots or other buildings that may encroach upon the line of the streets—

6. The feuars are to attend Mr Houstoun's Baron Courts and to obey the lawful statutes thereof and to pay to Mr Houstoun for behoof of the second Minister of the Abbay parish of Paisley one fourth part of a peck of oat meal at Whitsunday yearly and also to pay cess and schoolmaster's fee conform to one pound Scots of valuation for each steading—

7. The feuars to have right to stones out of the quarry presently opened by Mr Houstoun upon paying the quarrier who is to be put in by Mr Houstoun a reasonable price for the stones. And the feuars to pay to Mr Houstoun proportionally for each steading the expence of making the road thirty feet wide from the quarry, or McDowall's Street and Mr Houstoun is to pay for what steadings may not be feued.

Deed of privileges to the inhabitants of Letham of Dunnichen [9 December 1789]

NAS. SC47 Forfar Sheriff Court Register of Deeds, 22 December 1789

I George Dempster of Dunnichen with the consent of George Blair of Adamston factor on the said estate having already lett several parcels of the farm of Letham for ninety and nine years renewable for ever to [14 names] all tenants of Letham, and meaning to lett the whole farm on perpetual leases in the same manner with a view to establishing a village there and considering that it will constitute to the prosperity of the said village and to the convenience of its inhabitants that certain privileges be secured to them ... That the Haugh of Letham ... shall be left in its present state open for the use of all the inhabitants as a common property for the purpose of bleaching cloth and washing their linen and other clothes, and yarn, and for the use of the washing mill declaring the said Haugh in all time to come to belong in common to all the said inhabitants with power to them or to the major part of them at the time to convert some part of it into an open road for carrying stones from the quarries in the Den of Letham ... and I also give them leave to pasture their cows upon the said Haugh so that the same be done with the consent of all the inhabitants meaning that every individual tenant shall have a power to prevent such pasturing if he thinks fit, the main use of the Haugh being for the other purposes above mentioned with which such pasturing might interfere.—And further I hereby declare all the free stone quarries and all other quarries upon the farm of Letham to be free and open ... for the purposes of building houses, walls and every other erection they shall think fit on their respective lots of land. [*extraction of stone*]

And I further declare a small piece of the ground between the dykes of the yards of the present farm steading of Letham and the high road leading from Dunnichen to the Bridge of Letham to be a common reserved for the purpose of furnishing clay for the buildings of the above persons ...

This deed to be known by the name of the privileges of Letham and to be referred to in the leases to be granted.

Chartulary of the Brucklay Estates 1844 pp. 12-18
W. & J. Cook, WS, Edinburgh

Articles of Feu and for Lease of certain parts of the Estate of Aberdour called Ardlawhill hereafter to be called New Town of Aberdour suggested for the Proprietor's consideration.

I. A plan of the town as made out containing the feus streets and lands is to be the model and rule for setting feus perpetually for building of houses and having gardens and necessary office houses, and to which heritor and feuar are to abide by.

II. Each feu is to consist of fifteen ells in front by forty-eight ells back except in such a condition that it is proper to change the extent to keep the design of the plan, and then the feuduty will be made in proportion to the extent.

III. Such feuduty for the extent of fifteen by forty-eight is only seven shillings and sixpence yearly including the small acknowledgement of two and sixpence for the benefit of moss, which moss is to be set apart by the baron baillie for the time and to contain a spade casting of the extent and measure established in the town of Cuminston and after being so appropriate is to be the exclusive privilege of the feuar and united to the feu belonging to him unseparated therefrom for the purpose of supplying him in peats.

IV. But the superior shall have it optional to himself and his heirs to purchase and procure for the feuars coals sufficient for one or two fires as the feuar may require, such coal to be landed at the shore of Aberdour on the superior's expense and then distributed to the feuar at prime cost, and expenses attending the same, and this in place of the spade casting so allotted which in that event is to be ceded.

V. The houses to be built agreeable to the plan apart, the whole front being to be filled up, without lanes or passages except the necessary gates through the house to the close or garden, and this must be accomplished within two years of the term of entry, such houses to be built of stone and lime or stone and clay sneckpinned with lime and covered with slate or tyles or a sufficient thatch roof and the gardens and waste grounds to be enclosed with stone dykes four feet high at

least and all to be kept in decent and proper repair conform to the rules established in royal burghs cognoscible and determined by the baron baillie for the time whose jurisdiction all parties submit to.

VI. The feuar and his heirs are to be freed and relieved of all public burdens private services and other exactions except what is stipulated by his charter unless the ordinary mill multures and services for their lands which are to continue as formerly.

VII. The feuar is not to burn lime, kelp, or do anything that is a nuisance to the town or neighbourhood, nor is he to dirty or encumber the street or lanes but assist at all times to remove such nauseous practices and to concur in aiding and making proper water runs for draining wet places in and about the town, to submit to and obey all necessary rules and regulations made or to be made by the baron baillie for the good order of the inhabitants and the private police of the individuals and good government of the town.

VIII. In order to accommodate the feuars in lots of land, arable and improvable ground, the superior is to furnish each feuar with at least two acres of intown or arable land and with as much conveniency as possible four acres more of arable or outfield whereon he is to get a lease of nineteen years from his entry and a tack thereon to himself and the heirs male of his body secluding assignees, paying for the best quality from twelve to eighteen shillings per acre, for the second quality from six and eight pence to twelve shillings per acre, and for the third quality from three and fourpence to six shillings and eightpence per acre, free of all burdens and services except the ordinary multures, and the heritor is also to set apart at least four acres more of improvable ground, seven years rent free, and thereafter to pay five shillings sterling for each acre, such grounds to be meithed and rent established by the land surveyor of the bounds ...

IX. In order to encourage industrious tradesmen and honest laborers whose stock may not easily entitle them to build houses immediately on the plan, the proprietor invites all of such description to settle at New Aberdour and it shall be optional for them to accept of feus in terms of the plan or build houses of any materials they may incline keeping the form of the plan and filling up the ground to the street agreeable thereto, have a lease thereof for nineteen years at the feu rent, and the benefit of lotted croft land at the rent aforesaid for equal space, with this condition in their favor that before the elapse of twelve years they may have it in their power to adopt the terms of a perpetual feu of their house and yard in the new town upon such terms or conditions made therefrom as Mr. Gordon may adopt.

At Ardlawhill, twenty fifth day of October one thousand seven hundred & ninety seven:-

In presence of William Gordon Esqr. of Aberdour convened a number of people in consequence of the public advertisement in the newspapers relative to feuing the village of New Aberdour, and particularly the following persons who have accepted of feus of the number and extent after expressed, upon the conditions and provisions narrated in the articles audibly read, different times to the people convened and hereby referred to ... and copies to be forthcoming to them and another copy retained by Aberdour to be made forthcoming to all concerned ...

After publishing and explaining foresaid articles, the meeting convened did proceed to the ground of the intended feus conform to a plan apart and hereby referred to, and they accordingly took possession of and agreed to accept of the feus hereafter specially enumerated with entry from this date and upon condition that the respective feuars were to get lotted land in lease on the terms of the articles beginning with crop seventeen hundred and ninety eight and that with all convenient speed.

[list of 27 feus set]

Charlestown of Aberlour Town Council Minutes, volume 1
Moray Heritage Centre, Grant Lodge, Elgin

General Regulations for the New Borough of Barony of Charlestown of Aberlour

1. Each Tenement or Lot of Ground shall contain 45 Feet of Front and 200 Feet of back Ground for a house and garden as marked and delineated on a plan of the Borough executed by Thomas Sheir—

2. The Mason Work of the House & garden wall are to be built at the expence of the Burghers conform to Specifications of the work to be shewn by the Proprietor or his Factor—

3. The proprietor shall furnish Timber & Sclates for the Houses at his own Expence upon Inventory—for which Inventory the Burghers shall account to him at their removal conform to the valuation of Tradesmen to be mutually chosen by the Proprietor and removing Tenant

4. If the quantity of Sclates required for the Borough within the years shall happen to exceed the quantity which the Proprietor's Tenants are obliged to carry annually from the quarries at their own expences the person requiring such extra supply shall furnish his own Sclates and be allowed the Interest of his money annually at the rate of 5 per cent from date of his advance, until the expiry of his Lease, when he shall likewise receive the worth of his Slating conform to the mutual valuation of Tradesmen as aforesaid

5. The Proprietor obliges himself to pay each Tenant at the expiry of his Lease conform to the valuation of Tradesmen to be mutually chosen by him and the outgoing Tenant for the Mason, Wright, Iron, Glasier and Plasterwork of his house and Garden walls as also for materials of every kind furnished at the expence of the Tenant providing the same shall have been built conform to the plan & Specifications, or with the approbation of the Proprietor or his Factor, and the Garden walls Fencible at the time

6. The Burghers shall be entitled to subset or even to assign their Leases with the consent of the proprietor or his Factor to persons of good character

7. Each Burgher shall have his House and Garden free of Rent for the first Seven years of his Lease which is to endure for the space of Thirty one years on conditions above and under written

8. Each Burgher shall at the Expiry of said seven years, pay a yearly Ground rent to the proprietor of six shillings & 8d for his house & garden

9. The Proprietor if possible will accommodate each of the first six Tradesmen or other persons of industry who shall settle in his Borough with one acre of the moor, or unimproved ground adjoining in like manner free of rent for seven years at the expiry of which period the said acre and garden ground must be improved with lime at the rate of 90 Bolls at least per acre besides a sufficient quantity of Dung and failing thereof the Tenants shall forfeit their Leases and be removed from the premises

10. Each Tenant at the expiry of the said seven years shall pay the proprietor a yearly rent of Five shillings (for the acre improved by him as aforesaid) for the seven following years of his lease Ten shillings for the five next years and Twenty one shillings for the twelve remaining years of his lease and leave the half of this acre under sown grass at his removal

11. The Inhabitants of the Borough shall have liberty to cut Peat & Turf for their own use on the Mosses & Moors of Bellinnes, belonging to the Estate of Carron and the Proprietor will also accommodate them with small lots of arable land in the vicinity of the Borough on liberal terms as the present leases on the Estate of Allachy fall in

Printed by J. Davidson Banff 1815

Conditions and regulations under which building leases are to be granted to tenementers in the village of Insh on the Estate of Invereshie [1837]

NRA(S). 771 Grant of Ballindalloch Papers, bundle 675

I. Each Tenement marked on the ground extends fifty feet of front along the Public Road, and two hundred feet deep or backwards.

Contents of the ground twenty nine Falls and seven Ells or thereby by the Scots Chain of seventy-four feet, except at corners or other situations which will not admit of that size.

II. An opening of ten feet to be left between every two Tenements to give access to the Gardens and back Houses, the front of Each House being thus reduced to forty-five feet in length.

III. All the Houses fronting the Public Road not to be less than seven feet six inches of height of side walls above the door soles. The gables whether mutual or otherwise to have skew tabling and stone vents, with neat chimney tops. The whole walls to be built of stone and lime, and thatched with Heath or Slates.

IV. Each House fronting the Public Road to have a back door in addition to the front entry, at which all the ashes, water or other filth, are to be carried out so as to prevent nuisances from being thrown out on the Road.

V. Each Tenement shall be bound to build and complete his House, and also to build his Garden walls (which are to be of stone four feet in height) within the period of three years from the time of his entry, under the penalty of twenty pounds Sterling, and the Heritor to have it in his power to resume possession of such stances as shall not then be built upon, without the need of any summons or process at Law being necessary, and to dispose of the same to any other person at pleasure.

VI. Each Tenement to give three days service of himself, his servants and horses every year when called upon for the purpose of making or repairing such accommodation Roads as may be considered necessary by the Heritor for access to the different lots of land which may be let to the Tenementers.

VII. The Tenements are to be let on building leases of ninety-five years from the term of entry with an option to the Heritor for the time to resume possession of the Tenement occupied by the Houses and Garden at the expiry of the first nineteen years, on paying the Tenementer the value of the Houses and Dykes as the same shall be ascertained by Tradesmen mutually chosen, the Heritor for the time being bound to give the Proprietor of said Houses twelve months previous notice of his intention to resume possession, and the said Houses and Dykes must be in a complete state of repair previous to their being valued. The Heritor for the time reserves the like option at the expiry of each of the three succeeding nineteen years under the same obligations on both parties as above written.

VIII. The rent of each Tenement set apart for the stance of the Houses and Gardens is to be ten shillings Sterling annually, the first year's rent to be payable at the next term of Whitsunday after entry

and so forth yearly thereafter at the term of Whitsunday during the currency of the Lease.

IX. A nineteen year's Lease will be granted of certain portions or lots of unimproved ground, as marked on and set apart for the Tenementers for cultivation to be possessed rent free for the first ten years, under the express condition that the same is to be improved and brought into tillage in portions of not less than a Scots Acre in the course of three years, and for the remaining nine years to be charged a yearly rent payable at the term of Martinmas not exceeding five shillings Sterling per Acre. After the expiry of the nineteen years, no Lease is to be given in so far as regards the lots of land, but they will thereafter be let for the accommodation of the Tenementers at a fair rent, the proprietor reserving to himself in the event of the possessor being guilty of any act of bad neighbourhood or other improper conduct to deprive him of the benefit of any portion of such land at any time before the expiry of the Nineteen years.

X. The Tenementers are to be bound to manage their lots of land when improved according to the rules of good Husbandry, and as they proceed with their improvements they are to be bound to enclose what they have under crop by a fence sufficient to defend sheep or cattle, and are in no case to poind or otherwise hurt or molest the Tenant's cattle or sheep, should they find their way through the fences by being insufficient. The unimproved part of the lots of land are to be considered common pasture so long as they remain in that state.

XI. The Tenementers are to concur with their neighbours in making open ditches where necessary for carrying off water, and no person to molest another in the due cultivation of the soil.

XII. The Tenementer shall be at liberty by a writing under his hand to name the successor who shall succeed to his lease after his death, but shall not have it in his power to divide the property among different heirs, and in the event of Heirs Portioners or Creditors succeeding to the property, it must be sold and the price divided amongst them. The first offer in the event of the sale (in this or any other case where a sale is proposed) being always made to the Heritor at the time, and who shall be preferred to the purchase at the highest price that may be offered by others without collusion if he shall be so inclined. And no sales or transfers of the Property to be allowed without the consent and approbation of the Heritor.

XIII. The Tenementers are to be bound to cast their peats in such of the Heritor's mosses as may be thought most eligible, and under such regulations and directions as may be pointed out by the Heritor or his moss grieve.

XIV. For the encouragement of a few industrious Tradesmen or Labourers who wish to settle in the proposed village, the Heritor will

agree to build the walls of their Houses, on conditions of the Tenementers becoming bound to pay him Interest at the rate of five per cent per annum on the sum of his advances over and above the stipulated rent, reserving a right of hypothec over the premises as a security for his advances, but in the option of the Tenementers at any time during their leases to pay up whatever sum or part thereof, the Heritor may have so advanced when the Interest will cease in proportion to the principal sum paid, and if the whole is paid up, the Interest shall then finally cease and the Houses become their property under the same conditions as the other Tenementers.

Advertisement

NAS. Seafield Papers GD 248/25/2/30

Hereby publick Notice is given to all whom it may concern that the Fair held yearly upon the Moor of Bellintomb in Inverallan Parish first Friday of June OS called Figgat Fair is to be holden this year and yearly hereafter upon the first Friday of June OS in the new toun called Grantoun near Feavoit within a short English mile of C Grant where every person merchant mechanick farmer & others will meet with all the encouragement accommodation that the place and those concerned, can afford, for the publick weal & the trade and commerce in the country.

And all the Fairs that are held yearly in the toun of Cromdale will be holden this and every succeeding year yearly in the said toun of Grantoun upon the respective days they used to be holden upon at Cromdale.

NB For further encouraging these Fairs there will [] horse and foot races and other publick diversions kept there this year and yearly following.

Donald Smith to Sir William Gordon Cumming

NLS. Gordon Cumming Papers Deposit 175, box 139

Gordonstoun, 29 November 1808

... having in my letter of the 14th mentioned to you of my being to Nairn on Tuesday the 22nd from which Mr Dempster and I were to go over to Avoch on Wednesday the 23rd to sound if any fishermen at that quarter (conform to his expectation) were willing to come over to your village,—By arrangement with Mr Dempster we thought it best to desire one Wilson a seaman at Nairn to step over to Avoch on said Tuesday to prepare the men if at home to continue therat the next day untill we conversed them (having town's matters at Nairn to attend on Tuesday) but in the evening Wilson returned to us & reported next

day that all the seamen were at fishing & would with their success sail up to Inverness (it being mercat week there) & immediately thereafter would to fishing again & up to a 2nd sale. So that Saturday must come up, before the men would be at their residence—In consequence we must put off our visit to that day. Rather than to return to Gordonstoun & back again to Nairn by Friday I took the benefit of the intervening days to inspect the nurseries at Skeene & at Inverness

This digression, I return to Mr Dempster & my interview at Avoch on Saturday last with the seamen—Mr Dempster having got there by an early hour from Rosemarkie, he prepared the interview with a proper doze of whisky to the seamen, for it would appear no real business can be transacted with that race without good primage—Having assembled the old & young men of the Avoch settlement by the publick crier & while your proposals were read & explained, another magnum pint bottle was distributed. Then 12 young men appeared so satisfied with a change of their present settlement that inclination was shown to remove to yours (for the cry was great at the hardships they conceived themselves under to Mr Rod[eric]k Mackenzie of Scatwell) but after canvassing for a conclusion with them all that could then be given unto by them was that after some days further consideration of your proposals among themselves, they should write to me naming a day on which a few of themselves as deputies for twelve or perhaps 16 (for they expected men to join with them) would be cast to the spot of the village to inspect and determine as to their entire movement—of the 12 persons named who appeared inclined to part with Avoch for your village. We were of patience, but it fully required Mr Dempsters & mine to understand all their requests & narrations applicable to themselves. After all, I cannot say whether they in reality mean to give up their residence at Avoch for any settlement held out to them: from what I could perceive, if they by appearance of a change can bring about Sir Roderick to lessen certain matters of which they complain just now, no movement with them will occur, but if he appears indifferent in respect to their demands they will from notions of being bettered come round our way. And this is the whole I can narrate after our expensive trip.

While on the subject of settlers for your village I mention, that in regard to the letter sent you by James MacRae merchant Rothes I understand he first applied Mr Young,¹ who did not think him steady,

¹ William Young of Inverugie who founded Hopeman in 1805 was a member of the consortium of landed interests that re-developed the town and harbour at Burghhead in the early nineteenth century.

from conversation which passed twixt Mr Young & John Cobban,¹ after showing MacRae the allotments—It is true McRae has selected the best of the Ground in his application but probably it may be as well to hesitate in yielding to the request of 4 acres to him, unless he was to build on the 2 stances himself, instead of your expence erecting one for him, for in expectation of giving into more buildings equally as to him, others will avoid coming forward on a different plan. Meantime I will write him for having a meeting to see his final intentions, & altho I will not appear to grudge him whatever may be fair & reasonable for you to give into will try to make him acquiesce to a beginning, on well grounded expectations should he deserve such further accommodation.

John Wilson to Donald Smith

NLS. Gordon Cumming Papers Deposit 175, box 140

Cullen House, 25th December 1809

I am exceedingly sorry to trouble you on the present occasion. A few days ago I was informed that four fishermen belonging to Porteasie or Rottenslough on the estate of Rannas, had gone over and engaged themselves with you to rent a boat at the new port of Cummingston. I sent for them last Saturday, and they acknowledged that they had set out drunk from a wedding in their village, and entered into that engagement, and were not sober when they returned. I am convinced they have not told you the situation in which they stand with Lord Findlater, otherways I am persuaded you would have sent them away without having anything to do with them. In the month of March 1804, a new boat was furnished for that crew, and a regular contract entered into by the whole, to employ her in the white fishing and uphold the boat for seven years from that period. There are still more than two years of that contract to run. I therefore hope you will have the goodness to dispense with any engagement these foolish people may have entered into failing that I am sorry to say, that the factor will be under the very unpleasant necessity of taking legal measures to oblige them to implement the terms of their contract.

Along this part of the coast of the Moray Firth the fishermen are generally all under contract for a certain number of years, and no proprietor of fishing boats ever engages a man or crew without first

¹ John Cobban, tenant at Roseisle, Morayshire.

knowing from the neighbouring proprietor to whom they belong, whither they are at liberty to engage.

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/6

Rhives, 6 March 1818

Ritchie the fisher from Fraserburgh has been here and has visited all the coast from Brora to Navidale. He is much pleased with Culgower as a place of safety for boats but for want of rocks for drying the fish he would not incline to settle there. Portgower in his opinion never can be a fishing station—Helmsdale is an excellent station in his opinion but his favorite place is Navidale nothing he says can be superior. He comes here in September next and brings two boats crews with him and is till he can erect places for himself & people to remain at Portgower. I look upon getting this man to be a most valuable acquisition and the forerunner of a fishery being successfully established—He is the same who learned the Assynt people to fish.

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/6

Rhives, 25 March 1818

I go to Helmsdale tomorrow if a good day to line off the streets of the new town there—several houses will be built immediately by Alexander Simpson a friend of Duncans Wester Garty who is to commence merchant and one or two more.

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/6

Rhives, 27 April 1818

Helmsdale—Alexander is getting rapidly forward with the Pier—he is sparing neither pains nor material in making it substantial—the bulwark from the east end of Landle & Calders red herring house to the pier head is finished—the pier head is rounded & he is now getting on with the pier or breast work up the river—Alexander has begun the town—he has taken 2 building lots—the one the easternmost in Mound Street the other directly opposite in Ferry Street. His house in Mound Street is considerably advanced—Simpson has taken the west most stance in Clayton Griffiths Street he is to begin to build immediately as is also a friend of Duncan of Wester Garty in Dunrobin Street next the high road opposite the toll—several other persons are proposing to

take building lots—pray will you let me know on what terms I may offer these lots—None has as yet asked the question.

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/6

Rhives, 17 May 1818

As I was often at Helmsdale last week I did all I could to get people to begin to build and as an encouragement I offered to the first ten persons who would take stances & who should have their houses first ready to roof in that I would give each of these ten, timber for roofs, this had the effect in an hour I lotted off stances for 7 houses of 40 feet each all to be built with stone & lime & to be covered with grey slate or tiles—next day when I went down again I measured off ground for other two houses & was surprised to find that the people who I had agreed with the day before had in so very short a time got together many stones at their lots—I shall send down a small sloop load of the trees that were blown down in the plantations, of the necessary dimensions to fulfil my promise and if I find there are more of that sort of timber I shall extend this object to as many as we can provide for.

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/6

Rhives, [] October 1818

I am glad to say such an impression has these premiums made at Helmsdale that I expect very soon to see this coast afloat—two boats are already manned at Helmsdale—Simpson has advanced each of them £20 to provide proper materials—I expect Ritchie immediately who will be Admiral of the fleet from whom our people will soon learn what they are deficient in the knowledge of & from whose example I hope they will become as good fishermen as are to be found in any other part of the country. I have Bell the curer to aid me in endeavouring to get a south frith boats crew of fishers to settle here—he is doing what he can to attempt to bring that crew—who we were speaking to the morning you were so very early at Helmsdale—these fellows are perfectly aware of the abundance of fish close to the shore and are therefore more likely to take the bait held out, than others who probably have not been in this quarter.

I shall go to Helmsdale on Tuesday where I shall get all the information you want respecting the Fishery and devote the following day if possible to writing to you upon that & other subjects.¹

Francis Suther to James Loch

NLS. Sutherland Papers Deposit 313 bound volume 22

Rhives, 12 December 1818

I wish also to see Bell at Leven who writes me he had tried every method of rendering a boats crew of such men as you saw at Helmsdale from the Firth of Forth to come to this country to try the deep sea fishing he has not yet been able to prevail with any of them—what I want to make out is to get them to come if for not longer at least for one season—I plainly see that example and small lots of land to the settlers at Helmsdale is all that is wanted to make Helmsdale a thriving fishing station. [*local fishermen in Wester Helmsdale*]

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/7

Rhives, 31 January 1819

In the mean time I have to mention that my journey south has been successful in procuring fishermen. Ritchie is to be at Helmsdale by the beginning of March with a couple of boats & their crews—in Montrose I received every attention from Dr Gibson & Mr Gibson the latter exerted himself particularly and introduced me to a fisher and curer of the name of Napier whom I interested particularly to promote my views—he has entered into the matter so seriously that he proposes to establish his son at Helmsdale or Brora instead of keeping him at Stonehaven where he is at present established as a curer of cod & ling but which place does not meet his expectations and he has assured me of inducing some of Ferryden & Usan young fishermen to make a trial of our coast for a year at least—he wished to take his own way of speaking to the people and I gave him a memorandum in writing of what encouragement he might hold out to the men—Mr Gibson assured me that from his knowledge of Napier I might rely on his leaving nothing undone to accomplish this object now that he had taken it seriously in hand—these were the only two persons in that quarter that they recommended fishermen to be taken from.

¹ see letter of 18 October 1818.

Bell at Leven is doing every thing to prevail on a boats crew to take a trial of the deep sea fishery here but as yet he has not got any to promise—in hiring fishermen for next herring fishing he is to attempt bargaining with at least one boats crew—at so much per barrel provided they shall remain in the country & prosecute the deep sea fishery for at least two years I have promised to make up to Bell what extra sum above the common fishing price of herring he may engage a boats crew to remain for. I saw the curers in Leith who are all in high expectation of doing much this season—Miller, Nelson, Bell & Redpath are all to build this season—upwards of 200 boats are already engaged for Helmsdale & about 20 will fish from Brora.

Francis Suther to James Loch

NLS. Sutherland Papers Deposit 313 Bound volume 23

Rhives, 27 December 1819

I let two lots at Helmsdale in Dunrobin Street to be built upon in Spring to John Rose a mason from Nairn who has been employed as a foreman by Alexander for the last two years & who built the manse of Farr and to John Mackay from Bettyhill Farr who is a man of some means and who is besides an excellent persevering fisher one of the best on the coast of Farr—he is Roses brother in law and both houses are to be begun to as soon as the Season will admit of it—these will fill up all the upper side of that street and Simpson is to build a red herring house this ensuing season—His house is roofed in and now makes a splendid appearance but for size it is quite eclipsed by the Surrey & Belgrave Arms Hotel which is also roofed in and finished inside.

Francis Suther to James Loch

NLS. Sutherland Papers Deposit 313 Bound volume 23

Rhives, 29 January 1820

I have just returned from Helmsdale where I this morning let two additional stances in Mound Street to be built in this season each house to be 2 stories high garrets—thus Dunrobin Street & Mound Street are filled up on the northside from the high road to Simpson's house—the persons who took the lots today is a Mackay belonging to Thurso presently residing in Inverness a young man with I understand about £2000 in his pocket—knowledge of the success of the herring fishing at Helmsdale and of a direct trader being about to be established between Helmsdale and Leith induced him to fix on Helmsdale as a place where something may be done as a render of every thing that the country requires he is well acquainted in Sutherland and by importing the supplies necessary for sheep farmers/shearing materials etc a good

trade may be pushed—He seems very active & appears to have sanguine expectations of succeeding.

Francis Suther to James Loch

SCRO. Sutherland Papers D593/K/1/3/8

Helmsdale, 28 November 1820

I came here this morning to see what was going on in this quarter.

[*Brova letters*] Here Mr Homes store house an excellent building has been erected since you left & covered with blue slate—Angus McLeods house the third from the bridge is finished & covered in the same way as is also Innes McLeods house in Stafford Street—part of the walls of the two latter houses were only up when you were here—Gordons house the lad from Badinloch is ready for the roof. Fraser from Kintradwell & Rose a mason formerly Alexanders foreman are busy carrying stones & are to begin to build as soon as the season arrives the former is in Dunrobin Street the other in Stafford Street—McKenzie the mercht opposite the Surrey & Belgrave Arms has thrown out the found of an additional house in Stafford Street—I have just intimated that timber will be given for the next 12 additional house roofs—Simpson says that such an assurance is all that is wanted to set severals to work immediately—The Aberdeen fishermen Trail & McGungell are this moment gone to sea to fish with a large trawl net which they have just erected—this is the first trial of that mode of fishing—they appear sanguine of its success—I shall remain here till they return & let you know the result—if it shall be favourable it will be generally adopted & induce many to go to sea who are largely inclined or who think the line & hook a tedious process.

Inverness Journal, 27 September 1811

Isle of Skye, 14th Sept. 1811.—The foundation stone of Lord McDonald's intended village of Kyle Haken, was this day laid, in presence of a numerous and most respectable meeting of the ladies and gentlemen in the neighbourhood. After the usual ceremony was performed, the party retired to the festive board, which was prepared on the green, the site of the village, when many loyal, patriotic, and appropriate toasts were drank, and the day passed much to the satisfaction of the company present, who all admired the beautiful situation of the proposed establishment, which from its local advantages for trade, and its vicinity to the fishing lochs, promises at no distant period to become a place of the first importance in the United Kingdom.

Duncan Grant to James Grant of Grant
 NAS. GD248/346/3/61

14 June 1766

They write from Strathspey

That on the 12th curt the inhabitants of Old Grant Town attended in procession the carriage of the cross of that toun to the new toun of that name, now erecting by Sir Ludovick Grant & Mr Grant of Grant. They were met midway by the feuers & inhabitants of the new toun in like procession, with a young firr tree clade with its natural branches near the top as their standard, & pipe playing; The cross was carried by strong oxen & horses belonging to Mr Grant of Grant & placed in the centre of the new toun.

Barrels of beer were brought to it & the following tosts were drank viz.

- Prosperity to the family of Grant
- Success to the new toun
- The King & Royal Family
- Success to trade & manufactures etc

Nixet day being the first publick market day held at that place premiums for the following articles being formerly advertised were distribute to the gainers thereof, as determined by proper judges that day, to the greatest satisfaction of all concerned

- To the spinner of the best yarn
- To the knitter of the best stockings
- To the weaver of the best piece of woolen cloth
- To ditto of the best piece of linnen cloth
- To the owner of the best piece of broad woolen cloth
- To ditto of the best piece of woolen cloth for weemens wear
- To ditto of the best piece of pladen
- To ditto of the best & cleanest wool
- To the dyer of the best coullor of cloth, dyed in the country
- To the owner of the best stallion, brought to the market
- To do of the best bull brought there
- To do of the best ram brought there

Besides what charity was given to particular objects at the market by the family of Grant of Grant in the afternoon ordered the door to be collected & gave money to be distribute among them according to their apparent necessities. The market was the greatest ever known in that country or in any part of the Highlands & ended with a foot race.

Premiums for the following articles were advertised to be determined in Nov[embe]r nixet viz

To the farmer who shall inclose most of his farm & in the best fence

To do who shall have laid downmost ground with clover & rye grass seeds

To do— with potatoes

To do— with turnips

To do— with flax seed

To the farmer who shall produce the greatest quantity of dressed flax fit for the heckle raised in the country

The expence of the whole above mention'd is defray'd by James Grant of Grant Esq.

Tack, William Young to Alexander Murdoch in Keam: Inverugie, 4 March 1807

Hopeman Estate Book No.1 1807-1854¹

I hereby sett in tack to you & your wife Margt Leslie ... for ninety-nine years & crops from & after the term of Whitsunday next ... That piece of uncultivated ground at the village of Hopeman in which James Dunbar at Plewland has lately built a house, by the front of which the said ground is bounded on the south, in the north by the street in front of the fishermens houses & which is forty feet wide, & on the east & west sides the said ground is to be of equal breadth as the house so built is long, with free egress & regress by a lane twelve feet wide on the west side ... In consideration of which you are to pay me ... Ten shillings stg of yearly rent, beginning the first years possession at Whitsunday eighteen hundred & eight years & so forth annually—It is understood that you are to have liberty to quarry stones for building houses & dykes on the premises at such parts of the shore as I shall point out & to inclose your ground with a sufficient stone dyke four feet high in one year from this date.

Aberdeen Journal, 22 September 1783

NOTICE

Whereas the toun of Doun near Banff, now called MACDUFF, is erected into a FREE BURGH; weekly and yearly fairs established with a power of Harbour and Sea Port: it is hereby intimate, that the first yearly fair is to be held at MACDUFF, on Wednesday the first of October, for all merchandize and other saleable subject. And next day

¹ consulted at Wink and Mackenzie, Soliciters, Elgin in 1972.

the cattle, horse, and sheep market, is to be held at said place; where custom is to be free, and no toll required.

Intimation is also made, inviting all merchants, tradesmen, and other handicrafts, where feus are given off at reasonable rates, and grounds adjoining for the accomodation of a family. The contiguity to trade of this place is well known, lying on the shore in a fertile and plentiful country, and where a harbour is built, and now fit to receive a ship of the ordinary burden, or of any burden trading on this coast.

List of the people on the Estate of Ballentomb in the parish of Knockando in January 1775 with their ages occupations ec in the order tacks beginning at the Easter end & concluding with Archiestown ...

NAS. GD 345/1014/75

[farm holdings]

West Street North side

{John McRobert cooper 67

{Elsbeth Lamb 65

Peter Mc Robert weaver yr son 25

{Finley Cameron d. labourer 29

{Jean Thomson 40

John Proctor her son 13

John Cameron yr son 1

{John Thomson tailor 44

{Jean Russel 42

George 13

John 9

Jean 11

Grizel 7

John Laing widowr weaver 40

Margaret 16

William weaver 14

Discision chapman 12

Ann 10

John 7

West Street South side

Geo Fleming weaver unmar[rie]d br[other]s 25

Robert Fleming ditto ditto 23

John Fleming ditto ditto 21

Margt Robertson servt 25

Mrs Gregory widow 40

Grace 13

Lewis 12

Mary 7

North Street West side

{Robert Hepburn wright mason & doctor 60

{Margt Reid 70

Jean Hepburn yr d[aughte]r 23

{Hugh Cameron shoem[ake]r & shirif off & constable 42

{Janet Fleming 34

James 13

William 10

Helen 8

Janet 3

Lewis 1

Katherine Grant cares for [] school 41

North Street East side

{Robert Fleming 64

{Isabel Shearer 57

Elsbeth Fleming yr d[aughte]r 16

{William Stuart chapman 69

{Margt Finley 73

Isabel Stuart yr daughter 16

Elizabeth Farquharson a. schoolm[istres]s 24

May Farquharson her sister 17

East Street North side

Margt Stuart wife to J. Dunbar soldier 38

Isabel Dunbar her d[aughte]r 5

{Roderick Ferguson d. labourer 29

{Henriet Cameron 29

Margt 3

Isabel 1

Helen Grant wid[ow] of Geo Grant Allachie laird of 12th part of
Urquhart 37

Geo. : her children 13

Helen 10

Margt 8

{James McRobert merch[an]t 44

{Ann Clerk 39

Margaret 7

Elizabeth 2

Elsbeth Ross serv[an]t 40

Jean McDonald wid[ow] of Jno. Clerk 37

Ann 10

John 7

Janet 2

Margt Hay wid[ow] of Geo Gray 40

James 11

Jean 6

East Street South side

Isabel Stuart wid[ow] of Jas Hay 70

John Hays fewars her sons 50

Willm 49

Elsbeth McLean spins[ter] 21

Angus McRoman an old serv[an]t 70

James McDonald a country weaver 70

Ann Munro 56

Janet McDonald yr d[au]ghte[r] 28

{James Man cooper & d. labourer 42

{Christian Munro 29

Margt 8

Elizabeth 5

Alexr 3

Ann ½

Mrs Capt[ain] Grant sister to Burnside 56

Polly Grant her niece 17

Mr Daniel Cruickshank s. m[erchant] 30

{John Thomson innkeeper 64

{Elizabeth Gray midwife 60

Elizabeth 28

Margt 17

John Ross 5

Janet Cameron unmarr[ie]d spins[ter] 35

{James Moir shoemaker & merch[an]t 31

{Isabel Brown 29

Helen 5

James ¼

{Peter Clerk factory weaver 29

{Isabel Thomson 22

Janet Clerk yr d[aughte]r 4

Effingham Dean yr foster ¼

Alexr Laing factory weaver 38

Jean Cuming a. schoolmistress 46

Margt Laing yr d[aughte]r 10

{John Williamson forester & gard[ene]r 36

{Jean McLean 35

South Street both sides

James Brown crofter & d. lab[oure]r 61

{Peter Cruickshank has acres 62

{Janet Grant 56

Jean 23

Mary 20

Margt 18

John 16

Janet 14

Penuel 12

No tenents in Mr Young or Mr Baillies houses

Scholars boarded in town from other estates & parishes

Boys

John Davidson 19

Donald McBean 19
 Alexr Donaldson 13
 Thomas Grant 8
 Donald Grant 17
 Alexander Stuart 15
 Charles Wright 15
 Robert Wright 14

Girls

Grace Grant d[oughte]rs to Burnside 14
 Lilius Grant 11
 Janet Clerk 11
 Ann Clerk 8
 Ann Donaldson 11
 Marg Donaldson 9

In Archiestown

West Street North and South Sides 27
 North Street W & E sides 19
 East Street N & S sides 58
 South Street both sides 9
 Residenters 113
 Scholars boarded male & female 14
 Total number in Archiestown 127

[population of farm holdings and an analysis of male:female ratio; age structure and average household size]

Caledonian Mercury, 30 January 1808

TO THE FEUARS

Of the Village of ARCHIESTOUN, Parish of Knockando, Elginshire. Whereas sundry of the FEUARS in this Village have several years ago deserted their possessions, and gone abroad, or elsewhere, and others have died, and the subjects are in non-entry, and considerable arrears of Feu duty due, and the houses and tenements belonging to these Feuars are become almost ruinous, Mr Grant of Elchies, the superior, hereby intimates to the Feuars of this description, and the heirs of such of them as may have died, that unless they immediately enter, and make up titles in the property, and make payment of the by-gone non-entry and Feu duties, legal measures will immediately be pursued for attaching their property, and bringing the same to sale for payment thereof.

Jan 28. 1808.

Montrose Review, 27 May 1824

FRIOCKHEIM.

The Spinning Mill and Village of Friock, of which MR. GARDYNE, of Middleton, is the superior, and Mr JOHN ANDSON, proprietor in feu, hitherto called "FRIOCK FEUS" from this date, henceforward, is to be named "FRIOCKHEIM", and of which change of designation this, on the parts of Mr Gardyne and Mr Andson, is notice unto all whom it may concern.

Friockheim, May 22, 1824.

Montrose Review, 24 March 1826

On Saturday last, the foundation stone of the first house in Garvock Street, Laurencekirk was laid with masonic solemnity, by St Laurence Lodge, assisted by a deputation from St. Palladius Lodge, Auchenblae.

A grand procession of the several societies in the place attended on the occasion. After walking to the scite of the proposed building the whole line of procession formed a circle round the area. The R.W. Master, with the bearers of the insignia of the order, along with the Baron Bailie, then came forward, and a suitable prayer, having been offered up by the chaplain of the Lodge, the stone was laid, and sprinkled with corn, wine, and oil, according to ancient usage. Three hearty cheers were given while the band played God save the King, which were thrice re-echoed. After being regaled with excellent Fettercairn, the procession returned to the Lodge, where the magistrates congratulated the numerous assembly and each society departed to its respective hall, and spent the evening in harmony and conviviality.

List of Poor persons in New Pitsligo on the Meal List for the year 1828 each of whom gets two pecks per month, Fraserburgh 8 December 1828

NLS. Fettercairn Papers Acc 4796 box 40

No	Names	Remarks
1	Margaret Murray	old woman has a free house & yard at Balnamoon
2	Isobel Morice	very old do do at Tillinamol
3	Widow Grieve	has a feu in New Pitsligo worth about £20
4	John Cassie	an old man has a free house at Balnamoon
5	William Ranken	an old man has a feu worth about £25
6	Christian Duncan	has a room in the female schoolhouse
7	William Rennie	an old man not a Feuar
8	Widow Reid	a Feuar old and infirm Feu worth about £20

- 9 James Resser an old man obliged to sell his feu some years ago
- 10 Elizabeth Pirrie old woman has a house on Balnamoon
- 11 Widow Moir Balnamoon do died yesterday
- 12 Alexander Baird dead his widow gets the meal worth about £30
- 13 Widow Peter old woman has a feu worth about £30
- 14 Widow Taylor do do do £25
- 15 Widow Wilson do do do £20
- 16 Jannet Allardyce do do do £30
- 17 William McKenzie dead, (in March 1828)
- 18 Widow Gossip reduced, feu worth about £15
- 19 Francis Henderson old and lame feu worth about £35
- 20 Widow Moir reduced, feu worth about £35
- 21 Widow Cameron do do £30
- 22 John Ironside cooper old man feu worth about £30
- 23 Elizabeth Greig was obliged to sell her feu
- 24 William Massie dead, (in Feby 1828)
- 25 Widow Stobbie obliged to sell her feu
- 26 Widow Michies orphans 2 girls under 4 years of age feu worth about £30
- 27 Margt Smith obliged to sell her feu
- 28 Margt Manson do do
- 29 Elspet Still do do
- 30 Alexander McBeath blind feu worth about £30
- 31 Alex Ogilvie lame do £15
- 32 John Wilson deranged in his mind feu worth about £15
- 33 William Gibb reduced feuar feu worth about £30
- 34 Widow Gordon poor the feu in a ruinous state
- 35 Alex Lillie obliged to sell his feu
- 36 Widow Meldrum poor has a feu worth from £20 to £30
- 37 Widow Stewart do do
- 38 Susan Clark do do

Philanthropus [George Laing] to Sir John Forbes of Pitsligo
 NLS. Fettercairn Papers Acc 4796 box 37

New Pitsligo, 8 February 1830

As I understand your honor thinks proper, to enlarge still further your village, I take the early opportunity of explaining my mind, fully & plainly to you, hoping you will not take it amiss from one of your most sincere friends who knows in a great degree, the minds of the most respectable of your feuers, with regard to the enlarging of this village?

1st As every prince should look out for the happiness of his subjects: so should every proprietor, for the welfare of his tennants?

2nd Enlarging the buildings of the village, must trouble your feuers, and reduce them?

3 It must tend to raise their minds to a kind of grudge at your honor for depriving them of the small bits of land which they and their fathers have cultivated, at a great deal of expence and trouble?

4 It must render your feuers miserable?

5 It will enrage the one half at the other?

6 It must render the village a poor and destitute place?

7 It will tend to drive from the place, the most respectable of your feuers, as I can tell you plainly it is large enough already.

1st The feuers presently in the village might be happy under you by their own industry, and a small piece of land that would keep a cow or two for their sustenance.

2nd It must distress and reduce your feuers, to enlarge the village, because one or two individuals seeking a stance for a feu, would put the whole street a going, because every feu that has the back ground (which he has cultivated, out of a moor; which your honour can have no idea of) adjoining his feu and garden, will build the new feu, himself if by any means he can borrow money to build it merely to keep his small lot of back ground & thus endeavouring to keep his land, which is all his dependance he in a manner ruins his means; and all to little purpose, also you draw about as much rent for the land at present as you could do for the feu & yard at 5/- anually, besides, you have the expence of making a new street, which would amount to great deal of money—again—when the greatest number of the present feuers build their new feus, to save their land. They let them to a number of poor people; who will flock here from all quarters, on account of the good fire, their being no trade in the village. They will beg and distress the Town and Country round and in the storm in the winter will steal to keep themselves alive, and this gives the village a scandalous name, through the whole country thro which these persons travel; and as far as its name is heard of. The like of this makes the property in it, of little value, as decent respectable men will not stop in it. Therefore thus enlarging the village, must make the one half of the people almost idle, and you know idleness is the mother of mischief and the living in the side of a hill like sheep having no shepherd as we are so far from the Ballie. There are already a sufficient number of inhabitants in the village?

3d It tends to enrage them, by taking their land from them which they have cultivated and laying out all their means, in doing so.

4th By taking their land is taking away their livelihood, and if any stranger chances to build at the back of any of the old feus their fowls will go over their premises and breed disension among them?

5th It will enrage the one half at the other for the last mentioned reason, also if any person seek their land to build upon, they will despise them for doing so: as every feu ought to have the ground at the back of their yards: that their fowls and cattle may be prevented from injuring their neighbour &

6th & 7th It must render the village a poor destitute place because as there is little or no manufacturing or trade and the people all depending entirely on the produce of their lots of land. There cannot be land to supply the people with food as they have little enough already. Because there is no open country near it, I would greatly admire and think a great deal of your plan of beautifying and embellishing the village, and making the present feuers happy but I would sincerely beg your honour not to enlarge it—as far as I can trace there are now only about 6 or 7 feus that have no land and by giving them among them one of the blechfield parks 1 acre to each feu that wants, would certainly augment their happiness: and a number of Persons will give more rent for land, than one man; and not such a risk of payments. You are but a very young man and cannot be thought to foresee things like these. But if the Almighty be pleased to spare your life other 20 years, you will see the propriety and the truth of what I have stated. But beautify & embelish your village, make good streets and roads, make your tennants happy, and you will be happy. Better a small thriving village, than a large poor one going to decay. If you had but seen as your worthy grandfather saw, the hills and moors that was, where the village now stands and which every old traveler wonders at, you would not seek to enlarge but make them happy, who put it in such a state.

I hope my dear young friend that you would consider and weigh these views. And I hope your honour will not be offended at my plain speaking

Banffshire Journal, 8 February 1859 p. 6

STRICHEN

Strichen village forms an irregular triangle, or rather, is of a harp shape, the apex being towards the north. It is traversed longitudinally by three streets of moderate breadth, viz., Mid or High Street, in the centre; Water Street, on the right, or near to the river; and Back Street, on the left. [*length of streets*] The village having been divided into so many sections by three longitudinal streets, and three at right angles, these sections again are each subdivided into seven or eight equal portions, by means of regular lanes running parallel with the main crossings, which are of ample breadth. Each subdivision has its compact quota of houses facing the street, while the back ground, although harbouring

an occasional strayed domicile or store-house; &c., is generally employed as a fruit or flower garden—'Kail yard' being the prime characteristic. An occasional garden tree or monster shrub gives life to the scene. The houses are by no means uniform either in point of size or style of construction, but harmonise into a wonderfully picturesque group. Each house, in fact seems just to have been erected to meet some special emergency. If John must be a grocer, why John must have a house built for a grocer's shop; and if Janet wants little more than accommodation for herself and her wheel, the house must be shaped accordingly. The more recently erected dwellings are something of the English cottage style.

Strichen is not yet a centenarian, the first stone, we are told, having been laid in 1764, but already it can boast of from 1200 to 1300 of a population. To give some idea of how the inhabitants are employed, here is a rough list of the various branches of trade. There are 10 or 11 general merchants—one of the number, Mr Ford, we regret to hear, being about to retire from the business on account of his health; 2 druggists, 1 bookseller, 8 or 9 tailors, 10 or 12 weavers—weaving sheetings, carpets, checks, winceys; Ec., 6 dressmakers, 6 shoemakers, 2 saddlers, 1 slater, 2 masons, 2 smiths, 5 wrights, 2 wood-merchants, 1 saw-miller, 1 wood miller, 1 meal-miller, 3 or 4 meal-sellers, 3 fleshers, 2 innkeepers, 1 barber, 1 fishmonger, and, we might add, 1 chimney sweep. Then, 1 medical practitioner—Dr Gavin, who has an excellent house towards the end of Mid Street—1 veterinary surgeon, 1 land surveyor—Mr Sleigh, who, however, is in the special employment of the proprietor of the estate, and lives at the house—1 architect, Mr Clark, who therewith combines the skill of an artist; 1 bank agent—North of Scotland—2 Insurance Company Agents. The place is a sub-post office to Mintlaw. When we speak of so many tailors, Ec., we mean so many grocers' shops, so many tailors' shops, and so on. There are 4 schools—the Parish School (new school), taught by Mr Beaton; another Parish School, taught by Miss Slesser—whose brother, by the way, was first wrangler at Cambridge last year; Free School, taught by Miss Middleton; English Chapel School, taught by Miss Speede; and Nicol's School, taught by Miss Watkins. Having noticed the places of worship, we may name the respective clergymen—Parish Church, Mr Gray; Free Church, Mr Keith; Episcopal Church, Mr Moir; Catholic Church, Mr Smith.

[schools]

For a considerable period the linen manufactory had been the chief support of the inhabitants of Strichen, but this is carried on now only to a very limited extent. Mr Gray still carries on the lint manufactory, although on an altered principle; but since the outbreak of the Russian War, the manufactory has been scarcely a sufficiently remunerative

speculation. The wool manufactory whose standing is coeval with that of the village, is carried on by Mr Stewart, and with considerable success. On Water Street there is a large house which in days of yore was a thread manufactory.

It is interesting enough to listen to the 'oldest inhabitants' yarns about 'our village.' A person who died about a year ago used to tell that he remembered perfectly when there were only three houses on the site of the present village; and we just accidentally came into conversation with an aged but lively couple, whose memory, assisted by tradition, represents matters in a similar state about 80 years ago. The original charter seems to have been curious enough. In terms of this document, the houses to be erected must have 'two chimneys and a wooden lum,' and be of uniform dimensions—some say 36 feet in length—and the laird offered a premium of half a guinea to the person who should have the 'first reekin' lum.' The winners of the premium have been handed down to posterity in the following laconic couplet:—'Taylor and Deacon : The first founders of the new town of Strichen.'

And the 'first reekin' lum' may be seen reekin' yet. It stands in Bridge Street, and will be easily recognised by the visitor. It is a small heather thatched house on the north side of the street, a little way from Webster's inn. [*premiums at fairs*]

Elgin Courant, 1 October 1869 p. 6

PROGRESS OF DUFFTOWN.

FEW villages in the North of Scotland have increased more rapidly, either in population or trade, than Dufftown, whose surroundings can never fail to be interesting, both to the tourist and the antiquarian. An old village of Mortlach stood about half-a mile up the Dullan, above its confluence with the Fiddich, but it has dwindled away to a few houses; while the village of Dufftown, founded in 1817, and regularly laid out in the form of a cross, with a large central Square, has increased wonderfully, more especially within the past twenty or thirty years. Before the year 1840, or within twenty-three years of the foundation of the village, there were 800 people in it, and now that number must be nearly doubled. The village bears the impress of being of modern erection. There are no miserable thatched hovels in it—no dilapidated old houses in the streets, as is the case with some villages in this and neighbouring counties—but well-built houses of granite or limestone rock, while thatched roofs are few and far between. Lord Fife took care, in the laying out of the village, that the streets should be straight and wide, and roominess is seen combined with a superior class of houses for a country village, or indeed for any one. Many of the houses

are two-storey high, and a stranger passing along the streets about the centre of the town is surprised to see so many fine shops. The tower in the centre of the great Square, with its clock and fine-toned bell, is an ornament; and Queen Street—the street along which Her Majesty passed on her way to Glenfiddich two years ago—is getting quite a fashionable place. Within a few years a number of really fine houses have been built in it, as also in other parts of the town. In proof of this we have only to mention that within two years or so no fewer than fourteen new two-storey houses have been built in Dufftown, not to speak of many smaller ones.

Among the public buildings in the town may be mentioned a fine Catholic Church, with school attached; a Free Church; and the Parish Church, with its parish school, and a female school near it. There is no deficiency in the number of religious or educational institutions, but there is a want of a public hall for meetings and other purposes. There are two banks—the North of Scotland (Mr Petrie), and the Aberdeen Town and Country (Mr Cantlie, Keithmore). It may seem rather strange that Dufftown could support two banks for the small number of merchants' shops in it; but the fact is the place is the centre point of a wide district of country drawing business largely from the Cabrach, Auchindoun, Glenrinnis, Morange, Glenlivet, parts of Strathavon, Aberlour, Knockando, Boharm, Botriphnie, and Glass. A village carrying on trade with such a district of country as that must increase with the increase of what it lives and thrives upon, and hence there is a bright future for Dufftown.

Banffshire Journal, 30 June 1896 p. 5

A BUCHAN PARISH AND ITS CAPITAL

[parish of New Deer]

The village ... is also new, that is of course comparatively speaking, for it can boast of an age that is over a hundred years. On one of the old houses there used to be seen the date 1777, so that probably... there was at least the nucleus of a village. The first leases that were granted were dated 1805—none of an older date is known. It was then the property of Mr G. Ferguson of Pitfour, M.P., so that to him is probably due its formal establishment. As we write there is before us a copy of one of the Pitfour leases dated August 24, 1825, between Capt. Ferguson and John Webster, residing in Nethermuir, under which Mr Webster was to pay the proprietor the yearly sum of five shillings for a yard in the village of New Deer, which had been marched off and laid out by Wm. Whyte, landsurveyor, Bridgend of Auchlee. The lease is somewhat peculiar in several respects. It imposed on Mr Webster the necessity of building a house on the feu, which had

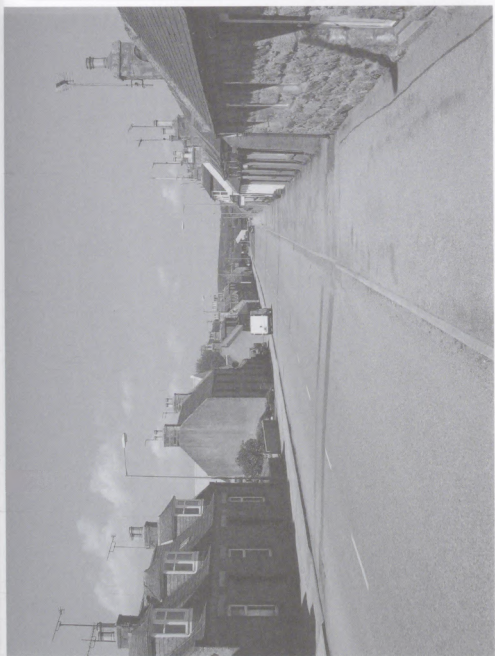
to be at least 32 feet long by sixteen feet wide, and when the house was erected, the administration of its domestic affairs still lay largely in the hands of the proprietor, who in the lease enforced the unusual condition:-

'That the said John Webster and his forsaid are hereby expressly prohibited, unless they shall procure permission from the proprietor, in writing, from allowing any meeting, which consists of more than three persons besides the family, for teaching or discoursing by one person, unless to children under thirteen years of age; or for disputation, by whatever denomination these meetings may be known or called; and whether the said John Webster and his foresaids allow such meetings themselves, or give any accommodation in their houses, or upon the lands hereby let for these purposes; otherwise they shall be obliged to pay to the said George Ferguson and his foresaids [blank] for each of such meetings as shall be so held'.

Such a condition in the lease as that quoted is of course the remnant of times that have departed, but still it is only seventy years since such a lease was signed and no doubt enforced.

From Pitfour, the village and adjoining lands passed into the possession of Mr Gordon of Manar, and, in 1849, they were acquired by Captain Dingwall-Fordyce, who, being obliged to expend money he had inherited upon land, bought Cairnbanno, including Asleed and New Deer. When the property passed into the hands of the Brucklay family, there were in existence leases for 73 years, dating from 1805, and, accordingly, in 1878, all the leases fell out. There then occurred the opportunity of remodelling the village, of doing away as far as possible with the thatched houses—of which only one or two are now to be seen—of laying down a regular building plan, and generally of modernising the place. Mr Dingwall-Fordyce being then a minor and ward of Court, the leave of the Court of Session had to be obtained in order that building leases should be granted, and a system inaugurated of re-feuing at 99 years leases. It was then found, it may be interesting to note, that no application for feuing had ever been made under similar circumstances, but the authority asked for was granted. A feuing plan of the village was prepared by Messrs Walker and Beattie, and in 1878, to run from Whitsunday of that year, there were given sixty five leases of 99 years. These were granted on the condition that new buildings were to be erected, and hence it is that New Deer, almost alone of Buchan villages, or for that matter of villages in a wider area, consists of good substantial stone and lime houses, with slated roofs. The whole village was made anew, and probably a sum of from £15,000 to £20,000 was expended on the buildings by the leaseholders. There are now eighty-two building leases, on land feued at the rate of £8 per acre, while the adjacent village lands, occupied by

people in the village, number seventy-one entries on the roll. Hence, again, the appropriateness of the name of the parish and village. The benefits that have accrued from the estate regulation laid down in 1878 are material and apparent. Low, thatched houses have almost wholly disappeared; practically, it may be said, there are none; the newer style of houses gives neat and prosperous and cleanly appearance to the whole village, and along the main street of the 'lang toun'—for it cannot be much short of a mile in length—many handsome buildings have been erected.



1911-4-28-11

people in the village, another unoccupied space on the wall. Hence again the arrangement of the rows of the people and village. The houses that have passed from the other population had down in 1878 are almost all square, low, thatched houses have almost wholly



Agriculture, lotted lands and peat mosses

Report of Countess of Seafield's Trustees v M'Curach in the Scottish Land Court 12 December 1913

Scottish Law Reporter vol. 51, July 1913–October 1914 p. 142

'Lotted lands' mean simply lands which are laid out or lotted by an estate for the individual agricultural use of householders in villages or burghs of barony on the estate, held on lease, usually from year to year, sometimes for a term of years. They are found in many parts of the country. In some instances a new village was formed; in other instances the existing lotted lands probably are the result of a rearrangement by the estate of what had formerly been common land, whether cultivated or not, of a village or burgh of barony.

It does not appear from the evidence at what date the lotted lands at Fordyce were laid out for the use of the householders in the village of Fordyce. Probably this lotting took place over seventy years ago. The purpose of the estate was to supply the tradesmen, labourers, and other villagers with small holdings in order to increase their means of subsistence and promote the prosperity of the village.

All the holders of existing lotted lands have their houses and offices in the village. Most of these are held under feu-charters or long leases from the estate. The holders reside within two miles of their respective holdings of lotted lands. Considerable expenditure has been made by the estate, chiefly on drainage of these lands, between 1861 and 1912.

Under the original arrangement each lot may have been let to the proprietor or tenant of a particular house in the village. If that was the original arrangement it has long been departed from.

The lotted lands at the earliest date in evidence extended to 190 acres; the present area is only 150 acres, as 40 acres have been added to two adjoining farms. The lots which make up the 150 acres have been divided or amalgamated from time to time.

Report of the Royal Commission on Labour

The Agricultural Labourer Vol. III Scotland Part 1, 1893

PP 1893-4 XXXVI

p. 113 It remains to notice in this connection a system of 'lotted lands' which prevails in the neighbourhood of Elgin, Keith, Aberchirder, Cullen, Portsoy and some other villages. These are plots or strips of ground of very good quality varying in size from 1 to 15 acres, and rented at from 15s to 3l an acre. Lady Seafield has in Banffshire 2,440 acres held in this way consisting of 874 lots, and held by 390 different tenants (Evidence 3). These 'lotted lands' are attached to the feus in the towns which they adjoin, and anyone who acquires a feu, sooner or later has an opportunity of renting some of them, for they are held under leases. Old farm servants not infrequently in some quarters acquire some of these plots and settle down as dairymen or carters (Evidence 9, 29). Most of them, however are held by the little tradesmen in the towns: at Keith for instance, hardly any are held by farm servants. The Duke of Richmond and the Duke of Fife both have a considerable extent of such lands.

p. 116 Evidence 3 James Campbell Factor on Lady Seafield's Banffshire Estates

Labourers who have large families sometimes arrange with farmers for summer grass for a cow, and pay him about 4l. 10s. for 21 weeks grazing.

They sometimes keep a pig, by special agreement with the farmer, and sometimes a few swarms of bees. Farm servants can well cultivate such gardens as have been mentioned, but cannot take allotments. There a great number of allotments on Lady Seafield's estate. ... These are in close proximity to towns. The following table shows how this stands:-

LOTTED LANDS, SEAFIELD ESTATES, BANFFSHIRE

1st August 1892.

District	Total Extent of Land Let in Lots.	No. of Lots.	Extent of Lots.	No. of Tenants.	Rents.
	Acres.		Acres.		Per acre.
Cullen	200	100	1 to 7	32	2l. to 3l.
Portknockie	100	23	1 to 15	12	15s. to 36s.
Fordyce	130	38	1½ to 6	22	30s. to 3l.
Portsoy	500	50	1 to 10	71	15s. to 3l.
Whitehills	170	70	1 to 6	60	40s. to 50s.
Banff	120	23	2 to 7	13	2l. 10s.

Keith	1160	470	1 to 10	180	1l. to 2l. 10s.
	2240	874	-	390	-

The crops grown on them are oats, barley, grass, turnips, and potatoes. Carters, dairymen, and tradesmen occupy them, and cultivate them with horse labour. These allotments are much larger than a farm servant could manage.

p. 124 Evidence 29 William Anderson ploughman, Inverloch, William Chapman and Alexander Robertson ploughmen, Oldmills
Small farms are very scarce. There are lotted lands at New Elgin, three to six acres, held by old farm servants, who work at labouring jobs; some are dairymen, feeding their cows in byres. Their children come into towns. Great thing for farm servant is to get a bit of land on lease; there is no doubt a difficulty about buildings, but the tenant would in many cases, put up his own buildings, while in many cases there are still remnants of old buildings standing that could be put right again without much trouble. Small holders could afford to pay more rent.

Minutes of Evidence taken before the Select Committee on Feus and Building Leases (Scotland), 1894

PP 1894 (238) XI

pp. 14-15 Evidence of Mr William Hall

I am a native of the village of New Castleton, and generally visit the place every summer, and have done so nearly all my life. The village is situate in a purely pastoral country in the south-west corner of Roxburghshire, 25 miles north of Carlisle, and 20 miles south of Hawick, on the Waverley branch of the North British Railway. My great-grandfather, Francis Ballantyne, built the first house in New Castleton; it is in North Hermitage-street. On the lintel of the door is the inscription 'F.B. 1793.' The village was founded in 1793, and has nearly a population of 1,000 inhabitants. [*description of village streets*] The houses of the village are very poor, with most defective sanitary arrangements. There are altogether 222 houses standing on garden allotments, each having an area of about one-eighth of an acre, 172 of these are small houses (cottages), and 50 two-storied houses. The small houses have each two acres of land attached to them, and the two-storied houses have each four acres of land. The tenants have also a stent for a cow pasture on the village hill. The 'Good Duke Henry,' who laid out the village, let the tenants have the feus, for both the houses and the land, at very moderate rents. But with such small allotments of land, it was not possible for the tenants to make anything

like a fair living. The land, which is divided into fields, is nearly all pasture for grass and hay. There are some houses that have no land attached to them; it was taken from them for political reasons, the tenants or feuars, as they are called, not voting according to the views of his Grace the Duke of Buccleuch. The village is held under lease for 99 years; most of the leases expired last year. The tenants themselves built the houses without any assistance from the Duke. They also reclaimed the land, and made it the value it is. The restriction in the area of the land is the great evil connected with the place. It is evident there is not a single holding which can afford adequate occupation and support to a tenant labouring his land, and living by it. To make the people in some measure prosperous (where, as here, constant wage-paid employment is wanting), the land should not be of less area than would give the tenant constant occupation. There are, besides, those engaged in trade and handicraft occupations, who take no part in the cultivation of the soil, though they are more or less dependent on it for support. The village was founded for the labouring man and the necessary trades which spring up in such a community, and such it continues, without any other industrial occupation whatever. In consequence of the small holdings, and as no other employment in the district can be obtained to earn a wage, the tenants all along have been very poor. Notwithstanding this, in 1862 it was rumoured that the rents of the land attached to the houses were to be raised. Up to this time, which was 70 years from the birth of the village, all went on in peace and good will between the Duke and his tenants, with a loyalty on the part of the latter that has no bounds. The rumours referred to taxed the faith of the tenants in a manner to which they had not been accustomed, but they relied on the testimony of their fathers and grandfathers, handed down to them to the effect, that they had always understood that the land and houses went together in the so-called lease of 99 years. It should be stated that not a tenant had any document to show that he had a lease of either house or land. However, the rents of the land were raised, and not only raised but in some cases more than doubled. It is also to be pointed out that the tenants themselves had at their own expense, reclaimed and converted the barren moorland into rich pastures, so the rents were raised on their own improvements. To justify such proceedings, it was stated that the land did not form any part of the lease, but was under a yearly tenancy, a statement never heard of during the previous 70 years. But it stands to reason that no one, much more a labouring man, would think of going to the expense of building a house on such conditions that the land, upon which he depended to make a living could be taken from him, or the rents raised at the pleasure of the Duke. ... Again, in 1878 or 1879 the Duke very inconsiderately, to say the least,

seized the land attached to some of the houses and took away that from tenants whose politics were known to be different to the politics of his Grace. There were several victims of this high-handed proceeding, my own family amongst the number. We had three houses, the land was taken from each, rendering the houses of little or no value. One has become a ruin because it is not worth keeping up or rebuilding, having no land attached to it.

pp. 21-23 Evidence of Mr Mordan Carthew-Yorstown

The circumstances of New Castleton are singular, and I know of no other place like it. About 100 years ago it was laid out for a hand-loom weaving village, and building lots were let for 99 years. There were 260 of such lots, of which about 222 were taken up and built on between 1793 and 1800. Each lot was about 20 poles, but size and rate varied a little. The whole area let on building leases was 40 acres, and the total ground rent is 52l.; so an average can easily be calculated, though it might be misleading. Then the land round the village was divided into small fields, and each tenant of a building lot became tenant of a field or two from year to year, at rents varying as to quality. There are 311 of such fields, measuring 775 acres, and the total rent is 634l. So again an average can be made. No change has, I believe, been made in the rents of the fields held in regular succession from original tenants, though, when land has changed into new hands, there has been at times a revision, *ie.*, increase of rent. Although at first attached as yearly holdings to the house lots in the village, that has long since ceased to be the case. For various causes, some having lost their fields, and some of the more enterprising having acquired several, sub-letting has always, but not always with success, been forbidden by the estate rules, and the admission in the estate books of a tenancy of fields, even though only yearly, has been, and is still, much sought after; village houses being often sold for more than their value for the sake, or on the strength of, the supposed goodwill or hope of possession of the tenancy of the fields, though they by no means went together as a matter of course. New Castleton has no trade or manufactures, and it is difficult to understand how it gets along, but in spite of that it is a most contented, comfortable, self-supporting community—no riches, but no poverty—and I ascribe that in great measure to the possession of the fields and stents. The former are for the most part admirably managed, sometimes for hay, or corn, or green crop, potatoes, as the tenant finds most profitable, there being no restrictions as to cropping—though probably the original intention was that the fields should supply meadow hay for the cows summered on the hill. But all the land is not alike, or first class meadow, and will not grow hay every year, and so it has come about that each tenant of fields has been allowed to treat the

land as he thought most profitable, and the privilege has not been abused. I have no record of the average held by each village tenant, and so cannot give you a return of the holdings under 10, or 25, or 50 acres. The principal reason for your being able to notice some of the houses in the village in bad condition is that the 99 years' lease began to expire last year, and the tenants have not been definitely informed of the details of the new tenure of the house lots that will be offered to them, though they now know that permanent feus will be given at increased ground rent and a small 'redemption,' probably three years, of the value as in the Valuation Roll, for the buildings. ...

I quite agree with the general principle that more land than enough to keep a cow or two, or than a man in full work otherwise can cultivate as a garden is no boon, but a snare. New Castleton is no exception to the rule, for I do not think there are any of the small tenants of the village fields who live solely by the produce of those fields. All are either working people in some way or other, or have other means of livelihood, or assistance from members of their family all over the world, who I know make great efforts to help the old home and the land together. A certain proportion too are men and women who have retired from active life with some sort of competence, and have gone back to the village, having obtained the ambition of very many of the class, namely, possession of a little land. That there is little actual poverty in the place is proved by the fact that the poor rate is only 3d. per pound. For many years I was puzzled to understand the place, and how the people lived with such evident signs of modest comfort and content, and even now I cannot say that I do fully understand it; but that the permanency of tenure—99 years of the houses, and the practical permanency of tenure of the fields and stents, though in fact, only yearly tenancies, have had much to do with the unique position and circumstances of the village. I am quite satisfied the management by the villagers of the common hill for stents is itself a curiosity. They have a committee appointed at a public meeting every year, and they make their own rules, and keep them too, without any interference from the estate management. Only once in 16 years has any complaint been made to me of infringement of their rules or customs, and then I left it to the committee to settle.

The village of New Castleton was laid out in 1793 and building leases for 99 years were given, and constituted by entry in the Duke of Buccleuch's estate books. At first a lease ... for 14 years, of a certain amount of land in the neighbourhood, and of a right to graze one cow on the hill near the village, called a stent, was granted to each tenant of a house lot in the village who built a house on it. From the year 1818 the estate books have no entry of further leases of these fields and stents ... but from this time to now both fields and stents have invariably

been let from year to year. Houses have never to my knowledge, been sold with the fields ... The estate rule against sub-letting fields or stents has been uniform, though often broken. In a very few instances only, and as acts of charity, old people have been allowed by the estate management to sub-let when not able to work the land themselves, or keep a cow on the hill. But still several instances have lately come to my knowledge where sub-letting has been practised, without sanction, Mr. Smith, Free Church minister, rents land, five acres for 3l. 10s., and a stent for 26s., total 4l. 16s., both of which, I am informed, he sub-lets ... the field for 7l. 15s. and the stent for 2l.; total 9l. 15s. And another tenant in the village, who rents 16 acres 3 roods 1 pole for 12l. 13s. 9d., sub-lets at 20l. 10s., and I believe there are other cases which there is a difficulty in tracing. It has appeared in the public papers that Mr. Hall, a witness before this Committee, stated in his evidence he and other members of his family had, in 1879, been deprived of land held with their houses in the village 'for political reasons.' I wish to deny this emphatically. ... The real cause why Mr. Hall and some others were deprived of their lands at New Castleton in 1878-79, was that they did not live in or near the place, but sub-let the lands to others without the consent of the estate management being asked or given, and for higher rents than they were paying the estate. I give instances here in this statement. ... Thomas Hall, lot No. 132, 2 acres 3 roods, rent 2l. 4s.; sub-let to James Robson for 3l. 6s. 11d. In 1878 the land was taken from T. Hall, and let direct from the estate to James Robson, who has it still. ... The whole land let for village fields, of which there are 311, measures 775 acres, and is let in 145 holdings, the average being thus 5 1/8 acres ... total yearly rent, 630l., or an average of 16s. 3d. per acre. The area of the hill (on which the cows' grazing is) is 700 acres, of which the total rent is 175l., that is 132 stents at 26s. each. ... But the committee of management of the hill have been tacitly permitted to let the winter foggage for wintering young sheep, and they have actually got this from neighbouring farmers at 70l. to 90l. a year, this money being expended on paying the wages of the herd, looking after the stock, and in draining parts of the land, limeing in some places, and generally improving the quality of the grass on the hill, for which sum obtained for foggage is a direct contribution by the Duke of Buccleuch, the hill being let for summer grazing of cows only. Land of the good quality of most of the village fields is worth more in these days—from 20s. to 30s. per acre, if attached to a large farm, while the average paid by the villagers is 16s. 3d., and it may reasonably be assumed that the village was laid out in its present situation because of the extent of good land round it. None of it appears to have been reclaimed from bog or heather. It is Holm land in the valley of the Liddle on both sides, and on the easy slopes of the

hills trending to the river. Once only, about 1857, there was a general revaluation of the Duke's entire estate by a skilled professional valuator, the late Mr. Asquith, and the village feu-*rents* were then moderately raised. I am clearly of opinion that the owner of this and every other estate was quite justified in reaping some of the benefit from the increasing value, as time went on, of his landed property. Improvements have not all been carried out by the tenants only. Frequently of late years the estate has made free grants of drain-tiles to villagers wishing to drain their fields; I may add that the Duke has for very many years contributed 3*l.* a year towards wintering the village bull.

[conversion of expired 99 year building plot leases to feu-charters]

Agreement the villagers [of Strichen] for firing from the Moss of Borrowhill, 1769

Fraser of Strichen Papers, Highland Council Archive Service

At Strichen this eleventh day of May one thousand seven hundred and sixty nine years its contracted & agreed upon between Alexr Fraser of Mormond heritable proprietor of the lands of Strichen and village of Mormond on the one part, that whereas by contracts and charters granted you of different preceeding dates you are intitled to firing and fewal only from the Little Moss of Mormond, and for as much as you complain of the inconveniency of being fired from said Little Moss I the said Alexr Fraser hereby agree to give you eleven and half acres of moss in Borrowhill betwixt the bank called Tuzlen and the bank sett by for George Taylor in Newtown his firing as the same is this day measured and roped off in presence of James Adamson at Old Manse and William Anderson at Old Mill, and that you possess the said moss ay and untill the same be exhausted or run out and I agree that my moss grieve measure off your banks allowing twelve ells breadth of bank to each feu of one storey high and twenty four ells breadth of bank to each feu exceeding one storey high and in case which is not presumeable that said eleven & half acres of moss should exhaust or run out, In such case I the said Alexr Fraser agree to give off as much measure, in the most adjacent or contiguous part of said Moss of Borrowhill to where the said eleven & half acres lyes ... We the under subscribing fewars in Mormond Village hereby accept of and agree to receive the above quantity and measure of moss in Borrowhill as above expressed for our firing in all time coming, in place of our title to said Little Moss of Mormond which we hereby absolutely renounce, and we oblige ourselves our heirs and assignees to pay to the said Alexr Fraser ... The sum of two shillings sterling money in name of moss rent and feu duty yearly each fewar for his own part, from and after the

term of Whitsunday first ... And we oblige ourselves to give obedience to the rules and regulations of the said Alexr Fraser his moss grieve, relative to the managing of our banks & lair.

[penalty of £5 for not complying with regulations and signatures of parties]

Articles and conditions to be observed by and binding on those who shall obtain lotts of the land lately possess by John Mantach ... [1793]

AUL. Duff House (Montcoffer) Papers Ms 3175 B series, B2 (13) 3 2

Article 1st There is to be a road of twelve feet broad common to every person along the head of the said lands between them and the hedge and a road of twelve feet broad from the opening in the hedge immediately on the line between Nos 7 and 8 untill it reaches the cross line in the middle of the field where there is also to be a road twelve feet broad for the accommodation of all parties—holding the lines already drawn at the centre of each road.

2d The gravel-pitt in the south west corner of No 4 with 12 feet round it is expressly reserved for the use of the heritor; and no person whatever are to carry gravel or sand out of it; under the penalty of twenty shillings so often as they are detected or it can be proven they have done so.

3 The lotts are to be drawn by tickets on which the rent of each is marked, and No 1 being two acres, there are two tickets for it, and those who may draw them are to have it divided by two men mutually chosen.

4 Every person when he draws his ticket shall subscribe these articles, where the lotts are numbered and a rent affixed to each number corresponding to his ticket, which shall be binding on him as an agreed rent in all time coming.

5 The first years rent of these lotts to be paid at Mart. 1794 along with the rents of that crop for the lands they already possess and whereas the house rents of the town of Urquhart due at Whitsunday last 1793 are now classed with the land rents due at Martinmas first, every person is taken bound to pay them together at the said first term of Martinmas and so on yearly thereafter to hold them as a fixed rent payable at the same term with the land rent, while they occupy these lands and houses. And they also agree that the bygone arrears of house rents are to be paid either wholly or partially at such terms as Lord Fife may direct—His Lordship having already agreed to a discount of two years rent may probably be prevailed on to allow a third; but in this all concerned submit to his determination.

Lastly Every person whose land is opposite to the peeling both upper & lower lotts is bound to preserve and uphold it at his own expence. In testimony whereof all concerned have subscribed these

articles at Urquhart this second day of December one thousand seven hundred and ninety three ...

[list of signatories]

Copy of Report made upon Lord Fifes Estates in Moray since 1st July 1799

AUL. Duff House (Montcoffer Papers) Ms 3175, vol. 1160

Report for June 1800

Urquhart A petition to me from a good many of the inhabitants of the new town of Urquhart wanting stones from the old town to erect a brick kilne is sent to your Lo[rdshi]p. There is not near so many stones in the old town as would erect one, besides there is some old people in the houses & in my opinion if there request was granted it would rather increase these disturbances than otherwise, as they would never agree about putting the kiln up keeping her in repair & using her & there is little doubt but they can get all the grain they raise dried at a little expence as the kiln would cost them besides any stones that can be given from the old town will be necessary for the repairs of there houses in the new one.

[margin] I agree perfectly with you that it would be a bone of contention. But if a kiln is erected it should be by me and hyred to the rest.

[signed] F[ife]

Moss Tollerance, Adam Urquhart Esq. to the feuars of New Byth, 1800

NAS. SC1 Aberdeen Sheriff Court, Register of Deeds, dated 9 July 1800 and registered 14 May 1801

Know all men by these presents me Adam Urquhart Esq, heritable proprietor of the lands and estate of Byth, being desirous to have the village of New Byth, so enlarged and increased as the adjacent fields, naturally of a rich soil, might thereby be rendered more fertile and productive by the means of improvement and cultivation, which large and populous villages are calculated to furnish; and of consequence to promote the interest on my heirs and successors in time coming, by an advance in rent, which population and improvement never fail to afford—and seeing an additional tollerance on moss is considered essential to encourage feuing, the Mauls Moss formerly appropriated for the accommodation of feuars being nearly consumed, I the said Adam Urquhart have judged it proper to grant to those who have taken new feus in the village of New Byth since the year seventeen hundred and ninety two, or who may now or afterwards take feus therein ... A tollerance or licence for cutting their peats in a plot of moss upon Culbyth commonly called the Ward, measuring eight acres

twenty two falls or thereby, and almost surrounded by the remains of old ditches, and afterwards in the Corty Moss, extending along the back of the Hill of Auchnagirth and the march of Cowbog, from the march of Todholes nearly to the Towie ...

I hereby tolerate and licence the afternamed old Feuars of New Byth ... To take their peats from the foresaid Ward and Corty Moss after the Mauls Moss shall be wore out, on the same terms and conditions with the new feuars yearly, declaring one spades casting to be the stipulated yearly allowance for each feu, that to eight ells in breadth for a face to the bank, by sixty ells in length for spreading the peats upon, making a single feu's lair sixty ells in length by eight ells in breadth. [*names of feuars and their individual allowances*] Declaring particularly that the before mentioned feuars old and new are not to be restricted to a lesser extent of lair than before specified while they can be accommodated to the full extent in either of the mosses foresaid, but that they are precluded the privilege of pasturing cattle in the Ward or Corty Moss as had been granted in the Mauls Moss. And it is hereby also provided that the whole feuars of New Byth old and new are to take there firing from the Mauls Moss so long as they can be accommodated there, but when the full quantity of moss cannot be had, the deficiency to be proportionably made up from the Ward of Culbyth, and thereafter when the Ward shall be nearly consumed, to be in likemanner supplied from the Corty Moss. ...

Moreover I the said Adam Urquhart also bind myself and foresaids to allow all concerned free access and regress, to and from the mosses foresaid for leading home their peats; and also to permit the feuars of New Byth the privilege of cutting and taking divots for covering their houses from the Hill of Tillymauld according to use and wont.

Terms and conditions under which lots of village lands of Stuartfield are let by Eustace Robertson Burnett Stuart, Esq., of Dens and Crichtie [c. 1880]
Burnett-Stuart Papers, Crichtie House, green deed box

- I. No Land, and no special lot of Land, is attached to any Feu.
- II. The Tenancy is to be One Year from Martinmas to Martinmas.
- III. Although the Tenancy is for One Year only, it is not intended that the possession of the Tenants shall be disturbed, nor the Rents revised, oftener than once in Five Years, provided the Tenants duly pay the Rents, and conform to the General Regulations of the Estate, and to those prescribed for the Village; but the Landlord may resume possession at any term of Martinmas, whenever he may judge such a

- proceeding proper, whether for rearranging Lands or for any other purpose.
- IV. The Tenant dispenses with the necessity of any action of removing, and shall be bound to give up possession at any term of Martinmas without any such process, and for that end agrees to sign a legal letter of removal when called upon to do so, or failing to do so, to pay all the expenses incurred in and under an action of removing.
 - V. The Rent shall be payable one-half at Whitsunday and the other half at Martinmas, for the year from Martinmas preceding.
 - VI. No Tenant shall Sub-Let any part of the Land Let, nor remove any Crop from off the Estate.
 - VII. The Land shall be Cropped in regular rotation, and properly Manured—all according to the rules of good husbandry.
 - VIII. No House shall be built on the Land, nor any Ales or Liquors sold thereon.
 - IX. The Tenant shall be bound to protect the Woods and Fences around or adjoining his lot of Land.
 - X. The removing Tenant shall be entitled to payment for the value of the Grass and Clover Seeds on the Lands sown down with the Crop preceding removal, and a fair value by arbitration for the benefit to the succeeding crop of the unexhausted Manure used in laying down the Turnip Crop preceding removal, as also to the value of said crop so far as unconsumed at term of removal.
 - XI. The Tenant shall pay the Tenant's proportion of Road Money, and other Public and Parochial Burdens affecting the Lands Let.
 - XII. The Landlord specially reserves the Woods, Game, Quarries, and Minerals in and upon the Lands Let, with right of access, Ec., thereto. Also, right of access to repair the Water Pipes when they pass through the Land Let.
 - XIII. Where the Land is Drained by Open Ditches, the Tenants of the Land adjoining such Ditches shall be bound to keep them cleaned out and in proper order.

Draft notes for a memorial regarding the land rights of the feuars of New Pitsligo, 30 November 1870

NLS. Fettercairn Papers Acc 4796, box 31

... [in 1796] there were on the estate 150 acres of arable land of which about 125 acres were under lease as crofts & about 25 Acres were

allotted to the feuars. In addition to the 150 acres arable—the crofters held about 650 acres in ‘outfield’ not improved.

Patches of moor acre also given off to the feuars after 1796 and additional arable land allotted from time to time, as crofts in the vicinity of the village fall out of lease.

There were, thus, in the occupation of the feuars

	arable (Scotch acres)	moor
In 1796	25	-
1802	69	110
1806	94	234

The number of feus taken off and built upon was

In 1802	76
1806	166

besides 32 more taken off, & materials laid down for building. —

The rent, in 1806, of these 94 acres was £118 19/9 or fully 25/- per Scotch acre.

By an old statistical account there were in the village, in 1806, —

Males	females	houses	cattle	horses
285	353 = 638 in all	166	158	40

The number of feuars, thereafter, rapidly increased; and in 1832 when the late Sir John S. Forbes stopped feuing, there were 250, at which number they now, (1870) stand & the population of the village is about 2000.—

As early as 1807, the scarcity of arable land was much felt, & the proprietor Sir William Forbes instructed his factor to buy up all the leases of crofts in the vicinity of the village he could get the tenants to part with.

121 acres were thus added to the feuars lands at a cost to the proprietor of £470 & for which the old tenants were paying of rent—£92 10 11. The same acre let to the feuars for rent of £176 19 9 or about £1 9/- per Scotch acre.

Since 1807, there have been given off to the feuars, from time to time, about 500 acres of moor ground; & about 50 acres of arable land formerly let as crofts has been added to the feuars lands so that there are now in the hands of the feuars about 1000 acres.

It has been the practice, so far as respects moor ground to lay off a patch or small portion varying from ½ an acre to 3 acres to each feuar who applied for it on a tenure of 19 years rent free and another period of 19 years at a rent fixed by a valuator appointed by the Proprietor (whose awards were never disputed except in two cases and in these, a mutual valuation took place).

After the expiry of the 2nd 19 years, the feuars claim was held to have ceased under the arrangement and the land was thereafter, let by

the factor, as arable or improved land at a rent fixed by the proprietor generally with the advice of valuator either to the original same improver or to some one else.

With regard to the arable land one or more lots of it were granted to each feuar who applied, when there was land vacant, or to spare,—at a rent fixed by the proprietor on the advice of a valuator named by him: for periods varying from 10 to 19 years.—But, latterly, it has been let from year to year, revising the rent, if thought proper ...

About 1858 there was a general re-arrangement of all the lands let to the feuars (except where the first or second 19 years moorland leases were still running); and all the land then arable or improved,—whether formerly moor land or not,—was re-arranged, (and new roads made & new marches fixed), and in many cases patches changed hands, all under the superintendance of a committee of feuars assisted by the ground officer. It was then understood that no revision of the rents would be made for 5 years at least—the rents then fixed by the Proprietor's ground officer, being intended to be, in general, continued for the above time.

In case of neglect to pay rent, or of the land being badly managed, the lots have been taken away, (if necessary by a summons of removal) at any term of Martinmas, the term of yearly expiry.

Besides the land thus occupied by the feuars ...—behind each feu, & the garden which formed part of it,—there was originally laid off about an acre running back from the site of the house into the open field—but at the general re-arrangement in 1858, this was reduced to about half an acre.

This patch behind has usually been continued with each feu,—but it is not included in any of the titles as attached, or even as given off along with the feu. The annual rent of it is fixed from time to time, like other arable land by the proprietor.

On these back yards some of the feuars have erected dwelling houses chiefly of an inferior class which harbour a low class of residents & attract paupers & other unwelcome visitors to the village. Many of the feuars themselves object to this custom which has the effect no less ... depleting the value of the property in the village ... [and] burdens on the heritors for poor rates.

The other patches besides those behind the feus given off to a feuair may extend from an acre to perhaps 10 acres in all (the large lots being given to those who keep horses for cultivating the lands). The patches so given off may consist of several separate lots, & may be situated in several different districts round the village.

[description of sketch map]

At the present time (1870) the giving off of moor land to feuairs has altogether or almost entirely ceased; nearly all the moor, within a

mile or two of the village, being now improved—Indeed, very little moor remains on the estate (except moss) & that chiefly under lease to improving tenants; The demand for arable land is great.—A good many feuers want more, some have none, the latter chiefly those from whose predecessors the land has been withdrawn on their failure to pay the rent.—Most of the feuers keep a cow and some two cows.

[rent collection and intended re-valuation]

Memorandum for Mr Burnett Stuart of Dens 1841

Burnett-Stuart Papers, Crichton House, deed box 'Village of Stuartfield'

4 Common of Crichton—It will be seen from the plan that there is a piece of ground at the entrance of the village of Stuartfield, which is common to all the feuers. This they have a right to by their charters for turning out their cattle upon and taking gravel & stones from. It is however of little or no value to them, and from its being the particular property of nobody is left in a waste and unimproved state, and is in fact a most complete eye sore. It would be very desirable indeed to have it bought up and Mr Shand has made various attempts to negotiate with the feuers for that purpose but hitherto without effect—it being difficult where so many are interested to get them to agree to any definite proposal. The rights granted to the original feuers of taking fuel from the moss have in many cases expired or are almost to expire, and this may afford a favourable opportunity of acquiring the Common as Mr Burnett Stuart may refuse to renew the rights to the moss unless the feuers agree to sell the Common to him. If this could be brought about Mr Shand would propose that the compensation should be paid by two arbiters one to be named by Mr Burnett Stuart and the other by the feuers.

Report and valuation of farms and crofts etc on the Lands of Crichton and Dens ... By James Forbes Beattie, Aberdeen 21 Jan 1865

Burnett-Stuart Papers, Crichton House, deed box 'Village of Stuartfield'

The Village Lands

I had some difficulty in understanding the nature of these holdings in respect that the names of the tenants written on the plan, those entered in the rental, and those who actually occupied the lots, were in many cases different.

[details of updating of plan and rental]

In many instances the tenants do not crop the land themselves, they afford the manures and let the land to other villagers or more frequently to adjoining farmers who carry away the crops. The understanding that certain lots of land is attached to particular feus has

given rise to some confusion as to the real occupiers of the land, seeing that the owners of many of the feus are not the occupiers, they are let by them to annual tenants, some of whom prefer occupying the lots of land assumed to be attached to the feus, others again do not take the land, and the lots fall into the hands of other parties either villagers or farmers in the neighbourhood.

I have not ascertained whether the owners of the feus have any right or claim upon the superior to possess lots of land by reason of the terms of their feu charters, but I presume it is not so, unless to the common waste land at either end of the village which is grazed by the cattle of the villagers promiscuously. These commons extend at the north end of the village including the Mill dam to—

	4 acres						
	3 roods 31 poles						
and at the south end to—	<table style="border-collapse: collapse; margin-left: auto; margin-right: auto;"> <tr> <td style="border-bottom: 1px solid black; padding: 0 10px;">14</td> <td style="border-bottom: 1px solid black; padding: 0 10px;">3</td> <td style="border-bottom: 1px solid black; padding: 0 10px;">25</td> </tr> <tr> <td style="padding: 0 10px;">19</td> <td style="padding: 0 10px;">3</td> <td style="padding: 0 10px;">16</td> </tr> </table>	14	3	25	19	3	16
14	3	25					
19	3	16					

The ground is very wet and broken up by the digging out of clay and such like; is both unseemly, and injurious from its wetness to the health of the villagers.

The village lands with some small exceptions are all wet and much in need of furrow drainage.

The extent of these lands including the crofts contiguous to them is 366 acres or thereby and at least 300 require drainage. There is 19 acres 1 rood 10 poles of barren ground on the hill north of North Dens considered common to the feuars where stones have been quarried, but I have not learned that they hold this as a right under their charters. There seems to be only five village holdings where the leases are unexpired two of these are stated to be on lives, but I am not aware if the parties are still alive.

Although the lands have been lotted off with considerable regularity, still there is room for much improvement in this and other respects, the most important being good drainage.

The village stands upon a slightly raised spot, permitting of its being well sewered, but the sewage is chiefly carried off on the surface, it is kept in a constantly damp state, and the surrounding lands being wet as already described, a humid unhealthy atmosphere overhangs the place.

I would suggest that the landlord before entering into new leases or lettings with the feuars and crofters, should project a good scheme of drainage over the whole village lands viz fixing a rate of interest to be charged on his expenditure and allocated as rent; in fixing the terms of the new lettings, by a rough calculation the result would be thus:

say 366 acres of village lands and crofts at present yielding a rental of about—

£510 19 3

Take the fair average of the present annual value, irrespective of drainage at—

£665 10 9

Say that 300 acres would be drained at an expense including the deepening of the water courses and improvements to lower the level of the various mill dams at £8 per acre would amount to £2400.

The interest of this outlay at 6 ¼ pr cent would be £146 or say £150 equal to 10/- pr acre on the land actually drained or nearly on average of £2 per acre of rent to the tenants over the whole 366 acres including drainage interest.

In other words the outlay on drainage would yield 10 pr cent over the present rents of the 300 acres of wet land or 6 ¼ pr cent on the outlay over my present estimated value of the lands. A vast improvement would be gained to the village and its surroundings by the drying of the lands, and the amenities of the estate would be enhanced.

Banffshire Herald, 29 August 1896 p. 1

AUCTION SALES.

FIFE KEITH.

SALE OF GROWING CROP.

There will be Sold, by Public Roup, at CORSAIRTLY, and FIFE-KEITH LOTTED LANDS, on SATURDAY FIRST, 5th September, a large quantity of GROWING CROP, including Corn, Turnips, Hay in Tramp Coles, Ec.; most of it a Splendid Crop and near the Town. Also, a quantity of Potatoes of first-class quality.

Sale beginning at Corsairty at 3 o'clock Afternoon.

ROBERT HENDRY, Auctioneer.

Parties with Crop to dispose of may communicate with the Auctioneer.

Banffshire Herald, 29 August 1896, p. 1

NEWMILL, KEITH.

SALE OF COW, QUEY, GROWING CROP, Ec.

There will be Sold, by Public Roup, on WEDNESDAY, 9th September, the following Subjects which belonged to the late JAMES GORDON, Main Street, Newmill:-

1 Superior Dairy COW, 1 Six-quarter old Black Polled QUEY, Box Cart, Iron Plough, Harrow, Sone Roller, Iron Grubber, Turnip Sower, Harness. Ec.; also 1 Acre HAY in Tramp Coles, and ½ Acre CORN.

Sale to begin with the Implements at One o'clock.

Also, immediately after, belonging to Mr CHAS. JOHNSTONE—2 Acres Corn, 1 Acre Turnips, 3 Stacks Superior Hay.

MRS M'CONNACHIE.—3 Acres Corn, 1 Stack Hay.

MR KEIR.—1½ Acres Corn, 1 Acre Turnips.

MISS SANDISON. 1 Acre Corn.

MRS HARPER. 1 Acre Corn.

Sale of Growing Crop at Peggimuir at Two o'clock.

ROBERT HENDRY, Auctioneer.

Keith, 28th August 1896.

*Scottish Land Court, Aberdeen Sheriff Court Records*¹

Scottish Land Court: G. Urquhart, Applicant; G.A. Baird's Trustees, Proprietors.

Lotted Lands, Strichen

Notes on behalf of Proprietors

The lands occupied by G. Urquhart are as follows:

	Crop of 1912	Acreage
(1) Field nearest village	pasture	1.136
(2) Field near hospital	oats	5.783
(3) Field near No(2)	pasture	2.318
(4) Field near Simpson's ground	oats sown down	2.844
(5) Field furthest from village	turnips & hay	7.408
(6) Field near Hepburn's ground	hay	<u>2.511</u>
	Total	22.000

The part first occupied by Urquhart was No(5) and the others have been gradually acquired by him as they fell vacant, at the previous rents or at his own offer. The rents are not competitive and have not been increased for a very long period.

All these lotted lands have always been let on the distinct understanding that no houses would be provided by the proprietors or allowed on the lands.

Three of the ordinary estate farm servants occupy some of the lotted lands, viz John Lee, Whitestripe, Arch Simpson, Mill Farm, and Chas. Donald, Brawnsbog. In not one of these cases however have buildings been provided by the proprietor for the lotted lands. ...

Of the total number, viz 31, of occupiers of lotted lands, not one has been provided with buildings for their lands, by the proprietor.

¹ This document was originally consulted at the Sheriff Clerk's Office in Aberdeen. The records of the Scottish Land Court for Aberdeenshire are now held by NAS. The case was one of those reported in the *Buchan Observer*, 25 March 1913.

None of them has ever asked for buildings, knowing the condition of which the lands were let to them.

These lotted lands were originally provided, and have as far as possible been maintained, for the benefit of the tradesmen in the village. They were never intended to serve as holdings on which a tenant could make a living, but were retained as lotted lands for such tenants as joiners, carters, butchers, grocers, horse & carriage hirers, meal millers, ec. who all require to keep horses for their businesses. For such a purpose and being situated convenient to the village of Strichen, they are of more value than ordinary small holdings.

[rent collection]

The proprietors therefore respectfully submit that the Court should find that the present rent is not in any way a competitive rent but an 'equitable rent for the holdings between a willing lessor and a willing lessee'.

John Sleigh, Strichen Estates Office, 31 March 1913.¹

*Geo. Snowie*² to Messrs Walker & Duncan, C.E.

AUL. Macdonald Collection Ms 2626, box 78

Pitfour Estates Office, Mintlaw Station, 6 March 1913

I have received your letter of the 5th inst. which unfortunately finds me in the midst of my half yearly rent collection.

I am exceedingly sorry I cannot meantime go into the question of the lotted lands on this estate in the manner ... to ... satisfactorily answer your queries. I however annex hereto a hurriedly prepared statement giving the acreages and rents of the various lots of Mintlaw village lands as let to different tenants.

The Mintlaw village lands are the most important and extensive wh[ich] lie on the estate. ... Roughly speaking the highest rent per acre would be £2 . 2/- and the lowest £1 . 10/-.

Yes, generally speaking the lands are let to feuars and householders in the village but the tendency for some time past has been for the smaller holders to give up their lots which are generally acquired by some of the larger holders.

[statement of acreages and rents]

Buchan Observer, 25 March 1913 p. 3

¹ John Sleigh was the estate factor. His obituary is in the *Buchan Observer*, 29 January 1918 p. 3

² George Snowie was factor at Pitfour until the estate was broken up. He took up a factorial position on the Earl of Haddington's estate, *Buchan Observer*, 17 April 1928, p. 4, col. 5. For his obituary see *Haddingtonshire Courier*, 10 June 1949, p. 2, col. 6.

Scottish Land Court

STRICHEN LOTTED LANDS.

The application of George Urquhart, Strichen, was the last considered by the court for the day. Mr Robert Gray, solicitor, Peterhead, appeared for the respondents.

Applicant said he succeeded his father on the holding, but did not get all the land at the same time. His holding included 22 acres, and his rent was £32. Part of his land was lotted lands. He had two horses, but no cows. All the cartages in connection with the improvement of the houses were done by himself. He ran the 'bus between Strichen and Banff. On his land he grew corn, turnips and grass. He sold the turnips. Altogether he had six horses, but only four were kept on the holding. He had a half-way stable in connection with the 'bus service.

Lord Kennedy¹—Can't you get a motor 'bus? (laughter). It would not pay me. The business is going down through cycles and motors.

By Mr Gray—... He had been carrying on the 'bus business for 18 years. ... All along he thought the rent had been too high, and he mentioned that as soon he knew there was legislation that would give him a chance of reduction—(laughter).

Mr Sleigh, giving evidence on behalf of the respondents, said the lotted lands were a very ancient institution at Strichen. So far as they wanted lots, the villagers got the preference over other offerers. There was no connection between the lotted lands and the feu in the village apart from the one which had grown up. If the proprietor had not happened to buy this feu, with the houses on it, there would have been no houses provided by the proprietor at all. ... Witness did not think it was desirable that these lotted lands should be converted from their present use into holdings with buildings upon them. It was desirable in the interests of the landlord, that they should remain lotted lands.

By Lord Kennedy—They did not wish to tie any particular house to any particular lot.

NEW PITSLIGO LOTTED LANDS,

Factor and a Letter.

In the opening case George Gordon, Lotted Lands, New Pitsligo, was applicant, and Lord Clinton respondent. [*legal representatives*]

¹ Lord Kennedy was Chairman of the Scottish Land Court from its inception in 1912. Among the many obituaries in the press see *Glasgow Herald*, 13 February 1918 p. 5; *North British Agriculturist*, 14 February 1918 p. 90.

Applicant stated that he was a labourer, residing at 10 High Street, New Pitsligo. He had a field there with a house, stable, and byre. In addition he had a yearly tenancy of about 12 acres of land on the Lotted Lands of New Pitsligo. Seven different lots were comprised in the 12 acres. He had five separate fields on the Hill of Tarlundy, consisting in all of eight acres. Three or four acres were on lower ground near the village. The rent was £1 per acre, £12 for the whole land. Over twenty years ago he became tenant of the first five acres. The rest of the land he had taken in at various times. There were no buildings on any of the fields. Applicant kept two cows and occasionally sold what surplus milk he had. He also kept a horse. Off the eight acres in corn on the hillside his average yield would never be more than 3 quarters per acre. On the lower land the best crop would be about 4 quarters. Some years, however, the corn did not come to be of any use except for feeding purposes. He had to buy in turnips, and as he had not sufficient grass to keep his horse, he had to rent two grass parks. He had to use considerable quantities of manure, and he thought the land was in average condition compared with the rest of the village. He had no lease, he said, but sat from year to year. The present rent he considered too dear. He had written the factor, Mr Scott, on February 27, 1913, asking a reduction of 25 per cent on the land, this especially in consideration that the greater part of the land lay on the hillside. He got no reply to that, and then he made application to the Land Court.

Minute Book of Callander Town Council no.7
Stirling Council Archives CA1/1/6

p. 238 20 March 1919

The Provost explained that the meeting had been called for the purpose of selecting a site for the houses proposed to be built under the Government Housing Scheme, and after a general discussion the parties present went to examine the following suggested sites:-

- 1 Park behind passenger station
- 2 Park lying to the west of Mavisbank
- 3 Land east from Aveland Park and
- 4 The Acreland beyond Rosebank

pp. 246-7 George T. Ewing¹ to Donald McLaren,² 23 April 1919

Pitkellony, Muthill

¹ Factor on the Drummond estates.

² Burgh Chamberlain

I am in receipt of your letter of the 16th inst. I also had a copy of the Local Government Board's letter from Mr Buchanan.

Lord Ancaster has gone carefully into the question of providing ground for the proposed cottages and he is not disposed at present to offer land on the south side of the Stirling road as it would displace the acreland holders who have held this land for a very long time.

He would be willing to sell Lot II and if necessary part of Lot I lying between the Settlements road and the railway, extending to about 5 acres, which he considers better adapted for building purposes, having a fine southern exposure and easy access by the existing roadway.

The acreland site has a great disadvantage in this way that the backs of the houses would be to the main road.

It appears to me you have some nice sites for cottages along the Settlements road on the golf course ground where you might start your scheme to advantage.

p. 255 10 June 1919

The Clerk intimated that he had met Lord Ancaster and his factor, Mr Ewing, at another meeting that afternoon, and his Lordship asked him to notify the Council that he was not prepared to put a price on the land below the road. The Council expressed its disappointment, and the following resolution was passed:- 'In view of the price asked by Lord Ancaster for land for the Callander Housing Scheme, and the unsuitability of the only site offered, the Town Council regret that in the meantime they can take no further steps, and resolve to place the whole matter in the hands of the Local Government Board.' The Clerk was instructed to send with the Resolution a memorandum embodying the position of matters to date.

pp. 282-3 7 October 1919

Councillor Williamson submitted a report on a meeting he had with Lord Ancaster to the effect that Lord Ancaster now offered land (part of the acre land) directly opposite the Goods Station for purchase at £60 an acre or to feu at £4 an acre, the present holders of the acre land receiving ground further to the east in lieu of the ground now held by them. Councillor Williamson recommended that the Town Council should take advantage of this offer and that twelve houses should be erected. He submitted figures showing that on each house there would be roughly an annual loss of £22 before the capital sum borrowed was repaid. ... It was resolved to obtain three acres of the ground at a feu-duty of £4 an acre and to erect thereon meantime twelve houses.

pp. 370-1 20 September 1920

[letter from Mr Ewing]

The Clerk was instructed to arrange with Mr Ewing for allowing the houses to be started by the builder next week. The Council approved of the arrangement come to with Mr Robert McAlpine whereby they were to pay him a sum of £3 to have his clover taken away and the ground given up and his corn cut without delay.

The Clerk reported that, for the purpose of erecting 12 dwelling houses on the acretlands, it was estimated that a sum of £15,000 would be required and that arrangements should now be made for borrowing that sum.

Buchan Observer, 18 January 1921 p. 7

BRUCKLAY ESTATE SALES.

The extensive feu lands belonging to Mr. Dingwall-Fordyce of Brucklay were exposed for sale by public roup last week at New Deer.

Mr Bert Anderson (of Reith and Anderson, salesmen and estate agents) carried out the sales.

The whole of the lots were sold at approximately 25 year's purchase. A pleasing feature of the sale was the fact that in nearly every case the present occupiers of the lots were able to retain their holdings. Mr. M.J. Keith, factor on the estate, and Mr Duncan (of Messrs Peterkin and Duncans, advocates, Aberdeen) were present. A small number of the feuars had already purchased their holdings by private bargain.

[list of purchasers, acreage purchased and price paid]

Macduff Town Council Minutes

Aberdeen City Archives 1/1/9, pp. 295-301

J.H. Anderson and A.H. Murdoch to the Provost, Magistrates and Town Council of Macduff, 28 January 1924

Proposed Golf Course at Tarlair¹

At a largely attended meeting of the promoters of the proposed Golf Course at Tarlair held on the afternoon of Wednesday last a letter was read from the Town Council suggesting that ... a plebiscite was to be taken in the Burgh, the promoters should meantime cease operations and wait until the result of said plebiscite be ascertained.

For a number of years the provision of a Golf Course at Tarlair for Macduff has exercised the minds of prominent and influential citizens

¹ The golf course is now known as Royal Tarlair Golf Club.

of this town. ... In looking around us we find that every town of any importance has provided a Golf Course, and it has been recognised that one constructed by the sea has a preference beyond all shadow of doubt to an inland Course.

Two years ago the house and the beautiful howe at Tarlair were acquired from the Trustees of His Grace the late Duke of Fife and the land adjoining the croft was also taken on lease. The Town Council of that day instructed their Burgh Surveyor to have this ground sown out in grass with the view of a Golf Course being constructed on an early date. No later than last Autumn the Council by a majority leased from the Trustees of his Late Grace over one hundred acres of other land in the same vicinity. ...

The promoters of the Golf Course petitioned the Town Council for a lease of this ground and the Town Council by a majority agreed to accede to the request. ...

It can, therefore, be easily seen that the promoters are perturbed by the last communication. We have stated already that the opponents to the scheme must be inspired by personal motives, and personal motives alone, because ... whether the scheme is a success or a failure, it cannot at any time ever become a burden on the rates. If that is the case, as it is, then the only other objection which can be put forward is that the land to be used is of great agricultural value and that by the taking thereof individual injustice is being done to certain tenants of the lotted land in question.¹ That certainly is not the case. It has been admitted that the greater portion of the area referred to is not of a productive kind and cannot be put into a high state of cultivation. Furthermore, and it is of great importance to note, the present occupiers are for the most part sub-tenants and as such have no legal claim whatsoever to the land. The real tenants are the original feuars, and the rent which they pay to the Trustees of His Grace is augmented to a very great extent in many cases by the rent demanded by these feuars from the sub-tenants. It is very plainly to be seen that the opposition is imbued not with a desire to benefit the town and the community thereof, but is inspired by purely commercial and pecuniary considerations. Furthermore the promoters are prepared to compensate any reasonable demand by those entitled to put forward a valid claim. Representation has been made by some of these tenants to the Board of Agriculture, and we believe to the Commissioner for the Trustees of His Grace the late Duke of Fife. It is of peculiar interest to

¹ For a description of the lotted lands in 1886 see I. Carter (ed.) *Rural Life in Aberdeenshire* [by William Alexander], Edinburgh, 1992, pp. 108-9. A brief description of the lands written in 1953 appeared in: H. Hamilton (ed.) *The Third Statistical Account of Scotland: County of Banff*, Glasgow, 1961, p. 209.

note that no consideration has been given to the claims in question. While dealing with lotted land let us point out that no community in Scotland is so fortunate in having such a large area of such land at their disposal, and that a large proportion of the tenants of the land in question are occupiers of other and more productive lots. There can be and will be no difficulty in finding land for the few parties who may for a time be inconvenienced. It has also to be pointed out that it is within our knowledge that some of the present tenants have more land than they can competently cultivate or are entitled to. We think and believe that the question of agricultural value does not have any particular bearing on the matter at issue.

Buchan Observer, 27 October 1925 p. 5

STRICHEN FARM LANDS.

Break up of Historic Estate.

Bids and Prices at Yesterday's Sale.

Since the estates of Strichen, Auchmedden and Orrok were purchased in September last by Mr E.C. Fairweather, London, agriculturists throughout the county, and far beyond have watched with interest the developments which have, as it were, transformed the whole situation. While agricultural problems have remained unsolved after much talk in successive Parliaments during many years, an object lesson in real progress has been given almost at our own doors where tenants have become landlords ...

Another stage was reached in this interesting experiment yesterday when Messrs Castiglione, Erskine, & Co., Ltd., exposed for sale, in the Town Hall, Strichen, the whole of the unsold lots comprising about thirty good farms with suitable houses and steadings, a large number of small holdings, crofts, cottages, and village lots of grazing land.

[farm sales]

The sale afterwards commences of Strichen village lotted lands. All are held on yearly tenancies. For about 4 $\frac{1}{4}$ acres, tenanted by the Auction Mart Company, there was no sale at £60; 7 $\frac{1}{2}$ acres, tenant, Mr Joseph Bisset, sold to him for £100; three lots 7 $\frac{1}{2}$ acres, tenant Mr George Chalmers, no sale; 1 $\frac{3}{4}$ acres sold to Mr Fraser for £22; land tenanted by Mrs Duncan, including sand quarry, no offers; 9 $\frac{1}{4}$ acres, tenanted by the golf club, and old manse fields, sold to Mr Joseph Bisset for £600; fields beyond the schoolhouse, no sale at £150; no sale for lands presently tenanted by Messrs Jas Henderson, Alex Pirie, James Taylor, A. M. Tough, Alex Wilson, John Duncan, and Thomas Shand.

Precis of evidence to be given by Robert Inglis¹, Old Blair, Blair Atholl ... Before the Committee appointed by The Secretary for Scotland to enquire into the settlement of smallholders in Scotland ... 26 September 1927
 NAS. GD325/1/18/1 p. 5

Dissatisfaction with conditions attaching to life on the land is not entirely a matter of recent growth. Over 30 years ago where good arable land in the vicinity of a small village was let out as 'acreland' to the villagers the process of subletting land to the neighbouring holder and so avoiding the work and worry of cultivation was already a growing practice. In many cases which I know such acreland has been almost wholly given up and is now occupied by one tenant, who is often a carting contractor with horses for the necessary field work at his command.

My experience is that holders of land which is not sufficiently extensive to admit of a horse for its working being regularly kept very soon desire to get rid of the tenancy. Formerly, a neighbouring farmer did the necessary horsework for the holder getting his return from the holder in the form of labour. Enquiries as to the reason of such land being given up lead to the answer that the farmer now declines to give the horsework, and the farmer's invariable answer is that he is willing to give the horsework but that he cannot get in return the seasonal labour which he so much requires. It is difficult to know exactly where the truth lies but in some cases at least blame is unjustly laid on the farmer.

Clark & Wallace, Advocates² to Alexander Smith
 Middlemuir Farm Office Papers, New Pitsligo

Aberdeen, 8 November 1960

You are required to remove from the village land at New Pitsligo presently tenanted by you at the term of Martinmas, Nineteen hundred and sixty one, being the Twenty eighth day of November, Nineteen hundred and sixty one, in terms of Missive of Let between you and the late Lord Clinton.

Banffshire Herald, 4 November 1961, p. 1

¹ Factor of the Atholl Estates and the Estate of Balnaguard and Kinnaird.

² Clark and Wallace were the agents for George Watson, Middlemuir who had purchased 3500 acres of land around New Pitsligo from Lord Clinton's grand-daughter in 1959 [see *Banffshire Journal*, 1 December 1959, p. 7].

FIFE KEITH FEU-DUTIES AND
 LOTTED LANDS SOLD
 CENTURIES CONNECTION WITH FIFE FAMILY
 SEVERED

A CENTURIES old connection between Fife-Keith and the Fife Estates was severed on Tuesday afternoon when the feu-duties and lotted lands were sold by public auction. Sold also were feu duties at Dufftown, Elgin, and in the Parishes of Keith and Rothiemay and elsewhere.

Major A. Douglas Spark, Edinburgh, who conducted the sale said lotted lands were originally given off by the proprietor when he gave a feu, the object being to provide accommodation for a cow belonging to the feuar. Every tenant of lotted lands had been given the opportunity to purchase their land and most of them had been bought.
[feu-duties]

Banffshire Journal, 7 November 1961, p. 7

Lotted Lands Sold

The demands of death duties¹ have necessitated the selling of a number of lotted lands in Fife Keith and feu duties at Fife Keith, Dufftown, Elgin and in the parishes of Keith and Rothiemay.

The sellers were the Fife Estates and the sale was done by auction at Keith on Wednesday. Major A. Douglas Spark, Edinburgh, who conducted the sale that Captain Ramsay had to sell the estate to pay death duties. He did so with great regret as his family had been associated with the area for many years.

[feu duties]

As most of the lotted lands had been bought by the tenants prior to the sale, only eleven out of the forty-one lots remained to be sold.

Mr S. Davidson², Strathisla House, bought 76.3 acres (rental £78. 12/-) for £1748; Mr G. Broadley, Westerton Road, Keith, 26 acres (£33. 8/3) £541; Mr D. Leith, Regent Street, Fife Keith 15½ acres (£20. 3/4) £470; and Mr W.R. Grant, Fife Cottage, 11.6 acres (£16. 6/4) £235.

¹ The estates were sold to meet the death duties of Princess Arthur of Connaught, Duchess of Fife; see *Banffshire Journal*, 3 March 1959, p. 1 and 26 September 1961, p. 3.

² Mr H.P. 'Sam' Davidson became a leading local cattle dealer. See his obituary in *The Northern Scot*, 26 February 1999, p. 11 and *Banffshire Herald*, 26 February 1999, p. 2.

Banffshire Herald, 12 May 1962, p. 1

KEITH GOLF CLUB HITS A SNAG FIFE KEITH FEUARS THE STUMBLING BLOCK

Three tenants on the part of Fife Keith lotted lands required for the new golf course, were not prepared to give up the tenancies of their land, reported the Town Clerk at Friday's meeting of the Town Council. ...

Provost Kynoch thought the tenants might be encouraged to move by offering land elsewhere. ...

The Golf Club could not even start to lay out the golf course until they were certain they could get all the ground necessary. If they had to wait for years the present enthusiasm for the course would soon die out. He would suggest an immediate rise of rents. ...

The Provost suggested another meeting with the three tenants to try and persuade them to give up their tenancies.

Banffshire Herald, 26 May 1962, p. 1

FIFE-KEITH FEUARS STAND FIRM NO PROGRESS IN GOLF COURSE PROBLEM.

Here we print the views of those tenants and their reasons for the position they take up.

There are three 'difficult' tenants and no more, in spite of what some people say—only three, the rest are all quite agreeable to give up, or exchange, their tenancies in order that Fife-Keith may have the added attraction of golfing facilities.

All Pensioners

The three are Mr. Geo. Mitchell and Mr. J. Paterson, Fife Street, and Mr J. Innes, Wellington Terrace.

These three have all one thing in common—they are all old-age pensioners and whilst the financial return from the land may not, and indeed is not, of any great consequence, the land gives them that interest in life—so essential to the continued welfare of retired people who enjoy a fair degree of good health.

Mr Mitchell's family has owned their land,¹ which goes with his property, for two generations and he considers that family ties are too

¹ The lotted lands were rented from the Fife Estates trustees until November 1961 when they were sold. Some 66 acres were purchased by the Provost's Committee of Keith Burgh Council for housing and recreational purposes [*Banffshire Herald*, 18 November 1961, p.1].

strong for him to part with the land. He himself is unable to do the cultivation and has to employ outside labour. Had the land been required for any purpose that would be to the benefit of the whole community, such as housing, Mr Mitchell would have raised no objection but he considers that to deprive people like himself of their feued land is unjust and unnecessary especially when it is for the purpose of providing a small percentage of the citizens with a little recreation.

Life Long Interest

Mr Paterson, although a retired engine driver, has had a life long connection with the land and in conjunction with his son, cultivates quite a lot of land and owns a fair amount of stock.

Mr Innes has worked on the land practically all his life and finds this kind of work gives him an interest in life which nothing could replace. It also provides a welcome addition to the somewhat meagre old-age pension.

The whole thing seems to boil down to the question of giving these feuars comparable land, as handy and as fertile as their present ground. The land on the muir which had been suggested as alternative ground is not as easy to get at as their present lots nor is it as productive. The tenants are all protected, and very well protected under the Agricultural Land Acts, indeed eviction is almost out of the question. So the only solution is to come to some voluntary agreement with the tenants and on a basis that satisfies both sides.

Keith Town Council Minutes, vol. 28

Moray Heritage Centre, Grant Lodge, Elgin

25 October 1962

The Convener reported that Notices to Quit at Martinmas, 1962, had been served on four Tenants of Fife-Keith Lotted Lands, and a letter from Messrs. Mayer and Fraser, on behalf of one of the tenants, stated that the Notice was invalid. It was explained that these Notices were served in the hope that these tenants would go out at Martinmas, 1962. The Committee instructed that these Notices be withdrawn and fresh Notices to Quit at Martinmas, 1963, be served on the four Tenants, quoting that Planning Permission had been obtained.

ibid., vol. 29

9 March 1964

There was reported letter from Mayer & Fraser, Solicitors, Keith, on behalf of Mr G. Mitchell, renouncing his tenancy and any claims in respect of Lotted Lands at Fife-Keith which are part of the Golf Course Area, whereby the Club have now the whole ground.

Personal communication from Mr George Watson

Fraserburgh, 17 December 1997

[location of estate papers]

I myself am 86 years old & although still proprietor of Pitsligo Estate, it is down to 3 let farms & 2 mosses. The last feuer in New Pitsligo to have any village land, relinquished his tenancy last year. My family, separately, farm most of the land. All the 'rigs' are into big fields now.

Fishing and harbour development

Thomas Graham to Henry Burt
NLS. Lynedoch Papers Ms 16408

Brooksby [Leicester], 31 May 1787

Mr Dempster wishes much to have a copy of the plan of Pitcairns Green & of any of the regulations proposed for the leases. If Stobie is to be found I beg you will send for him & get him to make a neat sketch on a small scale as quickly as possible—as Mr D desires me to send it to Marshalls at Perth so as that he may find it abt the 10th of June as he passes in his way into the West Highlands where he & some others of the Directors of the British Fishing Society are going for the purpose of founding two towns—if Stobie¹ cannot be got you must inclose a mem[orandu]m of the regulations & apologise for disappointing him of the plan—My large sketch might be rolld up & left at Marshall's for him to see as he passes—Stobies first plan w[oul]d. not do as it has only the square.

Edinburgh Evening Courant, 30 June 1787

BRITISH SOCIETY

For extending the Fisheries, Ec.

The DIRECTORS of the British Society for extending the Fisheries, and improving the Sea Coasts of the Kingdom, think it incumbent upon them to give the following account of their proceedings, for the information of the public in general, and for that of the proprietors in particular.

AN undertaking which for its objects to prevent the continuance of those frequent emigrations from Scotland to America, that operate as a pernicious drain to the internal strength of the kingdom; to enlarge the resources of the country, by an increase of subsistence, of population, and of wealth; to augment, by a vast addition to the

¹ probably James Stobie, land surveyor, Dunkeld.

number of seamen, the maritime power of the empire; — an undertaking so extensive and important requires, on the part of the Directors, the most deliberate conduct, and the most authentic local information.

Under these impressions, one of the earliest measures was that of soliciting information, as well from the public at large, as from the principal inhabitants of the Northern and Western coasts of the Highlands, to which, as the national seat of the fisheries, their views are chiefly directed. In consequence of their applications, answers the most satisfactory have been returned; for at the same time that specific information has been obtained, many of those Gentlemen who were particularly addressed have offered (some of them as a gift, and others on terms the most moderate) any portion of their lands that may be requisite for the Society's intended establishments.

But notwithstanding the value of the local information, and liberality of the offers, which have thus been received, the Directors have as yet determined on the settlement of only two villages, one of which will be established in the western and the other in the northern division of the Highlands.

They have observed, with particular satisfaction, a remarkable concurrence in the several accounts of the situation in which these settlements may be made with the greatest advantage—Tobermory, in the Sound of Mull, in Argyleshire, being uniformly recommended as affording the finest harbour on that part of the coast, but which, though much frequented, is destitute at present of any of those accommodations that the trades of a settlement supply; and all persons equally recommending, as the best situation for the northern settlements, the borders of one or other of the principal lakes in Rosshire, the western coast of that county being famous for its wonderful shoals of herrings, and for the abundance of its cod, but unprovided at present with the establishments that are requisite for the fisheries.

Notwithstanding, however, this remarkable concurrence of testimonies, in favour of the two above-mentioned situations, as entitled by their present wants, and their means of future improvement, to the Society's earliest establishments, yet the Directors have resolved to examine for themselves, and to obtain, by personal inspection, a knowledge of the circumstances which ought to govern the commencement and determine the course of their proceedings.

With this view, the following Directors have already resolved to visit, in the course of the present summer, all such places on the coasts of the Highlands as shall appear to them to merit particular examination, a business which they have cheerfully undertaken, without any expence to the trust.

The Right Hon. The Earl of Breadalbane,
Sir Adam Ferguson, Bart. M.P.

Henry Beaufoy, Esq; M.P.

Isaac Hawkins Browne, Esq; M.P.

F.H. Mackenzie, Esq; M.P.

George Dempster, Esq; M.P.

Neil Malcolm, Esq.

By Order of the Court of Directors,

JOHN MACKENZIE, Secretary

WESTMINSTER, JUNE 1787

Subscriptions to the stock of the Society (in which fifty pounds constitute as share) are received at the houses of Sir Charles Raymond and Co., Sir Robert Harris and Co. and Messrs Pybus, Call, and Co. in London; and at the houses of Sir William Forbes and Co. and Messrs Mansfield, Ramsay, and Co. in Edinburgh.

Account of a voyage to the Hebrides, by a Committee of the British Fishery Society, in the year 1787

The Bee, vol. 8, 1792, pp. 83-5

My memorandums begin June 27th, 1787. The duke of Argill, lord Breadalbane, the honourable Mr Campbell his lordship's brother, Sir Adam Ferguson, Mr Brown, and Mr Dempster, together with Mr Thorkelin, an Icelandic gentleman of great learning, and professor of antiquities, and keeper of the public archives at Copenhagen in Denmark, and lieutenant John Pierce of the navy, a very ingenious navigator and draftsman, left Inverary and reached that night Dalmaly in Glenorchy. 28th, They reached Oban, where they were joined by J.H. Mackenzie, esq; of Seaforth, in his yacht, a beautiful and commodious vessel. Here they also found waiting for them one of the Custom-house cutters, commanded by captain Campbell of Campbellton, who had been appointed by the lords of the Treasury to attend the committee; along with captain Campbell, was also Mr Mactavish of Campbellton. Lord Breadalbane also hired for the expedition a vessel belonging to Stromness, in the Orkneys, the hold of which was fitted up into a cabin, under the direction of lieutenant Pierce, and proved a very useful tender during the course of the voyage.

29th, Sailed from Oban, wind fair, S.W. thermometer at eight o'clock A.M. at Oban 55. About two o'clock reached the bay of Arras in the isle of Mull, where they were joined by Mr Maclean of Coll, in a handsome decked vessel, by Airds, Kingairloch, Drimnin, and the Baillie of Tyree in their respective boats; dined that day in the sound of Mull on board Seaforth's yacht. The party were, besides the gentlemen

from Oban, Coll, Lochbuey, Drimnin, Kingairloch, Lochallyn, captain Hamond Maclean, captain L. Maclean isle of Muick, Kingairloch's brother, Mr Colin Maclean of Turloisk, Airds *junior*, both Mr Stewarts and Mr Stevensons of Oban.

The day was fine. The boats of the Highland gentlemen had colours flying, a bag-piper in the bow of each, and rowers in uniform liveries, and made a fine appearance. His majesty's health, success to the fisheries, and many other loyal and patriotic toasts were drunk, accompanied with a discharge of swivel guns, with which all the vessels, and some of the boats, were provided. The company, all in great spirits. A gayer scene could not be seen.

The committee slept that night on shore at Mr Stewart's of Arras, where the sound of Mull forms a fine bay. 30th June, weather fine, wind fair, the duke of Argill and some of the party rode along the banks of the sound of Mull to Tobermory; the rest went by water.

A plentiful dinner was provided by the duke of Argill at Tobermory, for the same company as yesterday; dined under a tent, founded the New Town under every favourable auspice. It was named *British Harbour* by the duke of Argill. Its ancient name of Tobermory will probably be its prevalent name.—Fine all day.—Returned by water and passed the night at Arras.

July 1st dined at Arras; while there, several boards were held, all the committee present. A large part of Tobermory farm was purchased for the society from Mr Campbell of Knock. It consists of five hundred acres round the harbour. Terms were the present rent L. 53 10s. and L. 500 down. The duke of Argill sold the society still a better bargain, having only asked the present rent of about L. 30 or L. 40 for fifteen hundred acres, so that the society is now in possession of two thousand and odd acres, round British Harbour, for L. 90 a year, and L. 500 paid in money.

One of the party said he would leave directions for publishing in the newspaper, fifty years hence, the terms of this purchase, and would appeal to posterity for a confirmation of his opinion, in which he was singular, that the bargain made with Knock is a cheap one, for in less time than fifty years the land round Tobermory would yield the society L. 2000 a year.

The board directed Tobermory to be surveyed again, the town and roads to be laid out anew, accurate measures to be taken of the necessary embankments, quay, warehouses and other storehouses; with a view to advertise for their execution by public contract.

16th July. ... Took the opinion of all the company as to the fittest place for two fishing stations, one on the west, and one on the east side of the island. Some were for Loch Bracadale, at the doctor's house; but the most for Stein in Lochbay, which is a small loch within Loch Folhart. On the east side some preferred Portree, others said Cailliachan,—by much the greater number preferred Cailliachan. Slept on board. Wind contrary.

17th July, Wind cross. Stayed all day; sailed in the forenoon to the farm of Stein in Lochbay; it is the finest situation for a town that the committee has yet seen; cod and ling fishing near, and the bay full of herrings. Hauled up a line, and took a fine ling off one of the hooks to which some money was fastened, and the hook let down again. The land near Stein is flat, of excellent quality. Exposure south,—climate warm,—crops early,—harbour safe, and of easy access near the fishing grounds; a pier of some expence requisite. Lime-stone within half a mile by land or water,—free or grit-stone on the farm;—near the lime-stone veins of coal of the kannel kind, or parrot coal, make their appearance.

The Bee, vol. 9, 1793, pp. 119-20

[July 27] Visited Ulapole, some miles nearer the bottom of the loch. This is the spot already surveyed by Mr Beaufoy. Here letters were left by that gentleman for the committee. The spot is a remarkable one. In the midst of the most mountainous country of Scotland, Ulapole runs out into Lochbroom, forming a peninsula, which almost intersects the loch, and contains upwards of 200 acres of flat land, some of it already cultivated, all capable of cultivation. A lime quarry, and plenty of moss, on the rising ground of the farm, and plenty of stone every where; a fresh water river runs through the peninsula, and a small brook also runs half way through it. Here are the ruins of an ancient chapel, and for the first time since leaving Turloisk, large fine ash trees presented themselves to view; a grateful sight to a party who were almost all planters of trees, and fond of them. Some said a small island called Sandornee, in the mouth of Lochbroom, would be a station preferable to Ulapole. But it was asserted with truth, that the shoals of herrings always push down to the lower end of these sea lochs, particularly of Lochbroom; and that the fishers of cod might go to Sandornee, and remain there during the cod season in tents or huts, as the fishers of Stornoway leave that place to go to the fishing grounds. This decided the committee in preferring Ulapole. Within the peninsula is a fine deep harbour, proof of all weathers.—Returned to the vessels at Tanera.

Printed handbill, Regulations for building and lotting land at Tobermory, in the island of Mull, London, May 1789

Mull Museum Library, Tobermory, British Fisheries Society box 2, item 1

1. THAT the plan of the Town of Tobermory, as laid down by Mr Maxwell, in his plan marked No. 1, is approved of.
2. That the Street or Row which is to front the Harbour be called Argyll Terrace, and the Street immediately behind, and parallel to, the said Terrace, be called Breadalbane Street.
3. That said two Streets be immediately laid out, and that nothing be sown or planted on the ground to be occupied by said Streets, nor within 25 feet, on each side thereof, in order that there may be no impediment to Settlers establishing themselves there this season; that if any crops are already laid down in the Streets and adjacent ground ordered to be left vacant, the Society will indemnify the owners of the said crops for any loss they may sustain by the Society's Agent removing the same, which he is ordered to do, if necessary.
4. That the Land shall be lotted out to all persons willing to build houses thereupon, at the rate of one penny per running foot, in front of the Street, by 80 or 90 feet deep, which, if 80 feet, will be at the rate of fifty-four shillings per Acre; and if 90 feet, at the rate of forty-eight shillings per Acre; but that the Lots on Argyll Terrace shall be let at twopence per running foot, in front, as being the most eligible situation, and the most proper for the best houses.
5. That the said lots shall be granted of leases of 99 years, renewable for ever, on paying one year's additional Rent.
6. That the low ground near the quay shall be lotted for the same term of years; but at the rate of sixpence per running foot, from the front of the Quay to the top of the Brae Bank, behind the Quay; and that no person shall be allowed to build there, but upon the ground of his building a house not less than two stories, with a slated roof.
7. That those who take a lot in the Town shall be entitled to a part of the arable land lying contiguous thereto, not exceeding the sixth part of an Acre, for Garden and Potato ground, on a lease of nineteen years; and also, to a quantity of uncultivated land, not exceeding five Acres, without a special order by the Directors, upon a lease for the life of the Lessee, or for thirty years, if he should not live so long, which leases of arable, and also of uncultivated land, shall be subject to conditions of improvements, to be settled with the Society's Agent at Tobermory.
8. That every inhabitant shall have a right to dig Peat, for his own use, in any of the Society's mosses; and also, to a Summer's grazing for

a cow, on the muir lawn of the Society, on paying a sum not exceeding 7s. 6d. per annum for the above privileges; and may also dig and carry away, for their own use, stone, and lime stone, gratis, or the use of any other Inhabitant, from any of the Society's Quarries, subject to such restrictions as may prevent injury to the Quarries and Mosses.

9. That the rule for Lotting shall be to give the preference to the person who first applies for a Lot; and if more than one applies at the same time, to decide the preference by Lot.

10. That in order to encourage the building of Houses, the Society will lend at legal interest, on the security of any that shall be built, the sum of ten pounds sterling, provided the House shall have cost twenty pounds, and so in proportion any lesser sum, to the extent of fifty per cent. of the value of the House. This money not to be lent till the House shall be completely built and habitable, and to be repaid either at once or by instalments, within the space of ten years.

11. That no more than five hundred pounds in all shall be lent out by the Company in this manner, at Tobermory, till the Society shall have an opportunity of knowing the effect of this experiment.

12. That if no building shall be begun on a Lot, within eighteen months of the day of its being taken, the Lot shall be considered as relinquished by the taker, and may be let to any other person, the original taker being always understood to be liable for the rent to the Society, till the lot shall be so let. That each Lot shall have a dwelling house, or houses, shops, or warehouse, built upon it, along the whole line fronting the street, in which line no stable, byre, out-house, or peat stack shall be erected; and that no more than sixty feet, in front of the street, shall be granted to any one person, without a special order by the Directors of the Society.

Edinburgh Evening Courant, 11 June 1789

NEW TOWNS

OF THE BRITISH SOCIETY

THE Public are hereby acquainted, that the BRITISH SOCIETY have acquired considerable Tracts of Land at and in the neighbourhood of Tobermory, in the Isle of Mull, and at and in the neighbourhood of Ullapool, in Lochbroom, in the county of Ross—That the Society have directed ground to be laid out for the building of a town at each of the said places, and have also advertised for contracts for the building of quays or breastworks for the conveniency of shipping—That each of the two settlements will also be provided with the accommodation of a customhouse, for the clearing of vessels outwards and inwards whether employed in the fishery or in any other trade—That ground for houses and gardens will be let on moderate

terms in perpetuity—That the land adjoining to the towns may be rented for a term of years by the settlers—That there will also be commons of considerable extent for the summer grazing of cows, and that both settlements contain a plentiful supply of peat for fuel—That there are no restrictions with regard to the kind of houses to be built on most of the Society's lots, nor are any dues for admittance expected—That every person applying is entitled to his choice of lots unoccupied at the time, and that every lawful trade and occupation may be freely carried on there.—That Lochbroom, in which Ullapool is situated, is considered as one of the best stations in the Highlands for the herring fishery—That the harbour of Tobermory is already much frequented by vessels going to or returning from the northward, and that agents for the Society reside at each place for the purpose of attending to the accommodation of all persons inclining to settle there.

N.B. The Society have accepted of an offer of the farm of Stein, on Lochbay, in the Isle of Sky, and also of several acres situated on the harbour in the Island of Canna. Both these are very convenient stations for fisheries and commerce, and measures are taking for establishing, without loss of time, a new settlement at each of the last mentioned places—in which, when further progress is made, more particulars will be given.

Report of the situation of the settlement at Loch Bay, 10 March 1794
NAS. GD9/132/1

1st There is no buildings erected since the commencement of the Society's charter, except the three small houses built at the desire of Mr Roy (the former Agent) by Mr Angus Shaw, and two dwelling houses by Donald Campbell Taylor and John Macsween weaver.

2nd There are only seven new settlers since Whitsunday 1793 viz Kenneth Bin slater a batchelor, John and Angus Macneils fishermen both unmarried, Murdoch Bethune blacksmith a married man and has four children, Donald Campbell fisher, a married man, James Ross house carpenter a married man with five children, Neil MacCuish and Neil Macswain fishers both unmarried. All those have got half acre lots and stances for houses, agreeable to the printed regulations, their entry to commenced at Whitsunday 1794.

3rd The settlers in general had good success in the fishing last year particularly such of them as had lines and hooks ... it is to be hoped they will succeed well in that usefull branch of trade this season, as the fishing on this coast has promised well.

4th There is little or no trade carryed on at Loch Bay, except weaving coarse woolen and linnen cloths for home consumption, and brog[ue] making from leather tann'd in the country with the crops of

heather nor can there be any considerable trade, till once there is a harbour built for the safety of shipping.

5th The only kind of farming carryed on by the settlers, is palanting potatoes, cabbages, and sowing some small oats on their lotts.

Chas Robertson

Dunvegan 10 March 1794

Report, Charles Robertson Agent for the British Society ... Lochbay, 31 December 1797

NAS. GD9/132/5

... there is little or no difference in the settlement since last report. From several years experience the Agent is sorry to observe that in his humble opinion, the Society by giving too great encouragement to their settlers, have rather retarded than forwarded their original good intentions. What he means by this is that by giving the settlers four acre of the infield or best lands, they have become farmers and not fishermen. For the real bent of a common Highlander's inclinations is such, that if he can by indolence, make a bare subsistence he has no earthly view beyond that; and from this quantity of ground possessed by many of the settlers of Loch Bay they raise as much corn and potatoes as scantily maintains their families throughout the season, and neglect the fishing unless by killing as many as serve their own family—but in place of giving them this large portion of grounds the Agent is fully persuaded, that if the Society would give every settler an acre only which would be fully sufficient to raise potatoes and other roots to serve their family through the year, they would then be obliged from necessity to become fishermen, and in a very short time would see themselves by their industry in a much better situation than they are in at present. And as a proof of this assertion, there are several of the settlers (as will be seen from the rental) who only possess half an acre of ground for which and the stance of their house, they pay ten shillings yearly; and not having any farm to depend upon, are under the necessity of applying to the fishing, and by that means live better, are more punctual payers of their rents, and are the only industrious fishermen on the settlement—The Agent does not from this, by any means think that a whole one is, and should be made the standard, not only for the above reasons, but for this one likewise, that it puts all the settlers on an equal footing which at present is not the case, and the man who pays a few shillings more than his neighbour thinks he has a right to lord it over him and deserves greater and better encouragement from the Society, though in fact he does not ...

The Agent is of opinion that this acre of ground should be given to the settlers of the best of the lands of Stein, of which there is at

present a considerable quantity lying in grass; and that at a given number of years and a certain fixed rent (say) seven years and fifteen shillings yearly and a great part of the lands they presently possess in the upper part of the farm of Stein converted into grass which with the hill grass, would be sufficient to maintain two cows for each settler for which he should pay four shillings for each cow's grass; this would raise their rents from seventeen shillings as presently paid, to twenty-eight shillings including the rent for the stance of their house, which would be a considerable addition to their present rent, and the settlers likewise upon better footing than at present.

Report with respect to the settlement of Tobermory, 1 October 1798

NAS. GD9/1 pp. 390-1

The total failure of the herring fishery this year in the lochs in the near vicinity of Tobermory has been a disappointment to some, but the greatest part of them have been, with their boats in the more northern lochs where the fishery has been very successful. A store of salt is kept at Tobermory for supplying the coast by John Sinclair a merchant who is settled at the place.

The settlers have in general inclosed their several lots of ground, and for the most part now raise as many potatoes upon them as serve for the consumption of their families throughout the year.

The improveable ground about Tobermory being now wholly occupied, the later settlers feel the want of spots of ground for raising this necessary article of food; and have proposed to try to cultivate some parts of the muir ground for this purpose.

The Agent's correspondence with the Directors in the course of the last year has been chiefly directed to this object and he has at last got leave to call the assistance of a land surveyor, to lay out some part of the muir ground into lots for cultivation and to settle the conditions and mode of improving it with new settlers.

Aberdeen Journal, 16 September 1807

TO MANUFACTURERS, FISHERMEN,

And other Industrious and Enterprising Persons.

THE BRITISH SOCIETY for FISHERIES, &c. Are desirous of calling the attention of the Public to their Settlements on the Coasts of Scotland and to make known their disposition to afford every reasonable encouragement to such as may be inclined to fix themselves there for useful purposes, and especially with a view to the Fishery.

At TOBERMORY, in Mull, a Harbour has been long since formed in an advantageous situation, several Public Buildings have

been erected, and a Town laid out, in which Land for Houses is granted in perpetual feu, at easy rates; and it is presumed that the greatly increased population in those parts, the rapid rise of the neighbouring town of Oban, and the construction of the great works, the Caledonian and Crinan Canals, must shortly very much enhance the value of property there, as well as require Manufactures to supply the wants of the Country.

At LOCHBAY, on the west coasts of Skye, and at ULLAPOOL, on Lochbroom, the same operations have been performed, and the same terms are granted. The situations and prospects of each are as follow—

LOCHBAY is situated in a well-inhabited part of Skye, on a coast frequented by the herring shoals, and within two or three leagues of a bank constantly abounding with cod and ling.

ULLAPOOL, at the head of Lochbroom, on the west coast of Ross-shire, has been usually deemed a place of the greatest resort for herrings of the finest quality, and is also within easy reach of the deep sea fishing, both for herrings and white fish. A very considerable population is here already assembled; and it is supposed that both Lochbay and Ullapool afford great facilities for carrying every branch of the Fishery to any extent; but that Manufacturers of coarse or linen cloths, canvas, or netting, might be established at either place, with the most favourable prospect of success, there being a very considerable vent for such articles in their respective neighbourhoods; and the communication by sea with Greenock, Liverpool, &c and the whole of Ireland being easy and frequent.

The SOCIETY think it right also to give notice, That they are now forming a new Settlement at Wick, in the County of Caithness, on a similar plan. That a Bridge there is nearly finished, under the direction of the Board of Parliamentary Commissioners, and that orders are given for constructing a Harbour, and other Works for public accommodation.

For the terms on which Lands is granted, and the further encouragement by Loans or otherwise, which will be afforded to persons inclined to establish Manufactories, or engage in the Fisheries, apply to the Society's agents at their respective settlements; to Lewis Gordon, Esq. Edinburgh; or to the Secretary, Gilbert Salton, Esq. Furnival's Inn, London.

Aberdeen Journal, 6 April 1808

TO FISHERMEN, FISH-CURERS, MANUFACTURERS, &c
PULTENEYTOWN, N.E. Coast of SCOTLAND

NOTICE is hereby given, that the British Society for extending the Fisheries and improving the Sea Coasts, are now constructing and have considerably proceeded with a secure and commodious Harbour on the South side of the bay of Wick, which will be capable of containing above 100 Fishing vessels, and with such a depth of water as will enable vessels drawing nine feet water, to enter and depart at high water in neap tides and at half tides in spring tides, and immediately adjoining to the harbour the scite of a town has been laid out by Mr TELFORD, with proper situations for Curing-Houses, an extensive Grass-plot for the repairing and backing of Nets, a sufficient space for the erection of frames to dry them, and a healthy walk for the inhabitants, commanding a full view of the Bay and Offing.

The Town and Harbour are within little more than half a mile of the populous town of Wick, and communication with it by a newly erected Stone Bridge. The ground belonging to the Society is all flat and capable of cultivation. There is a regular and plentiful supply of water with a sufficient fall adjacent to the Village and Harbour, for several water wheels; and there is an excellent Spring within a short distance of the Town and Harbour. The Herrings have set in, on this part of the coast, for the last 30 years, without a single failure, about the 1st of August; in the last season no fewer than 30,000 barrels were taken, and, in the opinion of the fishermen upon the spot, the quantity might have been doubled, had the Harbour been then sufficiently advanced to afford shelter to the boats.

The Town is divided into Building Lots of 50 feet in front by 100 in depth, which may be feued in perpetuity at the easy rate of 25 and 20 shillings, according to the position of the Lots. The choice will be regulated by the priority of the application, the first year's rent remitted to those who shall have completed their Houses within the year; and the first 12 real fishermen who become settlers, will receive other advantages. The Curing House Lots will be disposed of by auction in July next, and future notice will be given of the day and place.¹

Further particulars may be learned from the Society's Agent, James Williamson, Esq., Upper Ackergill, Wick; from Lewis Gordon, Esq. W.S. Edinburgh; and their Secretary, Gilbert Salton, Esq. Furnival's Inn, London.

British Fisheries Society Minutes, vol. 3, pp. 20-1
Edinburgh Central Library (RBR) ƧXSH 259

25 March 1809

¹ These were advertised in the *Aberdeen Journal* on 6 July 1808.

Within little more than three years the settlement of Lochbay has had as many different Agents. I regret being obliged to state from it the following melancholy account of the settlement. "There is not a single boat fitted out for the fishery though the fish are in abundance nor a shop or general trader in the settlement, one only excepted; and the settlers are lounging scramblers for patches of land who, if they can but exist on the produce of these seem not to have a wish to improve their condition. The money drawn from Lochbay in the course of the past year amounts to £63 .. 11 being the total of two payments for work done during Dr Porter's Agency; but I have reason to think there is an arrear of rent due equal to or exceeding that amount, which, or the greater part of it, it is hoped will be recovered."

British Fisheries Society Minutes, vol. 3, pp. 49-52

26 March 1810

Tobermory is most pleasantly situated & its harbour advantageous, but under the present circumstances no great permanent good can be hoped for in the way of revenue, and I do not see that it is of much utility in the promotion of the fisheries. It lies halfway up the Inner Minch in the Sound of Mull, and is a very good deal frequented in summer by coasting vessels from Stornoway ec but there is scarcely any fishing ground in the neighbourhood.

Lochbay Of this settlement I am sorry that there is not one favourable word to be said. It lies towards the North West of Skye, is wholly unimproved, and the inhabitants are as indolent and phlegmatic as the land is unproductive; but it is to be hoped that this will not continue to be the case, from the excellent example which Lord Macdonald is holding up in another quarter of the island.¹

Our Agent Mr Grant an able intelligent man. He fears that ... to make Lochbay flourish the inhabitants must be changed.

My next visit was to Pulteney Town, in the Bay of Wick in Caithness-shire, which bids fair to outstrip all our other settlements, and to be truly prosperous. At my arrival the fishing in a great measure was over, but all was bustle about the place—the quays covered with casks, nets and other implements used, from 20 to 30 busses in the harbour, and I was assured that during one period of the season no fewer than from 4 to 5000 vessels and boats were employed in the fishery and that in the course of one night 6000 bar[re]ls were taken. The meeting has been informed that the curing house lots disposed of produce about £49 per ann[um] of these several are already built upon

¹ A reference to Kyleakin; see *Inverness Journal*, 27 September 1811 p. 3 for its founding ceremony and a detailed advertisement published on 8 January 1813.

at an expence of from 6 to £1200, and the others are rapidly proceeding. Mr Burn who contracts for the harbour, a respectable man has built an excellent house with stables and other offices, for his own use, worth from 6 to £800. From the great resort of persons employed in the fishery, a guinea, and a guinea and a half per month was paid for a mere lodging room at Old Wick; an even at that unexampled price, a lodging was difficult to be procured ...

Thirty building lots are already feued out in the town, and if the fishery continue successful, numbers of other settlers will undoubtedly present themselves.

Ullapool ... I have pleasure in reporting that my hopes from this settlement exceed what they formerly were.

There are about 100 fishermen in Ullapool, and I was highly gratified by their exertion and perseverance.

The town has a fine appearance at a distance, is well laid out, and the houses exceedingly decent; indeed too much money seems to have been expended in this way both here and at Lochbay, where some of the buildings are quite beyond the circumstances of their owners. But there are also a number of black huts in the town, which have been ordered to be removed to another situation. These are inhabited by a set of poor idle people who pay no rent, and who being in truth a nuisance in the place, are themselves to be removed as soon as this can be effected without materially distressing them. The sea then is the source of wealth for Ullapool, and should it be productive, not only will the Society's houses now empty soon find tenants, but new settlers will present themselves.

British Fisheries Society Minutes, vol. 3, p. 75

17 January 1811

Ullapool Mr Simpson's letter of the 24th ult representing that the practice of some of the feuars selling one half of their lots and thereby building two houses on one lot, which yield to the Society only 2/6 each, has increased the number of poor settlers, occasioned frequent irregularity, and is a growing evil requiring a check; because those half lot tenants have participated of all the privileges of the occupiers of whole lots with respect to fuel, pasturage, ec. Altho' it has been fixed by the Society's regulations of May 1789 that every house or dwelling erected must pay a feu-duty of 5/- per annum, and several lots considerably under the regular extent of 60 feet in front by 60 in depth pay that sum.—Ordered that the Agent do report his opinion on the most effectual mode of checking the evil complained of,—whether by charging each occupier of a half lot with a rent of 5/- per annum for his habitation and a sum proportionate to that paid by the other settlers

for pasturage; or with a certain rate according to the custom of the country for fuel and other privileges in place of a feu rent.

British Fisheries Society Minutes, vol. 3, pp. 150-1

25 March 1814

At Lochbay the inshore fishery of last season had only yielded 260 barrels of herrings to the settlers, although on other parts of the coast of Skye the fishery had been more abundant,—especially the deep sea fishery, but for which the Lochbay tenants were unprovided with boats or nets, and unqualified by enterprize. The rents however, had been increased, and the settlers were becoming more sensible of the advantage of judicious cultivation, but notwithstanding these favourable symptoms the Directors were of opinion that Lochbay is unlikely to become a fishery establishment of any magnitude or a profitable concern to the Society, and therefore has been contemplating the sale of it for a sum adequate to the improvements which had been made.

Tobermory

The trade and resort of shipping to the harbour of Tobermory having greatly increased of late years, and there being a prospect of a still further increase on suitable accommodation being provided the Directors had been induced to order a new Pier to be constructed, the cost of which had been estimated at £2852.

Mr Smith observed that Pulteneytown was the sheet anchor of the Society.—At this settlement, three years ago 50000 barrels of herrings had been caught and cured there, besides the home consumption:—The succeeding year 65000; and last year 130000; and more might have been taken, had there been salt and casks. High prices were obtained on the spot, and the fish sold well in London.—The regular population of the town already exceeded 400 and some thousands resort thither in the fishing season. The wharfs have been let and a harbour master has been appointed ... During the late season the harbour was so much crowded with shipping and the beach with the cure of herrings that an appendage to both appears to be necessary; in consequence of which Mr Telford, agreeably to his instructions has prepared a plan and estimate of a boat harbour, with an extensive tract of curing ground; but the Directors have resolved to try the effect of an other season before they subject the Society to so heavy an expence as the estimated cost of £2000 for this additional accommodation.

British Fisheries Society Minutes, vol. 3, p. 169

25 March 1815

The unfavourable prospect of Lochbay ever becoming a good fishing station had been frequently animated upon but as a territorial property the rental was improving—The Government road having been finished a communication is thereby opened on the east and the west side of the village from any part of the Island of Sky and for every kind of carriage—This is likely to prove advantageous to the settlement—The Agent states that a better system of agricultural cultivation is pursued and that for the two last years a spirit of industry and enterprize begins to be manifested. Another circumstance favourable to Lochbay occurred in the course of last year, a Mr John Nicholson who is a general dealer of capital and is the proprietor of some trading vessels has agreed to rent the store-house from Whitsunday next and to supply the settlers with salt, casks, fishing tackle and stores of every description likely to be wanted at the settlement. He also agreed to buy green or cured, all the fish caught by the inhabitants at the highest prices given on the coast.

The spirit of enterprize in the fishery which manifested itself for the first time at Lochbay in 1813 was followed up in the succeeding year. The fishery continued very abundant for 7 months on the coast of Sky and the Lochbay settlers came in for their share of this marine harvest.

Tobermory

A new pier has been finished at Tobermory in the most sufficient manner ... which affords safe protection and accommodation to vessels in loading or discharging their cargoes and from the facility with which this can be effected, together with the circumstance of the harbour lying in the direct course to market, a considerable number of shipping must annually clear out from that port. The quantity of herrings cleared out for the last season amounted to 5691 barrels and 1014 crans.

There was no herring fishery in the neighbourhood of Tobermory during the last season and the few adventurers who went to the northern lochs were too late for a successful fishing.

British Fisheries Society Minutes, vol. 3, pp. 227-31

25 March 1818

The herring fishery on the east coast of Caithness has never been known to fail, and since the erection of Pulteney Harbour it has been carried on there to an extent which it is not likely to have ever

otherwise attained owing to the unfavourable state of the weather during a great part of last season, the small boats belonging to the country were frequently unable to go to sea, and in consequence the fishing was less productive than it had been in some former years; but as already stated the quantities caught and cured were nevertheless considerable.

The progress of building in the settlement [Pulteneytown] has not been great during the last two years owing chiefly to the pressure of the times.

102 building lots disposed of to 31 December last

On these were built 7 curing houses

72 salt cellars, and cooperages

108 dwelling houses

Eight houses of different descriptions now building.

The population of Pulteney Town is increasing as rapidly as could reasonably be expected. It is at present eight hundred and fifty two, of whom there are

Above 12 years of age

Males 247

Females 202 449

Under 12 years of age

Males 160

Females 243 403

Total Population 852

The 247 Males who are above 12 years of age, may be classed as follows

1 Architect	1 Bookbinder
6 Fish Curers	2 Custom house waiters
5 Merchants or Shopkeepers	2 Plasterers
42 Coopers	8 Shoemakers
49 Fishermen inc. 10 Pilots	5 Taylors
9 Farmers	5 Ship and Boat Carpenters
19 Masons	2 Mill wrights
24 House Carpenters	4 Innkeepers
8 Blacksmiths	1 Miller
11 Carters	37 Labourers and others
6 Weavers	including one Excise officer.

*British Fisheries Society Minutes, vol. 4*¹
 Edinburgh Central Library (RBR) fXSH 259

25 March 1825

Lochbay

Continues nearly in the same state as the last year—No fishing whatever carried on; altho' the Society had hoped that the residence of Mr J. Nicolson, merchant & fishcurer to whom they sold some buildings in the view of encouraging that branch of industry might have given some stimulus to the settlement.

The houses are reported to be extremely delapidated & to require a considerable outlay for repairs on this point the Directors have agreed to abide by the opinion of Mr L. McKinnon upon the best survey he is enabled to procure.

Ullapool

The condition of this settlement appears to be depressed in the lowest degree from different causes. The non-appearance of the shoals of herrings on the coasts and the utter apathy & indolence of the inhabitants are the principal. The Directors had adopted the expedient of demanding labour in lieu of arrears to avoid giving up 5 years arrears and leaving the tenants to go on in idleness. The execution of this plan having been delayed by the death of Mr Mitchell in October last, Mr Mitchell junr had but just now succeeded in finding a proper person qualified to superintend the work.

Regulations by the British Society for extending the Fisheries, Ec., relative to the building of houses, Ec. To be observed by the Feuars of their settlement at Tobermory.

Mull Museum Library, Tobermory, British Fisheries Society box 1, item 31

I. EVERY person taking a Feu must, within three years from the time of his or her entry thereto, erect and completely build, upon the lot or piece of ground so feued, a Dwelling-house of stone and lime, or clay mortar, pointed with lime, occupying the whole front thereof, in the line of the other houses in the same street; or, if there be no other houses, in the line pointed out in the plan of the town, lodged in the Agent's possession.

II. The ground floor shall be six inches above the level of the middle of the street, opposite the entrance door.

¹ Page numbers are lacking in volume 4.

III. The approved elevations of houses may be seen in the Agent's possession, and uniformity of building, in point of elevation of the houses and dimensions of the doors and windows, must be strictly attended to.

IV. The Agent will point out where the houses must be two stories, and in what streets it shall be optional to have one only; but no more than two stories are to be allowed in any case, nor are dormer or storm windows to be allowed.

V. Houses of two stories, in whatever street they may be built, must have the side walls not less than seventeen feet high, above the level of the ground floor, the door six feet by three, and the windows five feet by three.

VI. Houses of one story must have the side walls not less than eight feet above the ground floor, the doors six feet by three, and the windows four feet by three.

VII. If two houses be erected on a lot, the same general uniformity of elevation must be observed as if there were only one house, observing that the two doors must be placed near to, and at equal distances from, the middle.

VIII. All roofs must be covered with slates.

IX. The yards behind must be enclosed with stone walls, and such walls, when fronting any of the cross streets, must be pointed with lime.

X. It is desirable, that such part of the yards as are not required for peats, dunghill, and privy, should be occupied as garden ground; but nevertheless they may be used for carrying on any business that may not be considered a nuisance to the neighbourhood, and shops and sheds may be erected for this purpose; but no building to be used as a dwelling-house can, under any pretence whatever, be suffered in a back yard, or otherwise than fronting a street.

XI. It is indispensable that each house should be provided with a privy, having a roof, a door, and a proper seat, before the house be inhabited.

XII. Immediately after a house shall have been covered in, and before it be internally completed, a flag-stone pavement, six feet in width, with a curb-stone two feet in depth and four inches in thickness, must be laid in front of the whole length of the lot and must be kept in good condition by the Feuars. The level of this pavement must, when practicable, be four inches under the level of the ground-floor; but such gradual rise or fall must be observed as to make the surface correspond with the pavement of the next houses on each side.

XIII. In the event of such pavement not being laid down when a requisition to that effect is made by the Society's Agent, he is empowered to do the same at the expense of the Feuar, who shall be

bound to pay the amount thereof, as the same shall be ascertained by the receipts of the persons employed to execute the work, and in all cases whether pavements are laid down or not, the space intended therefor shall be kept particularly clear and clean.

XIV. In all cases where sewers or covered drains are requisite, the Feuars in the vicinity of whose houses the same may be, must keep them properly covered and in sufficient repair, so as no nuisance may arise therefrom; and any Feuar contravening this regulation will be liable in a penalty of ten shillings. The Agent is further empowered to make such repairs on the sewers as may be necessary, at the Feuar's expense who shall be bound to pay for the same.

XV. All windows fronting the street must be composed wholly of framed glass, and no part thereof shall be filled up with wood, heather, turf, old cloth, paper, or any other substance whatever, under the penalty of ten shillings, to be forfeited by the party contravening this Regulation.

XVI. No stones are to be taken from a quarry after it shall have ceased to be used, nor is any new quarry to be opened without the special permission of the Agent.

XVII. No dunghill, peat stack, rubbish, cask, box or other nuisance or obstruction, is to be allowed to lie in the streets, on the pavements, or on any unoccupied ground, whether in front of a street or otherwise, under the penalty of twenty shillings, to be paid by the person committing such nuisance, or by the person in front of whose house or ground the same shall be found; and the Society's Agent, as in all cases, is empowered to remove such nuisance, Ec., at the expense of the person contravening this Regulation, who shall moreover be obliged to pay the expense thereof, over and above forfeiting the articles removed, and shall be liable in the said penalty of twenty shillings.

XVIII. Before a Feuar begins to build he must lodge in the Agent's hands one half of the expense of his feu-charter, the other half to be paid on delivery of the charter.

XIX. In all cases of deviation from these Regulations, or when the Penalties incurred under them are not instantly paid, persons liable shall be prosecuted at law for implement and payment thereof; and it shall be optional to the Society either to institute such prosecutions or to declare the Feuar's lot forfeited, which, in virtue hereof and of the charters granted to the Feuars, they are fully entitled to do.

Tobermory, 26th January 1826.

The prosperity of this settlement continues to increase.—The curing lots have this year produced the sum of £878—the revenue of the harbour more than £1000—the only drawback is the expense which the great accommodation of sand has compelled the Directors to incur in its removal from the Old Wick Harbour—amounting this year to £414. It is however confidently anticipated that this source of vexation & expence will no longer exist when the progress of the New Harbour shall allow of closing the mouth of the old one, making an inner basin of it by opening a passage in the South Pier.

26 March 1827

Pulteneytown

The settlement appears to be flourishing beyond any former period preceding the last 2 or 3 years—There is every prospect that the whole of the building lots marked out in the plan will be let in the course of the ensuing year. The rents, feu-duties & street contributions amounted this year to about £750 and altho the market had been glutted with the cured fish of the last year and a falling off was therefore experienced in the letting of the curing lots yet they produced £602. 10.

The population of Pulteney Town has increased to 1508 souls—The number of boats employed in the Wick district the last fishing season was about 950 of which more than one third were fitted out from Wick & Pulteney Town. The quantity of barrels cured in the season of 1825 was 180,000.

Harbour of Pulteney Town

The South Pier with the breast-work has been nearly completed according to the original plan—the expense of what has been executed amount to about £7500 of which about £6500 has been advanced by the Society, the residue being the net produce of the dues. It is now proposed to extend the South Pier 100 feet further into the bay & it is represented that the harbour when so enlarged, and completed by the execution of the North Pier will form the safest & most commodious place of resort for shipping north of Aberdeen.

Report of the state of the British Society's settlement of Pulteneytown at the end of February 1828 by Josiah Rhind Agent.

The settlement was first established in the year 1803¹ and it is submitted that its progress has fully answered the expectations formed.

Harbour

¹ Pultneytown was founded in 1808. See above.

The most important work executed here, viz the harbour though it tended much to the prosperity of the settlement, unfortunately did not afford that protection & accommodation which the encreasing number of vessels and boats annually resorting to the settlement rendered absolutely necessary, and accordingly the Society resolved to build an additional and much more extensive harbour in the vicinity of the former one, or what is now termed the old harbour. The new work was commenced in the year 1819 by a contract with the late Mr George Burn for the completion of a breast work or boat harbour. And soon after this part of the work or design had been finished, the Society entered into contract with Messrs Davidson & Bremner, architects for executing a more extensive & more important part of the work, viz

The South Pier & Wharf Wall

And as these works proceeded a corresponding progressive addition was also afforded, not only to the accommodation of the fishermen, fishcurers & shipping, but also to the revenue of the Society ...

Statement shewing the quantity of herrings shipped at Pulteney Harbour number of boats employed in the fishery and tonnage of vessels which have paid duties during the years 1822 to 1827 inclusive.

Years	No of barrels of herrings shipped in the harbour	Boats employed in fishery	Tonnage of vessels which entered the harbour
1822	44072	220	18584
1823	cannot ascertain the particulars this year		
1824	71853	262	24365
1825	82459	370	30683
1826	83973	422	32566
1827	101413	505	34299

The above statement only refers to the settlement, and the Agent has to observe, that in consequence of the improvements carrying on by the Society, the herring fishery at the different stations in Caithness has encreased to a very great extent.

Revenue

... a considerable increase of revenue in each of the last six years is exhibited under each of the different heads of

- 1st Harbour duties
- 2^d Curing lots
- 3^d Feu rents
- 4th Farm rents

And the Agent has good reason to look forward, for a still further prospective increase, under each head particularly the first, as many vessels which have hitherto owing to their large draft of water, been obliged to discharge their salt cargoes and taken on board their herring ones in the open Bay, will when the new harbour is finished gladly avail themselves of the protection and thus become liable to the payment of tonnage duty.

Curing Lots

The revenue arising from the second head is more fluctuating, but ... the progressive rise on this head for the last six years, affords good ground to hope, that this branch also will continue a productive source of revenue to the Society ... and that it arises without any special outlay on its account by the Society, and that a continuance of the unprecedented high rate at which the curing lots were let last season, need not be contemplated until the fishery trade becomes more lucrative.

Feu Rents

On the third head, the Agent submits that the Society may safely calculate on an increase to its revenue from the simple facts, that there are now only two vacant building lots unlet in the whole plan of the settlement while the population is rapidly increasing. Under these circumstances a plan of an addition to the town is now in progress of being prepared for the consideration of the Society.

Lands

The Society's lands but recently a barren waste called the Hill of Old Wick, are now wholly in a state of cultivation, and yielding most luxuriant crops, and however much landed proprietors may have cause to dread any innovations in our Corn Laws, the Society need feel no alarm as to any effect which any alteration in that system of legislative policy may have on their tenantry. Their farms are small and occupied by persons chiefly having other means of subsistence, and who from the refuse of fish curing (herring guts) can at all times command abundance of the most powerful and rich description of produce which they raise—These lands are generously in lease for 21 years indurance, bearing a progressive rise of rent on the expiry of each term of seven years.

An account shewing the revenue of the British Societys settlement for the years 1822 to 1827 ...

Years	Harbour dues	Curing lots	Farm rental	Town lots & streets
1822	633 18 3	280 10—	288 6—	272 5 6
1823	612 12 7	263 5—	326 17 6	274 3 -
1824	812 7—	312 9—	367 13 9	275 8 -
1825	1027—5	878 5—	377 3 10	292 18 -

1826	1093 6 8	602 10—	420 19 11	327 18 -
1827	1203 4 4	1404 15—	425 2 6	374 11 9

Buildings & Streets

The rapid increase in the number of houses which have been recently erected and are in progress of erection is quite unprecedented and the Agent has no hesitation in stating that no other cause than the want of workmen, prevents a greater number of houses being built, there being materials for building laid down in several of the unbuilt feus, reddy when workmen can be obtained.

In the course of last year there have been built, or are now in the progress of building no less than 38 houses, and several of them of a very superior & more commodious description, than any which had been before erected at the settlement.

The road or street leading to the Head of Old Wick, which was made last year, has proved of much benefit, and ... the streets & roads thro' the settlement, must have by the encreased traffic thereon by carts carrying building materials, have been considerably injured and they will accordingly require some repairs in the course of the present year.

Public Works & Companies

The rope & sail manufactory continues to flourish as well as the ship building business several large vessels having recently been built here by Mr Bremner and furnished with sails cordage ec by the roperie company.—He is now offered contracts from several southern ports for building vessels of large dimensions. An extensive distillery of whisky on a large scale has been erected and is in full operation, with a ready market and good prices.

Two new companies of ship owners have been also established within the last year, and bid fair to add considerably to the tonnage of the port.

Population

In the first year of the establishment of the settlement the population ... was only 35 persons. It is now 1654, and the Agent refers to the view of the progressive increase given in the following statement, taken from the lists kept by the Minister of the Parish at his annual catechisings. In accounting for this increase it is proper to mention that of late owing to the distressed state of the inland parts of the County many families have resorted to the settlement for employment in the fisheries & as day labourers and that this is not confined to families from the inland parts of Caithness alone.

The Agent has further to observe that the settlers are almost all young persons.

Statement shewing the population of Pulteney Town
1821 1822 1823 1824 1825 1826

1274 1309 1401 1450 1470 1506

The population for 1827 may be arranged as follows viz

Married persons	374
Females unmarried	156
Males do	489
Children under 13 years of age	635
Total	1654

Improvements

To complete an inclosure of the land bank under Martha Terrace in a proper & substantial manner was estimated by Mr Thomson at £2600 and as the completion of the harbour has obviously the first claim upon the revenue of the Society the execution of the inclosure must in the mean time be deferred with this understanding that the work may be executed progressively as a demand for curing lots may occur, whereby the expense of inclosing will be repaid.

Water

A supply of water for the use of the inhabitants is much required, & the Agent entertains a belief that the inhabitants would willingly agree to a moderate assessment for defraying the expense of laying down, and upholding cast iron pipes. This want is much felt at present, and as the population is increasing independent of the great influx of strangers in the fishing season, it has become absolutely necessary to adopt some means of affording so necessary an accommodation, and the Agent takes this method of bringing the proposition under the notice of the Society.

Schoolmaster

A schoolmaster is much wanted and the Agent submits to the Society that it would be a most laudable measure on their part & would lay the foundation of much future good to the settlement were they to grant a moderate salary to a teacher of talent for his encouragement to open a seminary in Pulteneytown, to be supported in addition to such salary by the voluntary contribution of the inhabitants and feuars, and by a moderate scale of school fees. This measure of paramount importance the Agent submits for the early consideration of the Society.

25 March 1828

Ullapool

The plan of working out the heavy arrear of rent due from the settlers at this place is still in operation and labour to the estimated value of £414 has been executed in draining & improving the lands making roads & breastworks together with such repairs to the dwelling houses

& buildings belonging to the Society as were thought feasible in this mode.

The new church towards which the Parliamentary Commissioners have granted £800 (to be paid when completed) has been commenced ...

There has been this year as great fishing at this settlement far more abundant than has been known for 20 years past.

25 March 1829

Lochbay

The settlement of Lochbay offers no change of prospect from that of former years the arrears of some of the settlers have been worked out in labour by erecting or repairing fences, where considered necessary by the Agent, to the extent of about £34 in value—still however the arrears have upon the whole increased by a sum of £22 and the Agent anticipating no improvement in the situation of the tenants unless by the advance of small sums, as capital to fit them out for the fishing and to relieve them from the necessity of procuring all their materials from the country shopkeepers on credit at exorbitant rates, has applied for the power to make small loans on the Societys account in order to purchase fishing materials ...

25 March 1830

Pulteneytown

The resident population of Pulteneytown is 2200 souls, but during the fishing season the influx of strangers into this town & Wick amounts to about 7000 more. The number of houses is 240, the style of which is improving, for the most part coursed with blue stone, many of them neatly finished with freestone round the doors & windows. The rents appear in this remote part extravagant—A dwelling house containing two rooms only of 15 feet by 13 each yields an annual rent of £10 for four rooms of that size £20 is obtained, and so on (in the best situations) in proportion to the accommodation—The rent of the Society's land is from £2 to £4. 4/- per acre—All the lots in Mr Telford's plan of Pulteneytown having been taken in lots of 50 feet frontage by 100 feet of depth (at annual rent of £1. 5/- each). The Deputy Governor had a good deal of negotiation with Mrs Burn the tenant of the land immediately adjoining the town & overlooking the harbour, in the view of forthwith laying out a considerable portion for building lots—for 20 of which it is calculated that rents of from 30/- to 70/- will be readily obtained. Her demands for surrendering her interest of 3 years was however so exorbitant as to prevent coming to any conclusion.

The Society have become the owners of a building & lot in a conspicuous situation close to the bridge—occupied as shops below and a subscription reading room and place of public meeting above, the whole cost of the building including £13 for the surrender of the lot was £450, the annual rent derived from it, which will be receivable at Martinmas next is £40—An offer of £500 has already been made to the Society for the building but from its situation the Deputy Governor whose opinion had since been confirmed by the Directors considered it advisable to retain it.

Among the different establishments are a distillery (capable of making 2500 gallons per week) a brewery, a saw mill, a rope and sail manufactory, the latter of which on a capital of £7000 yielded in 1827 a dividend of 15 p cent in 1828 of 25 p cent.

In consequence of the unfavourable weather the number of barrels of herrings cured at Pulteney Town in the season of 1829 was about 60,000

The total shipped 80,000, of these about 1/3d had been shipped for Ireland and 1/3d to Leith, London & the Baltic. The above were delivered by 450 boats of which 150 are the property of natives, and 300 belong to strangers. There were crews from Norway, Holland, France, Cornwall and Ireland at once in the Bay. About 500 boats were employed at the other curing stations in the immediate vicinity making a total of 950 boats employed in the herring fishery in the district 8 miles round Pulteneytown.—About 580 vessels entered the harbour between 1st of July and 31st Decr making a total of 31000 tons of shipping.

25 March 1831

Lochbay

The Directors further order the Secretary to set on foot such enquiries as may lead to the effecting a sale of the settlement conceiving that in all probability the interests of the Society will be best consulted by getting rid of this establishment altogether.¹

26 March 1832

Mr Nisbett the Agent at Tobermory by his report dated 18th Feby 1832 states the population of the settlement (including however the adjacent village of Portmore belonging to Col Campbell and containing about 200 souls) at 1400 according to the Census of 1831—The majority having nothing but their crofts to depend upon, since the

¹ The sale of Lochbay to Donald Macdonald of Skeabost took place on 27 December 1837, see Minutes of 26 March 1838.

herrings have comparatively deserted the west coast... At least 300 are in the situation of sub-tenants to the householders and are absolute paupers. A few shopkeepers & mechanics who have fixed themselves at Tobermory from its being a sort of depot to the neighbouring country and a few families with a small independence, with the medical & legal practitioners & the official functionaries of the district complete the list.

Lochbay

Mr Mackinnon's report for the settlement of Lochbay does not announce any material alteration in its prospects—The past season has been a very unfavourable one and severe hardships had been undergone by the settlers. [*rents and valuation of the property*]

Ullapool

The report of Mr Fraser the Ullapool agent, states the number of settlement 134 of whom 88 hold stances or half stances—14 hold houses belonging to the Society & the rest are cottars in possession of lots of land in the suburbs—These comprise 8 carpenters, 4 masons, 5 tailors, 4 merchants, 6 shoemakers, 2 smiths, 3 weavers, 5 licensed retailers of spirits—the rest are all connected with or dependent on the herring fishery. [*schools*] The herring have of late returned to the western coast—but are small in size—There are however but 3 fish curers, and those on a small scale in the settlement—Five large boats each with 5 men & 25 nets go every year to the Caithness fishing—In the settlement are about 30 small boats carrying 12 nets each & worked by 3 or 4 men—their exertions very well merited success the last year but from the want of speculators to take the fish off their hands were unproductive.

The lands are in a state of progressive improvement, but the houses are for the most part in a condition indescribably bad particularly the store houses—The repairs require immediate attention—and in 3 cases slated roofs are necessary viz to Wm McKenzie & Co storehouse, to Revd Mr Ross's kitchen, & to the house occupied formerly by the Agent himself.

The following improvements are recommended still as either essential or very desirable, by the Superintendent—to finish about 1/3d. of Quay Street—to make a road to the mill, already in progress—a new mill lead—a breastwork to protect lots 28, 29 & 30 from the river—A double stone dyke 5 feet high round the whole lands in the Flat, converting them into 4 parks—this is of the utmost importance & if not done by the Directors should be done by the tenants & meliorations allowed them—And lastly a few belts of planting where the situation is fit for nothing else—It is very difficult to calculate what will be required for repairs & improvements, but

exclusive of these two sources of expense, the permanent expenditure of the settlement appears to be about £110 leaving a surplus income of about £180 to the Society—It is however too much to say that this will be regularly realized, unless the herring fishery continue at least as favorable as the last year.

24 March 1834

Tobermory

The present rental of Tobermory is £454 but the outgoings in the shape of feu duty & assessments are very heavy—and the Directors will not be safe in calculating upon more than £200 per annum as a permanent income from this settlement.

Lochbay

Lochbay yields a gross rental of £170 of which from £60 to £70 can be taken as clear income—Enquiries have been set on foot as to the probable sum that would be realized if the Directors were able to effect a sale of this Estate but it does not appear that the Directors could hope at present to obtain for it above £1500 or £1600.—so that nothing would be gained by the conversions.¹

Ullapool

The settlement of Ullapool is in a somewhat better state than has for many years been the case—Still it is greatly depressed and no very early increase of rent is to be anticipated—Much has been done by the labor of settlers in arrears towards the improvement of the property and the repairs of the buildings, but it has proved impossible to effect any great diminutions of the arrears.—It would be sanguine to calculate upon more than £120 per annum from this settlement (tho its gross rental is £300) for the purposes of a dividend—

¹ Lochbay was sold for £2800 to Donald Macdonald of Skeabost, a neighbouring proprietor, see Minutes of 26 March 1838.

Pulteneytown

The main support of the Directors hopes is Pulteneytown—At this settlement the feu duties & farm rents somewhat exceeds £1000 and appear not likely to decrease—From this sum is to be deducted the Society's feu duty to their superior £164—The Agent's salary and other incidental expenses, which may leave on the average an available income of about £700, giving a total revenue from land & houses at 4 different Estates of the Society of between £1000 & £1100 per annum clear of all expenses at the Settlements but subject to the charge for management in London & law expenses which may amount to about £270 or £280 per annum.

25 March 1839

Ullapool

There appears reason for supposing that this settlement is now gradually though slowly improving from the state of extensive depression into which it had fallen in the course of the last 15 or 18 years. Mr Methuen, the well known and enterprising fish curer of Leith, has during the last year employed many hands and circulated considerable sums of money at the settlement—There is also an inclination on the part of several responsible individuals to take stances and build upon them. Mr McKenzie of Dundonell an extensive neighbouring proprietor has applied for four stances—The Agent himself is desirous of taking one in Pulteney Street—Alexr Munro, the innkeeper, Mrs Fraser and one or two others stated to be insolvent or respectable circumstances are also among the applicants—An outlay of no less than £185 has been made in the past year in thoroughly repairing the houses and buildings belonging to the Society—and there still remains to be done work to perhaps nearly an equal amount—The rents have been tolerably paid—The sum of £316 has been received (including a few arrears) upon a rental of £308 besides arrears to the amount of £50 worked out in labor upon the improvements. By these the property has been rendered of more value, whether it shall ultimately be determined by the Society to sell it, or not wholly to abandon their original design and to retain one settlement on the western coast, which was for so many years the great resort of the herrings. The prospect of the completion of a road to Ullapool has erected great interests in the country and may be said already to have enhanced the value of the estate—The Courts of the Justice of Peace are now held at Ullapool and with the object of facilitating the discharge of their duties and adding to their efficiency, the Lord Advocate (the Right Honble J.A. Murray) in exerting himself with the government to obtain aid for opening up with the communication

with the west coast—In this he has been availing himself of the favorable dispositions of the Commissioners for Highland Roads and Bridges who have repeatedly recommended, this to the Treasury as the first time to which notice ought to be directed —

The inclination of the inhabitants to emigrate to Australia and the Canadas respecting which the Secretary was directed to obtain information from the Agent has greatly diminished—in some measure doubtless in consequence of the improved prospects of the settlement—a recent letter states that few are now inclined to remove and it would seem that these are such as possess some small means, rather than the absolute paupers—None were able to avail themselves last year of the government vessels which sailed from Tobermory and Sutherland nor is it probable that the vessels which it is proposed to dispatch about June and July 1839 from Tobermory and the adjacent districts will offer any opportunity to the settlers of Ullapool, the applications already assented to, being very numerous. Mr George McKenzie W.S. of Dingwall has visited the settlement in the course of the past year for the purpose of conferring with Mr Hector McKenzie the Agent—And his assistance has been productive of good efforts in the collection of the rents.

March 1808—Hints and observations regarding fishers and fishing villages for the consideration of Thomas Telford Esq agreeable to his recommodation, thereanent by George Brown at Linkwood.

NAS. GD9/366/2

Mr Telford has been at the fishing village of Buckie and, of course sufficiently acquainted with its local situation, on the south coast of what is called the Moray Firth, about six miles east of the mouth of the River Spey, opposite to, and, almost due south from the town of Wick in Caithness. The coast is open, rockie, and much exposed to north, and north east storms, and the harbour, or landing place, open & bad.

There is now in this village ten most complete fishing boats, belonging to Mr Charles Gordon of Cluny, & seven belonging to Major Dunbar of Nether Buckie—I managed the property of Buckie when in the hands of the late Baron Gordon, for a good many years, and of course well acquainted, with the mode and manner of the fishing upon that coast.

Each boats crew consists of seven men, and a boy who they call the foreman—The heritor supplies them with a new boat every seven years, only at the expence of £11. 5/ sterling, which of old purchased the boat, that is the hull of her, they find the sail and rigging themselves, but this sum, is now under the mark, but the proprietor pays no more, of course the crew must make up the difference themselves, and this boat they are bound by contract to uphold, and maintain & employ in the white fishing, from the Shoar of Buckie, for the space of seven years, and to pay the proprietor yearly in July one hundred merks Scots or £5. 11. 8 sterling money—(a copy of their contract will be subjoyned).—When a complete new crew is established, which from the large population, of the village, is prettie frequent, then the heritor furnishes, the whole boat, compleatly rigged, with all necessary appendages, which generally, now costs about £30 str, but at the end of seven years, only receive for the next boat, the old price of £11. 5/ and should these boats not run out the seven years which few of them does, they pay the difference which is termed the short run of the boat, and when a new boat, is wanted the crew applys, in a body to the heritor, or his man of business—They pay the rent most punctual all upon one day, with so many custome fish as will be seen, by the copy of their contract.

These fishars are most industerous, and at this season are, at what they call the great line fishing, that is large fine cod, laing, and sket, which they kill all upon the Caithness coast, will be sometimes out two or three nights, and bring home the boats compleatly loaded, with a variety of fine fish—From this time to the middle or end of August, they cure, and dry, all the large fish; and a good many of the haddocks, and go south two tripes, in the end of June, and end of July, to Edin, Dunbar, and, other towns in that neighbourhood, and sale those dry fish at a considerable rate, and generally bring home, £20 sterling a man.—Most of the fishers, along all the coast of Banff and Aberdeenshire, follow the same mode of manngement, and all go to the north side of the Firth for these large fish.

The boats provided by the heritor, and used in the far off stations, are from 14 to 13 tuns burden; they have another sett of boats a good dail smaler, which thet use in the near fishings, are at the hairing fishing, which they purchase themselves—They go regularly to the hairing fishing at Wick, about the 18th July, and remain to the 1st of September, and in this space of time each man in the boat will average upwards of ten pounds sterling.—The Buckie people, and others along the coast, buield all their own houses, some of them, now of days, neat

and comfortable, of stone and lime, two or three appartements, they pay no rent for the stance of the house—They care but little about land, or gardens, tho' of late some of the Buckie people, have got small spots for putato ground—

All of them are opulant, and comfortable, and live much better than the common sett of tenants, & labourers.

Every one of the seven men, earns upwards of fifty pounds sterling a year, includeing the foreman, which is handsome.—But the great consideration, attaching to those fishing villages is at all times, but more particularly in years of scarcity, the emence quaintity of fine holsome food, they produce, at a very cheap rate—for no sooner does the boat land, then the women, load their creels, and carry them a dozen of miles over all the country—besides, what is called cadgers, that loads horses, and carries them inland 30 and 40 miles, to much account.

Tho all the fishing villages upon this south and east coast have advanced, in industry, and the improvement of fishing, very much within this 40 years,—yet they labour under considerable inconveniences, that might be in a great measure obviated, by a little attention in the proprietors without takeing money out of their pockets.—The most material want in a village like this of Buckie is a publick store for all kinds of fishing material, hemp, cordage, and rope yarn, for, the lines, and neets, all of which they make themselves, had they the material—sail cloth is much wanted, and at a great distance—The fishers are allowed salt for cureing their fish duty free; which should be about 6/- pr boll, but in the way they are served therewith it costs them 8/- pr boll.—Was there a publick store, in all the most considerable of these fishing villages, for salt; sail cloth, hemp, and cordge with all other fishing materials, laid in from the first market and served out to them as wanted, it could afford a profit equal to any advance of money, and to pay the store keeper, without any loss to the proprietor, and the natives, would be better supplied, with no trouble or risque, and at least 8 pr cent cheaper than at the present market.

I have often thought that had the British Society followed some plan similar to that adapted in the villages along the east coast, with improvements thereon, that it would have proved more usefull, and much less expensive, then, the plan they, were following when I was in the practice of visiteing the west coast—I am clair, that a safe landing place, & harbour for their boats and small craft is the first thing to be thought of; and the second a proper store house, stocked, with salt, hemp, rope, yarn, and all kind of materials for the white fishing; and when that is done, advantages held furth by the Society, for settlers, and I am certain, many will come forward.

The intended station at Wick offers much, more favourable than any other that the Society have yet embarked in, and I will venture to say will soon be the first in Scotland—I need not mention to you that the fishers should, be placed, in a quarter of the town by themselves, which they like, and others following other employment, do not like to be near them; as the smel, when boiling and making their oil is most unpleasant—I am almost certain that if the British Society, will follow nearly the mode, I have mentioned as adapted at Buckie & other villages on the east coast, with the improvement of a store, where materials may be certain upon reasonable terms, that fisher men, and other settlers will flock to Wick—There the best fishing banks, for cod, and ling, are immediately, along that stretch of coast, all the way to the mouth of the Pentland Firth, and where much wealth may be obtained, with care, compared to those on the east coast who must cross, the Firth and be nights out in their open boats, at the risque of their lives—Besides, this Caithness Coast is allowed to be the best for the herring fishing in Scotland—Last season, according to Sir John Sinclair thirty thousand barrels was caught here—But in this article, I have seen much loss for want of a store house particularly, for salt, and the fishers often obliged to throw twenty barrels of herring into the dung hill, they are fish that will keep no time without salt.

Copy rect. and obligation granted by the Buckie fishers and others upon the east coast for a new boat viz.

Buckie 7th Decem. 1780

In consequence of an application of the 23^d July last, adressed to George Brown as factor for the Honbl. Baron Gordon proprietor of the lands and shoar of Buckie, requireing the said George Brown, to order John Skinner carpenter at Shoar of Buckie to buield a new boat of the common demensions, For us—William Cowie skipper, John Cowie, George Cowie, James Jappie, James Cowie, and James Jappie (Scotland) white fishers at the Shoar of Buckie, and as the said boat is now finished, & readie to go to sea—We hereby, acknowledge to have received from the said George Brown, the sum of seven pounds seventeen shillings, and six pence sterling, which three pounds eight shillings and six pence sterling due by us for the difficient run of our last boat is in full of the sum of eleven pounds five shillings sterling, allowed to us by the said Baron Gordon, for the purchaseing, and rigging out a new boat, buielt to us by the said John Skinner; and which boat we oblige ourselves, conjunctly and severaly, to maintain and uphold, for the space of seven years from this date, upon our own expence, and to employ the same in the white fishing from the Shoar of Buckie for the said space—And we further oblige ourselves to pay to the said Baron Gordon or his heirs, the sum of five pounds eleven

shillings and eight pence sterling at Peter Fair of Rathven yearly together with six well cured, and dryed fish, half cod & half ling sometime in the month of July yearly, or 1/6 sterling for each undelivered fish, in the heritors option—As also to perform to the said Baron Gordon or his order, yearly dureing the said space, three free freights of the said boat, to or from Banff, Portsoy, or Findhorn or any place of no greater distance, from Buckie, and for which freights we are to receive, only one Scots gallon of ale each, and, this we bind ourselves to perform, if demmanded, within the year pleasantly and readily when we are disired, and not to delay the same upon any pretence whatever, except only in the time of bringing home our mussels—In witness whereof ec

The whole crew signs this contract before witnesses, and I never saw in the time of my manngement an instance of their attempting to breake it. The villiages of Buckie and Nether Buckie, now contain near 1800 people, who are mostly all supported by means of the fishing—Geo Brown.

[text missing] proposed by Sir Wm G. Cumming Gordon of Altyre and Gordonstoun as proprietor of the intended village of Cummingstoun to such fishermen as incline to settle 1 October 1808.

NLS. Gordon Cumming Papers Deposit 175, box 124

1st The stance of each house, to be 40 feet in south front by 18 feet of breadth over walls,—side walls 7 feet high, to be divided into two rooms having one window to each room in the south wall, and a closet or spare place containing a window in the north wall for looking to the sea and creek—In one room to have a hewn chimney built and proper vented head, in the other room to have a fire place at the dividing gable and lumb head—And that four such houses shall be built in a row on each side of proper passes or thorough ways of [] feet and thereby making eight such houses for every boats crew if consisting of eight men to one boat.

2nd Immediately behind of and connected to each house, garden ground is to be alloted and running 60 yards extent, but the ground for four such gardens will fall to be inclosed as if one inclosure in appearance, by stone or turf dykes on the east, north and west sides.

3rd The rent of each house and garden stance to be fixed at ten shillings sterling yearly.

4th The houses to be built at the expence of the fishermen by the heretor who is to be redeemed for the whole expenditure (which for each house is supposed to cost twixt £30 and £35 sterling) within seven years and by such installments as the fishermen can afford to pay

annually but to bear interest in a progressive manner from the heretor's periods of outgoing untill so fully cleared or paid up. And the houses thereafter to belong in property to the fishermen and their heirs who may be taught or brought up to that line of life.

5th As no liberty will be granted for the setting or otherways disposing of these houses and garden grounds; on the demise of any fisherman his widow or children not inclining to continue in the occupation of the house will obtain the value thereof from the heretor of the village conform to estimation then to be made by craftsmen mutually chosen.

6th The fishermen to afford and uphold boats and the other necessary appertances also the materials used in fishing but liberty is to be given for their going annually to fish upon the Caithness coast for such period of time not exceeding six weeks.

7th In regard that no consideration is to be exacted from the fishermen of Cummington for the lampets or other baits found on the said proprietors shores and usefull in fishings—The fishermen are to protect these shores from being trespassed upon by the fishermen of other settlements in away taking of any such baits.

8th The dung made, and not necessary for the fishermens gardens or lots of potatoe grounds on said heretors estate will be permitted to be sold to the other settlers in said village for the garden grounds therein or acres thereat—Should the settlers decline the purchase of the surplus dung. The same is allowed to be sold to said proprietors tenants of Roseisle.

Copy. Rules and regulations to be observed by the fishers residing in St Combs, Parish of Lonmay [1827].

AUL. Gordon of Buthlaw and Cairness Papers Ms 1160/17/33

I.—OLD men unfit to go to sea with small or great-lines, and who have no share in white fishing, herring-boat, or any other boat whatever, may remain in their houses rent free; and at their death their widows may also remain in the houses without paying rent, or they may be provided with a small house at the expense of the legal heir of the deceased fishermen, who shall have right to the regular houses on procuring the sanction of the Proprietor.

II.—If any man give up the business of fishing, and earn a livelihood by any other means than fishing, he is liable in full rent.

III.—Young men going to sea with small or great-lines, and having a share of a boat, or who go to herring or whale fishing, and enjoy a regular proportion of the proceeds, must pay full rent, it being understood that wherever they go to deliver the fish they may catch, whether in Fraserburgh or else where, the rent is due so long as their actual residence is in St. Combs.

IV.—Young men who go to sea and enjoy a man's half pay of a boat's fishing, either at white or herring fishing, shall pay half rent only, but after they pay half rents for two years, the third and following years' rents shall be paid in full, whatever part they may hold.

V.—When a young man pays his first full rent he is [text missing] entry money of sixteen shillings, and if the Proprietor approve of him as a tenant, he may erect a house in the village, (the plan of which and situation to be sanctioned by the Proprietor or his Factor,) and receive Four pounds four shillings to assist in building the said house,—the money to be paid when it is completed, it being at sametime understood that such house shall not be conveyed to any other person without the sanction of the Proprietor.

VI.—If any fisher shall conduct himself in any way disagreeable to the Proprietor, he will forfeit all right to the fishing ground, and to his house, from which the Proprietor reserves power to turn him at pleasure on paying him Five pounds, in addition to the five pounds which may have been paid, provided the house may be found to amount in value to Ten pounds sterling or more.

VII.—Guns are not allowed to be kept by the fishers in the village.

VIII.—The mussel ground to be equally divided among all those who pay full rent, at such periods as the Proprietor or his factor may think proper, and no fisher shall have right to any particular spot however long he may have enjoyed it.

IX.—Those paying rent are to have right to land and lay up their boats on Inverallochy, if it be found the Proprietor has such right to grant.

X.—If any fisher shall leave the village of St. Combs, and reside elsewhere after having erected a house, without the Proprietor's authority. He shall forfeit all right to any part of the house so erected by him.

XI.—The entry to the fishing is understood to be the Rood-day, and as to houses, at Whitsunday, or if convenient, entry to both may be the Rood-day:— the rent, which is One pound five shillings and six pence, a good and sufficient well cured ling, and a cod fish. The money-rent being due at the Whitsunday immediately following the Rood-day of entry, and the fish at Akiefair; the former to be paid along with the other rents of the Estate, (that is the day of payment) yearly, whether the fishers be fishing for herring or otherwise from home, under the penalty of two shillings and sixpence sterling for every month they may be behind in paying, and in that proportion for weeks and days.

XII.—In case it should be thought proper to alter and amend the whole, or any of the articles above written, for the improvement and better management of the fishing village of St. Combs, the Proprietor reserves power so to do at the end of every seven years, from and after the date hereof.

The foregoing Regulations have been written on this and the preceding page by ALEX. MILNE, Factor at Cairness, and sanctioned by the Proprietor, in witness whereof, Signed this Eighteenth day of December, 1827, in presence of the said Alex Milne, and the Rev. James Robertson, residing at Cairness.

(signed) THOS. GORDON

Memorial for ... the Commissioners of William Stuart Esq. of Invergie to the Board of Commissioners for the British White Herring Fishery

1834

NAS. AF38/84/1

The fishing village of Hopeman is situated on the southern shore of the Moray Firth betwixt the villages of Lossiemouth and Burghead and at the distance of six and a half miles from the town of Elgin. It presents peculiar advantages both natural and adventitious for the extensive prosecution of the white herring fishery. Its little harbour from its physical situation alone is the best protected on the coast: and the position of the village with respect to accommodation and markets renders it the most desirable of all others within the limits of an extensive range, for a permanent settlement to fishermen. For a ground rent of ten shillings per annum each family possesses its tenement comprising a small garden; while a waste space of some hundred acres affords ample room for drying nets ec:- It is from Hopeman principally that the Elgin market receives its supply of fish and another considerable market is afforded by the country around about which contains a small inland village, and is altogether the most thickly peopled landward portion of the whole county. The population of Hopeman is about four hundred, two thirds of which draw their subsistence directly from the fisheries. The herring fishing has been prosecuted here tho' on a very limited scale, yet it is believed with a success considerably beyond that of the neighbouring stations: the only obstacle to its extension has been the want of accommodation in the harbour for a greater number of boats. The head of the main pier and the outer building having suffered severely by the heavy sea storm on the 1st of November last are now in the course of repair.

Upon this occasion the memorialists having conceived the idea of getting the harbour extended and deepened caused it to be surveyed by an experienced civil engineer who accordingly prepared a plan and specifications with an estimate of the cost: These documents are now laid before the Board of Commissioners.

... Considering the expense of the proposed improvement, the smallness of the direct revenue which the memorialists can derive from an increasing settlement of fishermen, and the comparative remoteness

of the resulting benefits which they may anticipate, they cannot as individuals afford to enter on the undertaking, and without that assistance from the Board which the memorialist respectfully solicit, the design must (with profound regret upon their part) be permitted to fall to the ground.

If the Honourable Commissioners would be at the expense of contributing three fourths of the cost of these new improvements, the memorialists would cheerfully contribute the other fourth: this is the full extent to which they would consider themselves justified in going, by a view of the advantages which the proposed measure may be expected to yield to the memorialists property: but the real contribution of the memorialists will be considerably beyond one fourth of the whole expense. The present harbour was constructed at an expense of eight hundred pounds, and as may be seen from the plan, it will be made, in its almost total extent subservient to the new one: But if its present value be taken at £600 that would make the cost of the harbour ab initio £3265 of which the board would have contributed £1777 and the memorialists £1488.

But without reference to what already exists the memorialists would respectfully submit, that under all the other circumstances, the proposed improvement is one in which the interests of the herring fishery are so nearly and materially concerned, while on the other hand those of the memorialists are in proportion so remote and indirect that the board of Commissioners will feel themselves inclined to deal their utmost liberality.

Elgin Courant, 22 May 1840

HOPEMAN HARBOUR

The New HARBOUR of Hopeman, on the Moray Firth, situated between the Harbour of Burghead to the West, and Lossiemouth to the East, is now ready to receive Shipping, Fishing Vessels, and Boats engaged in the Herring Fishing. There are 17½ feet water up to good bearths in the Harbour touching the Pier at spring tides, and the Harbour is completely sheltered, having an entrance of only 36 feet at right angles to the coast, leading from the outer to the inner Harbour. There are 5 feet at low water, spring tides, at the end of the Pier, thus affording communication with Steamers at all times of tide.

At the top of the outer Harbour is a sandy beach, where vessels may beach in a northerly gale, if unable to clear the land, with little or no risk to either vessel or cargo. Leading marks will be put up.

Fishing Boats are on the fishing ground when a mile outside the Harbour, or less, and all kinds of fish caught on the coast are found close to the entrance of the Port.

Every encouragement will be given. Dues the same as at other Harbours.

Braemorrison, 19th May, 1840.

Elgin Courant, 5 March 1841

HOPEMAN HARBOUR
FREE OF SHORE-DUES

THE Proprietor of the Harbour of Hopeman, on the south shore of the Moray Firth, having enlarged the said Harbour, built substantial Piers, and fitted a Boomgate to the entrance, whereby Shipping of two hundred tons burden and upwards, may find shelter in all weather, and from all seas, is desirous that Traders in general, Fishcurers, Fishermen, and others may test the advantageous the said Harbour offers; in order to which—Notice is hereby given, that for one year from the date hereof, and thereafter until further notice, all Vessels, Boats, Ec may frequent the said Harbour free of Shore-Dues.

At high-water spring tides there will be generally found inside the Pier eighteen feet water—often more; and five feet at low-water, at the end of the Pier.

Also to be Let at the said Harbour, one or more SLIPS for Ship-builders; several excellent FREE STONE QUARRIES with Cranes and every convenience for Shipment; and in the Village, FEUS and LAND.

Apply to A. Brown Esq., Writer, Elgin; and to Mr Barron at the Pier.

Hopeman 5th March 1841.

Memorandum to C.C. Trevor, Harbour Depart., Board of Trade, 7 Whitehall Gardens London nd [c. 1885]

NRA(S). 1150 Duff of Drummur Papers, bundle 189

About 1805 Mr Young the then proprietor of Hopeman started a small fishing village by inducing fishermen to settle there & building a small pier, which he afterwards enlarged and made into a small harbour. He spent a few hundred pounds. It is not known if he collected any dues.

1837 the late Admiral Duff acquired the property and in 3 years spent £5389 upon the harbour and continued to spend money till 1853, when his expenditure amounted to about £7000.

1858 I succeeded Admiral Duff, & from that date to this ie for 29 years the dues have only sufficed to keep the harbour in repair and the only return for the expenditure of £7000 has been about 1 per cent - from building rents (or feu duties) in the village.

Before 1866 there was no authority to collect dues, but in that year I obtained a "Provisional order" & power to collect harbour dues. These dues were afterwards lowered on an appeal being made to the Board of Trade that they were too high, & they are now very low. Present state of harbour is now rather bad, and owing to the increase in size of the boats an enlargement of the harbour is very necessary. A population of 1300-1400 entirely dependent upon fishing. Frequent petitions for harbour improvement, but no or small prospect that £9000 required expenditure will pay any interest—even enough to pay int[erest] on money borrowed.

My offer to the residents.

Can I have a reasonable assurance that I shall have the dues raised to be at least equal to those of Lossiemouth & Burghead—neighbouring ports.

Next if I begin work under present Prov[isional] Order will these plans be sufficient for a new one.

Elgin Courant, 24 July 1868 p. 6

HOPEMAN

It may be mentioned that the foundation of the harbour was laid by the late William Young of Inverugie and Burghead, who built the first house in Hopeman in 1805, and brought fishermen from Campbeltown¹ to establish a village that formed the nucleus of the Hopeman of the present day. A part of the old harbour, forming a curve in the new one, is still pointed out. Mr Young sold Hopeman in 1817 to William Stewart,² Esq., and in 1837 it was purchased by the late Admiral Duff of Drummuir, who did everything he could to improve the harbour and induce fishermen to take feus in Hopeman. The Admiral enlarged the harbour, and his successor, Major Gordon Duff of Drummuir, has further enlarged and improved it. But there is yet ample room left here, as at Burghead, for harbour extension when the trade of the district shall demand it.

A village founded so recently as 1805 has of course no history, there being some one or two of the original settlers on the spot still living to tell of the first houses built. In 1831, ...we find the population given at ...446. In 1841 the people of Hopeman had increased to 580, in 1851 to 798, in 1861 to 1075, and now their number cannot be fewer than about 1200. Fishing is the principal trade of the village, and in it about two-thirds of the people are employed.

¹ Campbeltown, Ardersier in Inverness-shire.

² This date is slightly inaccurate—William Young sold Inverugie in 1818.

The number of white fishing boats is twenty-five, and reckoning seven men to each we have 175 men. The herring boats number about 80, and in this branch of industry Hopeman is remarkable all over both sides of the Firth from the fact that its average take of herrings in proportion to the number of its boats is greater than that of any other town. On examination, this is found to be easily explained. It is not because the Hopeman fishermen are more daring, or skilful, or fortunate as a class than those of Burghead, Lossiemouth, and other places, but chiefly owing to their more general wealth as a class than their fellows along the shore, and partly, perhaps to their perseverance. The Hopeman fishermen are well to do, and have first-class boats and fishing material. Out of the seventy boats or so belonging to the port, there are not more than two or three ill found in tackle and nets, and this is the whole secret of successful herring fishing at Hopeman. While speaking of herring fishing, we may notice that there are six curers in Hopeman—Mr Ledingham, Mr Methuen (Leith), Mr Nisbet (Banff), and Messrs Henderson, Cameron, and Slater. Mr Ledingham carries on the greatest trade, employing nearly a fourth part of all the boats, and shipping between 2000 and 3000 crans of herring yearly. Two boat-builders—the Messrs Findlay—build between thirty and forty boats annually, which of course are not all needed in Hopeman.

John Wink to Thomas Gordon Duff

NRA(S). 1150 Duff of Drummuir Papers, bundle 189

Elgin, 18 September 1885

I have now heard from the harbourmaster and he reports in reply to your queries thus:-

1. Number of herring boats at present owned at Hopeman going to sea --- 76.
2. Do. of small boats --- 20.
3. Do. of families per last Census --- 279.
4. Total population per do. --- 1323.
5. Number of fishermen over 14 years of age estimated at --- 460.
6. Number of lads between 10 & 14 who will likely go to next fishing --- 150.
7. Number of tradesmen --- 41.

Inverness Journal, 27 April 1821

TO FISH CURERS

THE success which has attended the Herring Fishing for the last five years in the Moray Frith, has induced a Body of Fishers to Feu and commence a NEW VILLAGE on the Property of ROCKFIELD, on

the East Point of Ross-shire. To encourage this Settlement, the Proprietor invites Curers to the Station, where the Beach is excellent for the purpose; and although full confidence is entertained of the favourableness of the situation, from its being central to where the Fishing Ground has been of late years, yet no charge will be made for Landing or Curing on the Beach, until experience has proved its advantages. Those wishing Stations, or further particulars, will please apply (if by letter, post paid) to Mr. A. Dudgeon, at Arbol, by Tain.

Archd. Dudgeon to James Dunsmure

NAS. AF38/139/1

Arbol by Tain, 26 June 1828

By desire of my constituent John Mackay Esq of Rockfield, and with reference to a plan, specifications & estimate of a boat harbour by Joseph Mitchell, Esq Civil Engineer at Inverness transmitted to you by Mr Mackay I humbly beg leave to submit for the consideration of the Honourable the Commissioners for the Fishery Board. The advantages which this harbour offers as a curing station for herrings, in the hopes that the Honble Commissioners may be induced to bestow the aid so liberally proposed by our patriotic government towards promoting the national object.—

First The situation is central for the herring fishing which in common (I may say uniformly) commences in this quarter off Tarbat Ness, and as the season advances proceeds westward towards Cromarty—So that a harbour at Rockfield would suit for the first of the fishing, during its progress, and at the close of it—When the fishing is about half over, and from that to its termination when it is most abundant. If the fishers had it in their power to deliver their herrings at Rockfield, in place of as hitherto having to double Tarbat Ness and discharge at Portmahomack on the opposite side of the peninsula, the saving of distance would enable them in common to make one, two nights more fishing in the week which would be of immense importance —

Second Notwithstanding there being at present only a natural creek which has received very little aid in improvement still some fishers aware of the very favourable local situation, and the proprietor giving liberal encouragement eight comfortable houses have been built, and a rapid extension of the village would naturally follow if the Honourable Commissioners would be pleased to grant aid for a boat harbour so as to render it a curing station —

Third Abundance of good free stone for constructing a harbour and for building of all kinds are on the spot —

Fourth Unoccupied ground is left at the most convenient place in the view of its being required for fish curers –

Fifth The coast at Rockfield, and where the herring fishing takes place in that quarter is wholly in sight of, and may be said to be in the immediate neighbourhood of the lighthouse presently erecting on Tarbat Point–

These considerations would have been submitted to you at an earlier period had it not been that Mr Mackay and me have both been suffering under faculty affliction.

Elgin Courier, 20 February 1829

TO CONTRACTORS

THE COMMISSIONERS for the HERRING FISHERY, have it in view to erect BOAT HARBOURS at the Village of SARCLETTE, in the County of Caithness, the Villages of BALLINTORE and HILTON in Ross-shire, as also at the Fishery Station of ROCKFIELD, in the same County; the three latter, situated on the Point of Tarbet, are within five miles of each other.

ESTIMATES are, therefore, wanted for the above Works. The Plans and Specifications are to be seen at the Office of Mr Mitchell, Civil Engineer, Inverness, who will give all further information required.

Intending Contractors are requested to understand, first, that ample security for performing the Works within the prescribed time, will be required; and secondly, that the Commissioners do not hold themselves bound to accept the lowest estimate unless otherwise eligible.

Sealed offers to be lodged with Mr MITCHELL, on or before the 5th day of March next.

Office of Highland Roads and Bridges }
Inverness, February 4, 1829. }

Inverness Journal, 21 August 1829

TO FISH CURERS AND FISHERMEN

THE BOAT HARBOUR, now constructing at Rockfield, in the Parish of Tarbat, and County of Ross, under the direction of the Honourable the Commissioners for the Fisheries, possesses advantages inferior to none, as a station for the Herring, Cod and Haddock Fishings.

The Proprietor invites Curers to take lots there for next season, which will be Let on very moderate terms.

Several additional Boats' Crews of Fishermen are Wanted to settle at this Station, to whom advantageous Feus and all reasonable encouragement will be given.

Apply to Mr. A. Dudgeon, at Arboll, by Tain.

Inverness Courier, 30 June 1830

TO FISH CURERS

THE HARBOUR constructed at ROCKFIELD, in the Parish of Tarbat, and County of Ross, by the Honourable the Commissioners for Fisheries and the Proprietor, being now finished, intimation is hereby given that Fish Curers engaged to cure Herrings there will be accommodated with Stations free of charge.

The situation of the Harbour of Rockfield is considered as the best in that quarter of the Moray Frith for the Herring and Cod fishings, and the beach is particularly good for drying Cod.

Apply (if by letter, post paid) to Mr. ARCHD. DUDGEON, at Arboll, by Tain.

(not to be repeated)

Arboll, 25th June, 1830.

Rockfield Account Book, 1814-1840

Mr Finlay Munro, Rockfield House

1821 January 4 Paid Kirk Officers of Tarbat & Fearn for putting advertisements to feuars on church doors 6d each - 1 -

1821 February 14 James Shand teacher in Tain for measuring & lay off 20 acres in lots of 1 acre each for feuars £1 11 6

1822 May 30 Cash from feuars to Acco[un]ts of feu duty and rents at this term - 9 -

1828 May 24 Expenses of man and horse sending to Tain for Mr Mitchell engineer to survey boat harbour and again sending him to Milton of New Tarbat - 4 2

1829 December 22 Expenses at Portmahomack when settling with a boats crew from Petty as feuars - 2 1

1830 Jan 1 Church Officers of Tarbat & Fearn for putting up advertisements for masons to build fishers houses - 2 1

1830 Feb 12 Inverness Journal Accot for advertising for fishermen and fishcurers on 21 & 28 Aug last - 15 7½

1830 April 19 Joseph Mitchell civil engineer at Inverness his accot for fishing harbour, furnishing a plan, specification & estimate in May 1828

£8 8 -

- 1830 July 13 Robert Macintosh, Alex Murray & brothers to accot for building fishers houses £15 - -
 Inverness Courier Acct for advertising for fish curers - 15 7½
 1830 July 31 Robt MacIntosh, Alex Murray & brothers contractors for building fishers houses £20 - -
 1830 Aug 7 do do do £12 - -
 1830 Dec 1 David Munro blacksmith his Accot for rings & clasps for harbour £3 16 8
 1830 Dec 6 Robt MacIntosh and Alexander Murray & brothers balance due them for building six fishermens houses £2 - -
 1830 Dec 11 Inverness Courier Accot paid for advertising harbour to fish curers on 30 June last - 9 1½
 1831 June 2 Paid Robert MacIntosh feuar his Accot for thatching six fishermens cottages with divot including cutting and cart[in]g. the same £6 - -
 do do for clearing the harbour of rubbish £1 10 -
 do for 6 days labour, lime & nails in repairing fishermens houses - 8 6
 Dond Munro carpenter his accot for putting roof on 2 fishermens houses blown off on 20 Nov last - 14 -
 1831 June 9 Alex Ross, mason, for 6 days work repairing fishermens houses - 12 -
 1832 Nov 22 Paid Wm Grigor for furnishing straw and for thatching 2 houses for feuars from Petty £8 9 -
 Paid do for repair & divot thatch of 6 houses - 6 -
 Paid Alex Ross to Accot for thatching 2 fisher houses & furnishing straw £4 - -
 Paid George Gow to Accot for furnishing straw and thatching 2 feuars houses £4 - -
 1832 Dec 10 Alex Ross in full for thatch & furnish straw for 2 fishers houses £4 9 -
 George Gow in full of balance for furnishing straw and thatching 2 fishers houses £4 9 -
 1837 Dec 12 Recd for 14 bibles sold to feuars at 1/10d each £1 5 8
 1838 May 14 George Urquhart carpenter paid him for preparing wood and for roofing therewith John McIntosh Senr fisherman's house also for putting partitions, doors & windows which were destroyed by fire being in part of Mr Mackay's subscription of £10 to John McIntosh
 £5 - -

- 1838 June 5 Balance of subscription to John Macintosh feuar whose house was destroyed by fire £5 - -
 1838 Aug 8 Drawn from cash accot per order in favr of Thomas Ross contractor for repairing the harbour £16 - -
 1838 Aug 18 do from do per order in favour of do being in full of balance for repairing the harbour £31 10 6
 1838 Sept 26 James Fraser fishcurer from Balintore for a station for curing herrings at Rockfield in 1838 - 10 -
 1838 Oct 30 Kenneth McKenzie from Cromarty for a station for curing herrings at Rockfield in 1838 - 10 -

Lewis Chalmers to Sir John Stuart Forbes
 NLS. Fettercairn Papers Acc 4796, box 168

Fraserburgh, 3 March 1836

I hope you have ere now received from W Robertson the plan of specifications of the intended harbour at Sandhaven and that both are such as to induce the Commissioners of the Fishery board to give a liberal allowance on such terms as you approve of—In the event of it going on I suppose a great many applications will be made for feus there and in a few years I would suppose the whole old Seatoun of Pitullie would be deserted.

Fishery Board Minutes, 27 February 1838
 NAS. AF1/11 f. 23

Read letter of 23d instant from Mr Mitchell,¹ the Board's engineer, transmitting the amended plan and specification for the proposed harbour at Pitullie; and submitting that contractors may now be advertised for, as he is anxious that everything should now be settled before the end of next month; and the Secretary having reported that the advertisement appeared in the General Advertising paper of the 24th instant, requiring offers to be lodged with him on or before the 17th of March, and that in compliance with Mr Mitchell's desire, directions had been given of its being also inserted in the Aberdeen Journal, the Elgin Courant, and Inverness Courier newspapers ...

Aberdeen Journal, 7 March 1838

CONTRACTORS WANTED.

¹ Joseph Mitchell was engineer to the Scottish Fisheries Board from 1828 to 1850. See J. Mitchell, *Reminiscences of my life in the Highlands*, 2 vols. (Newton Abbot, [new edition] 1971).

TO HARBOUR CONTRACTORS.

THE COMMISSIONERS for the HERRING FISHERY have it in view to ERECT a HARBOUR of considerable size at the Village of PITULLIE, near Fraserburgh, Aberdeenshire—CONTRACTORS are therefore WANTED for executing the Work, in terms of a plan and specification to be seen with Mr DUNSMURE, at the Herring Fishery Office, Edinburgh; with Lewis CHALMERS, Esq., Fraserburgh; or with Mr MITCHELL, Engineer to the Board at Inverness; and sealed offers must be delivered to Mr DUNSMURE on or before the 17th of March next.

Intending Contractors will observe that undoubted security will be required for the due performance of the Work within the prescribed time; nor do the Commissioners hold themselves bound to accept the lowest offer, unless the Contractor is otherwise eligible.

By order of the Commissioners,
 JAS. DUNSMURE, Secy.
 Office for the Herring Fishery, Edinburgh,
 23d February, 1838.

Aberdeen Journal, 7 November 1838

SANDHAVEN VILLAGE

In the Parish of PITSLIGO, and County of Aberdeen, the property of SIR JOHN STUART FORBES, Baronet, of Pitsligo.

THE Erection of the proposed HARBOUR of SANDHAVEN being now about to be commenced, the Proprietor has resolved to dispose of FEUS in perpetuity, contiguous thereto, according to a Plan drawn out by JOHN HENDERSON, Esq. Architect in Edinburgh; and of Regulations and Conditions to be observed by the Superior and Feuars.

The Plan and Regulations are in the hands of LEWIS CHALMERS, Writer in Fraserburgh, Factor for the Proprietor, who will shew the same to any person, on application, and enter into agreements for Feus.

WILLIAM BLACKIE, in Nethertoun of Pittendrum, will point out the site of the Town, and the situation of the proposed Harbour.

Fraserburgh, 1st Nov. 1838.

Elgin Courant, 30 November 1838 p. 3

PITULLY HARBOUR—There is a small seaport village on this side of the Moray Firth, called Pitully, which is likely to become a maritime town of some note at no distant date. From its peculiar situation it possesses many natural advantages, but until they were examined by that indefatigable and talented engineer, Mr Bremner of Wick, it was never imagined that they could be turned to such good account as they now promise to be. Mr Bremner, we are glad to hear, is going rapidly forward with the new harbour, according to his own plan; and when finished, not only will hundreds of herring-boats find accommodation and shelter within it, but coasters and large craft. The proximity of Pitully to Kinnaird's light (two miles distant E.) is another advantage.

Aberdeen Journal, 29 September 1841

FEUING AT THE NEW VILLAGE OF SANDHAVEN,
IN THE PARISH OF PITSLIGO,
THE PROPERTY OF SIR JOHN STUART FORBES,
BART.

THE HARBOUR of SANDHAVEN, which is now completed, is of easy access for Vessels and Fishing-boats; is safe, commodious, and free of Dues for everything connected with the Fishing; and as the Proprietor has resolved to give off FEUS, and every encouragement to respectable Fish-Curers, and others who may apply therefor, those who wish to settle in said village will do well to make early application, in order to secure convenient situations for carrying on their business.

During the last two seasons a number of boats have been fishing for Herrings at this station, and have exceeded the average number of crans caught by the boats at the neighbouring stations, both seasons.

Application for particulars may be made to the PROPRIETOR, at Fettercairn House, by Montrose, or to LEWIS CHALMERS, his Factor, at Fraserburgh.

Fraserburgh, 17th September, 1841.

Banffshire Journal, 19 October 1886 pp. 5-6

THE NEW HARBOUR OF SANDHAVEN

THE HON. CHARLES TREFUSIS of Pitsligo has completed the important private enterprise of providing his villages of Pitullie and Sandhaven with most spacious harbour accommodation. ... Lying

contiguous to each other, the villages have a population of over five hundred, and the adult fishing community own and work one and twenty of the largest class of fishing boats. ... The proprietor had a scheme planned, and entered upon it with the purpose of gradually carrying it out at his own charge, and drawing as much as possible from local labour and the resources of the property. The undertaking has been carried out so gradually that its progress has almost been lost sight of beyond the immediate locality. In its completed state it constitutes about the largest harbour on the Moray Firth. As a haven for boats and ships, in some respects it possesses characteristic advantages; while in its engineering and structural aspects it presents many unusual features.

We may recall that the late Sir John Stuart Forbes began harbour works at Sandhaven nearly half a century ago. Sir John, in concert with the Board of Fisheries, had a pier constructed at a total cost of £4500. One half of the cost was borne by the Board,¹ the pier being for the use of the fishermen free of dues. The late Mr Joseph Mitchell, C.E. Inverness, who was engineer for the Board of Fisheries, supplied designs for the undertaking, and the work was done by the late Mr Brebner, builder, Wick². The pier was begun in 1837 and finished in 1841; and it is still one of the most excellent structures of the kind on the coast. This pier now forms the west enclosure of the harbour. ... In 1869, however, the South Jetty was erected at a cost of £615. The harbour then consisted of the basin one and a quarter acre in extent, which was a place of safety for boats and ships during the heaviest storms that prevailed on that exposed coast.

The development of the fisheries required greater space for boats, and in 1873 application was made by the proprietor for a provisional order. Power was given to construct works, and to charge dues upon boats and fishing. Under this authority, a beginning was made in 1876, when the South Jetty was practically reconstructed.

In 1881, it was found necessary to return to the Board of Trade for extended powers, and a new Provisional Order was obtained. In that season was begun, the completion of which adds a basin of twelve and three quarter acres to the area of the harbour. ... Its total cost, including the necessary deepening of the basin and other works, was £17,852.

¹ The actual proportions of construction costs were: Board of Fisheries three-quarters and Sir J.S. Forbes one-quarter.

² For notes on his career see *Minutes of Proceedings of the Institution of Civil Engineers* vol. XVI, 1856-57, pp 113-20; his obituary appeared in the *Northern Ensign*, 21 August 1856 and was reprinted as a pamphlet: *Memoir of the late Mr James Bremner, C.E.*, Wick, 1856 [copy in Wick Public Library].

[*sketch of harbour*] ...

From beginning to end, the harbour works have been carried out by manual labour. No contractor was employed. Mr Shives¹ entrusted the whole of the building operations to Mr William Shand, a local builder of great knowledge of the sea coast and of experience in harbour works. On his death, about two years ago, his place was taken by his son, Mr Alexander Shand, builder, Sandhaven, who has brought the work to completion. With the exception of a couple of carpenters, all the labour employed was unskilled. The force varied according to necessity; but at the busiest times between fifty and sixty men were engaged ... [*construction details*]

The excavations taken from the harbour basins were all removed by spade and wheelbarrow, and were applied in the making up of land along the beach westward of the harbour. By these means, a space of thirteen thousand square yards of land has been reclaimed, and is now used for curing stations. At the part of the ground nearest the harbour, a protecting sea-wall of concrete has been formed for a length of about eight hundred feet. The reclaimed land enhances the appearance of the locality, while it extends the area for business premises close to where fish are landed. At the south-east corner of the harbour, a space of nearly an acre (which was used as a yard for mixing concrete while the works were in operation) has been faced with strong concrete wall. A boat slip is formed at it, and the boats find here a convenient resting place while not required for fishing. The boats are hauled up the slip by a traction engine, and are much more safely lodged than when lying exposed on the open beach between the public road and the sea.

Altogether a sum of £22,716 has been spent on the harbour of Sandhaven. The money has been paid directly by the proprietor from his own resources. In every respect the undertaking is satisfactory except the financial; but a work of that magnitude and public utility cannot be expected to prove remunerative all at once. Still considerable progress has already been made. For the year 1865 the revenue from the original harbour was £37 17s. By the year 1873 the revenue had risen to £50. In that year, the extensive works were undertaken, and the revenue went on increasing till last year it amounted to £609. This year of course a check was suffered as at all small ports; but there are boats now engaged at the white fishing; and nine curing stations exist, and there are room for half a dozen others in proximity to the harbour. The office of harbour master is filled by an old and respected ship-master of Banff, Mr Alexander Slaker.

¹ Mr James Sheeves, New Pitsligo, estate factor.

One of the brightest features of Sandhaven is the air of spaciousness that characterises it. The locality is quite open all round on the level of the accesses to the harbour. A very large accession to the valuation has been made by the erection of house property. Pitullie is par excellence the home of the fishing people; but it is now almost one with Sandhaven, which has blossomed into something like a town during the past ten years. Within the half of that time a couple of handsome churches have been built, and only last week there was opened a beautiful new public school ... for two hundred and thirteen scholars. The school buildings cost £1200. An entirely new street was formed quite recently; drainage has been laid, and a water supply introduced by gravitation. In one part of the village a line of seven new houses has been built in the last two or three seasons; and it is believed that further building will soon be undertaken. The proprietor has set apart some twenty acres of ground adjacent to the village for feuing. Sites for houses and gardens are given at the rate of two shillings per pole, and for curing-yards at eighteen pence per pole. Altogether the village has a trading aspect, and many of the houses are characterised by neatness and a display of good taste in their surroundings. It is hoped that the twin villages and their important industry may be speedily further developed by the advantages derived from the enterprise of the proprietor in providing on so extensive a scale the essential requisite of a safe and convenient harbour.

Textile manufacturing

Thomas Anderson to Sir Archibald Grant
NAS. GD345/1015/134x

Monymusk, 22 January 1761

In consequence of conversation with you about my settling upon your estate at Bellintomb to prosecute my business as linen manufacturer and after consideration of it. In hopes of your farther friendship and patronage as I hope I shall and will endeavour to deserve it I am now resolved & hereby engage to settle upon your advancing to me one hundred pounds sterling. In the manner following vizt within two months after this to advance fifty pound sterling. And as I am to employ part of the said £100 for building a house something of the nature of a small ministers manse which is to be your property upon your discounting out of the said £100 sterling the value thereof. In case we do not afterwards agree about a feu of the land where it is built. It being to be built on the ground marked out there for a town, when the walls of the said house are levelled you are to advance twenty five pound sterl more part of the said £100 and when the house is finished the remaining twenty five pound sterl—which hundred pound with legal interest from the respective dates of the advancement. I hereby oblige myself and successors to repay to you or heirs or assignees and also to execute if necessary and required any proper articles or obligation for making effectuall what is above.

*Petition for Thomas Anderson at Bellintomb 1763*¹
NAS. GD345/1014/26

Unto the Right and Honble the Commissioners for managing the annexed forfeited estates in Scotland the petition of Thomas Anderson manufacturer at Bellintomb in the Highlands of the shire of Murray Humbly sheweth

¹ The petition was read by the Commissioners of the Annexed Estates on 12 March 1764, see NAS. E728/17/2.

That your petitioner did in the month of Feby 1761 feu from Sir Archd Grant of Monymusk as much ground as was sufficient to build two different tenements of houses in order to carry on a lint and linen manufactory.

Immediately upon the feus being executed your petitioner sett about building his houses, and has now completed the same at no less an expence than £160 Stg –

Bellintomb before your petitioner went there was nothing else than a barren muir, no house nor person near it, but since building the houses above mentioned 2 weavers, 2 taylers, 1 shoemaker, 3 masons, 2 wrights a mercht have also built houses & settled there besides 7 weavers, a heckler in the service of your petitioner.

Since Nov. 1762 your petitioner has imported from Holland no less a quantity than 9900 l of flax all which he has heckled at Bellintomb, caused spin the same in the country, and converted a great part of it into linen cloth: as a proof of the above fact your petitioner refers the Honble Board to the Stamp Master's Books at Fochabers, wherein it will appear that during the period mentioned in the preceeding paragraph, he had no less than 4000 spyndles of yarn spin for him.

Your petitioner must acknowledge that if Sir Archd. Grant had not advanced him £150 Stg and also become bound for him in a cash accompt with Mr Samuel Foggo banker in Edinburgh for £100 more he could not have carried on trade to the extent he has hitherto done.

As there is no person who carrys on any manufactory nearer to your petitioner than 10 miles down the country; and up the country, the nearest to him is 30 miles, all the large country of Strathspey is without any other person in that way than your petitioner.

That your petitioner lately applied to the Honble the Trustees for improving Fisherys and Manufactures in Scotland, and they by an order of the 25th Novr. were pleased to order £20 Stg to be applied for heckles, reels, wheels and reels.

That by the great increase of spinners your petitioner is under the necessity of employing more hecklers, and as trade in that country is only in its infancy, and your petitioner by his small stock disabled to give encouragement to a heckler properly qualified in that business is under the necessity to apply to this Honble Board for an allowance in order to enable him to employ a proper heckler and an apprentice.

Thomas Anderson to Sir Archibald Grant
NAS. GD345/1015/130

Ballintomb, 11 October 1762

These do testifie that trade has increased upon me here far beyond expectation. I can presently show your Honr vouchers for my laying out £950 Sterling & upwards in the lint & yarn trade, besides a good dale more in other small commoditys. And the most part of it within this twelve moneths by past.

Which trade I have not carried one to the proper advantage I might have don, intaiely owing to my not having credite upon a bank house in Edr. which prevented me from disposing of my yarn at the proper mercats.

And obliged me to dispose of it to the merchants in Huntly, Cullen & Portsoy who hade there proffits upon it after me—And upon what quantity I have sold to them by there having but one penny pr spyndle of proffit upon the whole surmounts £50 Sterling; I beg your Honr will therfor be pleased to taik the same to conceediration, and grant me a letter of credite upon any bank house your Honr pleases to the amount of £200 Sterl which will be far better for me to pay interest for same there then to have that sune from your Honr interest free on accot of the proffits arrising in the course of trade.

And your Honr shall gett my father & me conjunctly bound for same, which if your Honr will be so good as agree too; can promise myselfe to prosper & do good in this place; otherways must really put a stope to my presant run of business and conform my trade to my situation & abillity which will be very hurtfull to this place—Your Honr woud not be endaingered to lose one penny by complying with the above—as you coud cause your factor examin into the state of my trade yearly at Martinmass & bring an abstract of it to your Honr by which you woud see whither I were carrying it one too advantage or not.—And continon or withdraw the credite accordingly.

And after conceidering the above if your Honr thinks proper to grant me my request woud need to do it directly. As in that case I behooff to go myselfe in purpose to gett acquainted & to settle with proper corrispondants, and this is the onely season of the year that I can gett off—as all the countrys arround are presently imploied in the harvest—and if it were once over it is not in my power to be from home two days upon end without being a looser having such a conceiderable run of trade.

*Thomas Anderson to Robert Young*¹
NAS. GD345/1014/32

Ballintomb, 26 October 1763

¹ Factor at Monymusk

Inclosed you have a state of what yarn I have spun bought & sold since this time twelve month. The proffit one wh is but small upon such a quantity but as I informed Sir Archibald & you both that those who bought it from me hade realy a good dale more proffit upon it than what I have, which is realy discouraging to have all the trouble in making of it & then to give others such conceiderable proffits, by my not having abillity to go to the proper mercats with it myselfe. However I hope by this time Sir Archibald is come to a resolution concerning recomending me to some bank house—I finde it is no less than one halfe pct they commonly take for negotiating however the additional proffits occationed thereby can admitt of it—now the harvest in this country is almost over & the spinning reviving again, therefore I must now soon settle with some corrispondant concerning what yarn I make this season & you may see how great a loss it will be for me to dispose of it in the same way as I have done this bygone season—therefore shall be glad to know by this bearer if Sir Archibald is to be so good as favour me with a credite upon any of the bankers. If he is shall come to Monymusk some time next week myselfe to receive it on my way to Edr & also if Sir Archibald thought proper I would when there put in a Petition before the Trustees were it but for an allowance for looms reels heckles ec wh if granted wou'd do good at present till once it were convenient for them to bestow further encouragement upon this place.

Copy of the proposalls sent by Mr Young nd [c. 1763]

NAS. GD345/1015/150x

That Sir Archibald Grant give a credite to Mr William Sandeman in Perth on some banking house to advance money to Thomas Anderson pr Mr Sandemans draft upon receiving cloath properly manufactured to be bleached at his bleachfield & then sent to markat under the management of one approven of by Sir Archibald Grant—And when sold the money to be returned where taken out—and the proffits arrising from same to be applied in paying up Sir Archibald Grant what money he is to advance to said Thos. Anderson who is to draw only prime cost for the cloath brown as also what money or allowance can be made out from either of the Boards of Trustees by Sir Archibald Grants interest for sd Thos Anderson the whole of same to be applied in payments to Sir Archibald—Reasons for the above proposals—In the first place its evident that the proffits woud turn out to good accott. In the next place a trade supported in this town without so immediately depending on others as we presently do woud be a strong inducement to others to settle here besides giving a much more favourable aspect of this town in general. Another reason is its entitling

Thos. Anderson more too encouragements from the Trustees. As they demand an yearly abstract of the worke don by him & when represented that he is wholly employed by Messrs Brown & Thurburn it may be easily conceived that the Trustees will judge Messrs Brown & Thurburn the objects most deserving of their encouragement.

The following is a moderate computation of worke don by ten looms & the proffits arising from same vizt.

Ten looms can work in one year	}	
6000 yards 1600 lawn value brown	}	@ 2/2d pr yd £650
Bleaching ditto		100
		£750 ..

And as I am informed sells much about three shillings pr yd wh
ammounts to— £900

750
Proffits arising £150

Tho Mr Sandeman be mentioned in the within any other good man who is a competent judge of making of cloath woud answer the same end. Only these goods are don up to best Accott at Mr Sandemans field.

William Sandeman to Sir Archibald Grant
NAS. GD345/1025/bundle 1

Perth, 2 December 1763

Tho' I have not the pleasure of personal acquaintance yet as a friend to your country and the linnen manufacture I use the freedom to adress you at present. Mr Thos. Anderson is just now wt me who has given me a piece of history relating to a new town you are forming upon your estate Ballentomp which I have been very agreeably intertain'd with it being altogether new to me this new settlement, and Mr Anderson tells me he was the first settler there about three years ago and that there are twelve familys already set down. I hope the town will increase & flourish under your favourable patronage, for by your easy terms in feuing for house & garden & renting yr grounds ajacent you are determined that it shall thrive—And your friendly aid in supporting wt credit such as settle there so as enable them to carry on business & employ every hand about them I take to be a very wise maxim, & will tend as much as anything for the peopling of the town & country. There is no improvement equall to making people grow and this will always take place where proper encouragement is given & employment for them.

I hope you have been lucky in falling in wt Mr Anderson for a beginning to this village; tho I was not acquainted wt him before I am

ready to be prejudiced in his favours as a very good man for carrying on the manufacture both in the spinning & weaving, much depends upon a man of sobriety prudence & understanding in the manufacture wt some spirit to execute. And if Mr Anderson turns out agreeable, there should be no bounds sett in seeing to his support in credit, for ye more he does ye better for yr country, if at same time he keeps his affairs in such regular order in ye book-keeping way as that they can be inspected at any time by his friends supporters or whom they may appoint, and this he informs me he does.

I have ye outmost inclination to lend a helping hand to your patriot scheme and therefore propose directly to enter upon correspondence wt Mr Anderson both in ye yarn & linnen trade, ye yarn he will not be in much difficulty with, but that he be enabled to employ properly his own looms & every weaver about him is ye great thing to be minded and this cannot be done without command of money & that pretty largely, the extensive business I already carry on in the linnen trade, spinning weaving & bleaching cannot be done without large capital & extensive credit which I oftimes have at its outmost streach employ'd, on account of ye great outly upon the linnens & long credit after sales wh is 10 to 12 mths at London market. This is my chieffe hindrance to entering upon a new scheme of extending any way further, and besides the scarcity of money is like to be as great as at any time during ye late war, consequently it is not to be thought of at present yr extending of credite either wt ye banks or private bankers in Edinr.

Another difficulty I have to think of is, the great distance there is for carriage of cloth or yarn, both these things will need to be duely consider'd of, tho' I am not for defering till every difficulty is removed out of yr way, but to make beginning & as we go one in correspondence think of contrivance for making as easie as possible in seeming difficulties, wherein I hope your assistance & good offices will not be awaiting.

It will be easie matter for me to plan out how Mr Anderson may proceed in spinning & weaving employing all hands about him, and that upon such footing as he must be absolutly safe himself in the trade & have suitable encouragement for his trouble as well as be enabled to make every body live about him by paying them suitable to their labour and I my self could be undertaker in this if my finances for cash would permitt.

There are so few that lays themselves out I mean gentlemen of ye country to give themselves much trouble about ye spreading of ye manufacture & properly encouraging it, that where one like your self appears realy interested in the matter it were great pity but that it should turn out to answer your expectation, I frankly offer my services.

William Sandeman to Sir Archibald Grant

NAS. GD345/1025/bundle 1

Perth, 31 August 1764

I have your esteemed favours of the 23rd & would have wrote in course but have been from home of late. I am greatly intertain'd wt the acc[oun]ts of the thriving of your new town of Ballintomb & what you are doing for this purpose but I'm astonish'd to see you bestowing so much attention to this & other improvements elsewhere as if you was only in ye prime of life. My being from home for some weeks occasions ye more ado for me at present wh prevents me writing you at such length as I would incline upon subjects very suitable to my task so I must confine myself to ye needfull. I have an inclination to serve Ths. Anderson looking on him as an industrious well inclin'd man & of much more use in your new town than any business he carrys on by his acting in a fatherly capacity to yr new settlers & such a man you cannot encourage too much. I see him at same time ready to push thro' directives as much as possible & therefore by all means his head should be held above water, if money was to be had as usual I would be ready to take his manufacture & supply him in money w[ith]out putting you to ye least trouble but ye case with me is I have so many dependents in ye manufacturing way both [] myself & elsewhere that none when ye scarcity of money continues so long I am put to ye greatest thrait for ye needful supplys and does not grudge to rub thro' in ye pinched way if I can at all support under it rather than set adrift many industrious poor but when I am I may say at more than outmost streach it would be very imprudent in me to dip further unless money was laid to my hand for you must know that in my linen trade wh. is all ready money going out I am in ye whole 12 mo[n]ths outly before I can bring ye cloth white to market this requires a large capital. I am only just now beginning to get my linens from the bleaching w[hic]h began to be made this time last year.

The £200—you propose would go but short way to encourage Anderson to proceed in his manufacture and in present situation of scarcity of money I would be loth to incumber myself further for in my beginning I could not easily stop when his necessity required therefore would incline to proceed upon some plan such as this that you sent me your bills on Edr. or else your own accept[an]ce pay[ab]le there suppose at 3 mo[n]ths & to begin wt the £200—you propose to pay at Martymass wh I could disch & when you sent me this bill pay[ab]le in 3 mo[n]ths in Edr. I should send you my accept[an]ce pay[ab]le in Edr. in 12 mo[n]ths dated including 9 mo[n]ths interest w[hic]h would keep our acctts quite distinct & clear and after this

£200:—was laid out upon linens from Anderson then you behoved to lend me another £200:—accept. pay[abl]e in Edr. for w[hic]h I would send my accept[an]ce as before, and I believe that to yr amount of £600:—transacting in this way might do much for keeping Anderson going.

I believe that ye supply of people to your new town must arise chiefly from yr neighbourhood I do not think I could prevail upon any from this country to go as far north.

Sir Archibald Grant to William Sandeman

NAS. GD345/1025/bundle1

Monymusk, 17th September 1764

I have yours of the 31st ulto which I would have answered in course but was some days from home—I have great regard of your opinion both of Anderson & the proper means of promoting my new collony at Archiestown, and will conform to it as far as I can in prudence, according to my circumstances, & the many other persons and articles I have to support for the like purposes of promoting industry & improvement; therefore inclosed is my acceptance of your propose pay[ab]le in three months in Edinr for which you will send me yarns for the like term with nine months interest pay[ab]le in twelve months at the same place, when we can renew it if proper in like manner; and if the like transaction for one or two more such shall be found necessary for that purpose and expedient for me, by my getting moneys from Jamaica for I cannot think of borrowing upon any such account, I shall not decline the measure; but in my settlement with Anderson which either I have not properly explained to you, or you have not apprehended it rightly he thought & explained to me that the two hundred pounds would in the manner proposed in my last enable both you and him to employ eight looms constantly. In negotiations betwixt you & the employ & custom of the country would employ severalls more, and severalls of the weavers there find other employment for themselves some without any & others with very small aid from me. Tho this method may not make so quick a progress for the encrease of the place as such things often succeed best when they proceed gradually, and people not in so great hurry in business [] in the end be more for the advantage of all. I heartily wish you success in all your laudable & useful labours & that you may long enjoy perfect health for the benefite of your family & country—I did not mean that you should [] people to relinquish your place or any other to settle here or at Archiestown, but as you have an enlarged mind & suitable [] for the generall improvement of the country & have frequent opportunitys by your generall correspondence to know of peoples

movements which they will often doe from various motives; I meant only that upon such occasions you & your agents should suggest to them the advantages & encouragements of this place & Archiestown at both which bonnet makers & lace dabblers in wood amongst other trades might succeed.

William Sandeman to Sir Archibald Grant

NAS. GD345 [manuscript read at Monymusk House]

Perth, 14 September 1764

I have this post writt to Thos Anderson advising him as to yr proper make of his cloth & that he forward same to Aberdeen for me and upon receiving his invoice I send him a bill on Edinr at short date for the amount. I see fully your forwardness to encourage you new settlements & it will be singular pleasure to me to contribute my mite for their success. I in mean time begin correspondence wt To Anderson ...

Your observation is quite pertinent that the new settlers should go on rather slow & sure wh consequently will be ye more permanent; and that encouragements be properly listed. My good offices for your other new toun of Archiestoun shall not be wanting when it shall ly in my way.

William Sandeman to Sir Archibald Grant

NAS. GD345/1015/142

Perth, 12 April 1765

[*delay in writing*] Another thing very material has discouraged me much of late anent scheming about y linen manufacture and that is y slow sales & low price of linens when y yarn continues high in y price. There is hardly any such thing as selling to profit the best made linens. And T. Andersons has never been of y best his yarn needs amends & likeways his weavers tho' much depends upon good yarn for making good cloth yet I am continuing to take what he makes & giving him all y instructions I can. I am very sensible that at y beginning of a settlement it must take sometime to bring to perfection especially y manufacture of linen & in present situation of y trade it is far better that he moves slowly till he brings his goods to perfection & markets grow better. So in this view of matters I have no great spirit to encourage others in that way along wt. him, I believe these set up by Ld. Findlater in the manufacturing way have their own difficulties at present so that I am altogether in y cautious way just now & restricting as much as I can instead of extending. As to a bleachfield I would be

agst. such a thing I mean a publick one at Ballintomb till y manufacture was come much greater length & y settlement a good deal older. [*proposed bleachfield at Monymusk*] Your note of tradesmen wanted to your new towns is very proper & y manner or terms of their settlement very encouraging but I could not get any from this at such distance to go so far any I mean who have some little stock of their own for it is such only that should be encouraged wt. you. It astonishes me to see your spirit about these new settlements and it is great pity but you succeeded to your wish. If I was near you it would be singular pleasure to me to be assisting in your schemes as there can be no amusement equal to peopling a country & finding employment for them.

Minutes of the Board of Trustees for Fisheries, Manufactures and Improvements in Scotland, 27 June 1765

NAS. NG1/1/18 p. 103

An application for Thomas Anderson manufacturer in Balintomb in Strathspey was read and it was resolved to allow him £10 for each of three years by way of premium for perfecting two journeymen weavers yearly, that two of his lads be presented to Messrs Biggar to be taught their method of lawn weaving and the Secretary was directed to procure particular accompts of the business and inhabitants of that part of the country.

William Sandeman to Thomas Anderson

NAS. GD345/1014/30

Perth, 26 May 1766

We have yours of 22d to our W S wt invoice of brown linen amounting to £43. 15. 0½ wh we find you have forwarded to Aberdeen to be sent us from thence, which we are sorrey for, for our W S wrote you in his last to look out for some other market as we could not go on longer to take your cloth. It is most disagreeable trade as ever we saw you are loser by the disctts taken off you by last state & we are losers after all so must stop & besides scarcity of money is very great wt us by reason of great quantities of linen lying here & at London unsold wh distresses us greatly so that it is real necessity that obliges us to stop wt you tho' y cloth was never so good. Our W S had £200 from Sir Archd Grant, but same is call'd for, £100—is paid just now & y other must be paid at Martymass as your cloth comes forward we know no better for you than that we order it to be bleach'd for your accot. And then it might be sent to y Linen Hall at Edr. But youll have to apologize Mr Hogg & Son Edr & acquaint that you are

disappointed of sales of your linen wt us & that you could do no better than put it to the bleach.g & that they have patience we could acquaint them of their security when y linens come to hand for a certain extent. We are truly sorry for your situation but you must acquaint Sir Archibald whose business it is to support you in present distressfull situation of y trade or else let you fall wh if you should behov'd to be a severe stoke upon his new toun.

PS we can take off a piece or two to better your actt wt us.

Thomas Anderson to Sir Archibald Grant

NAS. GD345/1014/31x

Archiestown, 10 June 1766

Inclosed you have a letter last post brought me from Mr Sandeman & Co the contents of which is very disagreeable in my present situation. I am afraid it will be a finishing stroak for me for the following reasons as in the first place I am disappointed of ready money for my cloth. And next from any assistance from Mr Sandeman in paying of my flax who you know advanced me sixty pound sterling about twelve month ago for that purpose which I soon repay'd him, with cloth. And also my being disappointed in cash to put into Mr Hogg & Sons hands. Most certainly put me out of any assistance from them and also putt a stope to my having any further corrispondence with them and tho I have drest lint just now on hand near the ammount I am due it will take six months or more to make into yarn.

And another difficulty arrising from Mr Sandimans giving up with me before another merkat was found is how shall I employ my looms there is no such thing as getting customary worke this season it is the months of March & Appril such is to be gott—And shoud I continou working my own yarn in to cloth. Occations a much longer outly as in that event there woud be no such thing as making money of it untill the end of next year after the bleaching—so how to behave in my present situation I know not but shall be determined by your honour any way you judge proper; but the onely effectuall method for supporting me & others in this toun woud be the forming such a company as you proposed & settling a cappital that woud afford me ready money for my cloth & also for all the flax I have just now on hand & then for me to come one trade here to any extent you & others concerned pleased for a proportion of proffitts arrising or a certain allowance in proportion to the trade carried on—for its allmost impossible for me to struggle with it loonger in the way I have don with such difficultys arriseing.

I have sent by this bearer Hugh Ross to Aberdeen about seventeen pound sterl worth of the loong lawns to be forwarded from that for

Messrs Biggars in Edinr for a tryall but how they may answer cannot as yett say hoping your honour will taik the above to conceederation.

Walter Biggar to Sir Archibald Grant
NAS. GD345/1015/128

Sheens,¹ 8 April 1766

I received your favours, & I am greatly to blame in not writing you sooner, but what you desire of me, seems a matter of such consequence that I am realy at a loss how to adress you—

The manufacture of long lawn is without doubt that is most adapted to that part of the country, but the most proper manner of carring on is the question.

I never or seldom have seen large Cos succeed, nor a trade continue long, that began too rapidly, a few usefull partners is sufficient, & a manufacture like many other things, fixes upon the surest & most solid foundation when its progress & extention is gradual—

Suppose this Co of yours was to consist of four members, & to begin at the ground work, by having a proper flax dresser at Aberdeen, to import the flax, to prepare it for the spinner, & send it to the country, as Mr Anderson had occasion for it, and tho I imagine is very capable to conduct the manufacturing part, the third person, to be a mercht in Aberdeen to take charge of bleaching the goods, & to manage & conduct the sales, & keep the Cos. Accts, which must be regularly balanced at least once a year, these three partners, each acting properly in their several departments, with your advice & the necessary assistance of money, to quicken the progress of the whole, I cannot think, could fail of succeeding.

[endorsed] Mr Anderson of Archiestouns State of that infant manufactory recd—10th Novr 1766

NAS. GD345/1015/107

Accot. Of trade carried on in the manufacturing way by Thomas Anderson in Archiestown of Ballentomb from the 1st of September 1765 to Septemr. 1766.

1765 Sepr. 1 st	To rough flax on hand 10 matts containing 1000wtt—value	£38 . 5
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¹ probably Sciennes about 2.5 km south of the Old Town of Edinburgh.

	To manufacturing ditto	4 . 5 . . .
	To drest lint on hand 500wtt	31 . 7 . . .
Novr. 27 th	To 50 matts rough flax imported from Rotterdam	168 . 15 . . .
	To freight, carriage and manufacturing ditto	22 . 10 . . .
1766 June 3d	To 10 matts rough flax imported from Rotterdam	36 . 13 . 1
	To freight carriage and manufacturing do	4 . 10 . . .
	To 3750 spyndle of yarn spun from the above, value of spinning the same	267
	To 700 spyndle of yarn bought	75 . 17 . . .
	To 100 pieces linen containing 2937 yds, expences of manufacturing ditto	<u>146 . 17 . . .</u> 795 . 19 . 1

Brown linen and yarn sold to sundries for ready money

To Mr James Anderson merchant in Elgin 300 spyndle, value	£34 . 15 . . .
To Mr William Fife manufacturer in Fochabers 750 ditto	84 . 7 . . .
To Mr Robert Anderson mercht. In Fochabers 800 ditto	90
To Mr Mungo Rannie manufactr Cullen 500 ditto	56 . 5 . . .
To Mr Hugh McVeagh manufactr Huntlie 350 ditto	<u>39 6</u>
2700 spyndle	£304 . 7 . 6
To Mr William Sandiman manufacturer in Perth 96 pcs contg 2546 yards	239 . 12 . 7
To Messrs John & Walter Biggars manufacturers in Skeens 6 pcs contg 181 yds	16 . 6 . 1 ½
To Mr Peter Grant mercht in Aberdeen 8 pcs contg 210 yds	<u>25 . 14 . 6</u>
110 pcs contg 2937 yds—value	£586 8 ½

Besides the above there was a good quantity of customary cloth wrought by Thomas Anderson and the other weavers in said toun part of which went to merkat—And also a good many pieces of long lawns wrought for Messrs Brown & Thurburn manufacturers in Keith, the particulars of which cannot be exactly given at present.

[signed] Thomas Anderson

[on reverse page in Thomas Anderson's handwriting]

The Right Honble. The Trustees for Fisheries & Manufactures granted an allowance to said Thomas Anderson in June 1765 of ten pound sterling yearly for three years for instructing two weavers yearly—But he never gott any allowance from their lordps to assist him in purchasing of looms. He has at present six looms going. But he has accommodation for six looms more and could have hands & constant employment for the twelve looms were he able to purchase them with the other necessary uttencills. He likewise stands in need of a boiler for his yarn.

Walter Biggar to Sir Archibald Grant

NAS. GD345/1015/136

Edinburgh, 19 December 1767

When I had the honour of waiting upon you in this place you was so obliging as take a memorandum to write Mr Anderson at Archiestown about some money he owes us, but since that time have heard nothing of them—

I was extremely happy in having the opportunity of introducing that manufacture into a place you had so much interest in, and Mr A knows was at uncommon pains, in teaching his foreman, and a boy who had so little experience as spoilt us, some quantity of goods, and this had at Mr A desire advanced money to they clothes & which he has never thought proper to repay, a piece of conduct I know well you will not approve off, that should not have given you any trouble about so trifling an affair—had I known how to direct to Mr A by the common post, so hopes you will excuse the freedom—

Thomas Anderson to Sir Archibald Grant

NAS. GD345/1015/127

Archiestown, 26 January 1768

I am surprised how Messrs John & Walter Biggars shoud write informing you of my being indebted to them without first acquainting me for what & the sume they claime. I own some time after I sent my two weavers to them I wrote to advance some money to one of my lads in case he hade occation for any supply of cloaths while with them. And for answer they wrote me that he gain'd from them what was sufficient for supplying himself.

Likewise after my foreman Charles Jameson returned home Mr Walter persuaded the other lad to enter into and indenture with them for three years by assuring him that I acquiesced to it tho at same time they never acquainted me of it untill once they had him bound. And

by said indenture in conceederation of the apprentice fee they received from the Trustees for him they were bound to support him in bead board cloathing & every thing needful during his apprenticeship. A cobby of which indenture I send in the hands of Mr John Sanders manufacturer in the Plesants who was cautioner for my lad so I therefore do not see how they can have any just claime against me on his accott and besides when I was last in Ednr I received a ballence from Messrs Biggars that they were due me on what cloath I hade sent them which was about eighteen months after my apprentice hade entered with them and they made no mention then of their being any in advance to him neither have they don so since tho they have wrote me once & again about making cloath for them. But they gaive me no encouragement to continued without necessity hade done it for employments sake as what cloath I sent I onely stated prime cost for same & referred my proffit to themselves but they did not allow me one halfpenny. I have payment from Messrs Brown & Thurburn for my workmanship. And I hade no more from them for the advance of money in preparing yarn & making the cloath & laying out of same untill the cloath went to there hand which makes a conceederable odds. I acknowledge my being employed by Messrs Brown & Thurburn in the above way is very good tho its uncertain how loong that may continou. And at same time my income is so little after paying my workmen & supporting them in working uttencills & other necessarys that I finde it wou'd neaver be in my power to repay what money I have laid out of yours in building here by said employment. For I am sencible Messrs Brown & Thurburn will clear yearly upwards of fifty pound sterling of profitt upon what cloath I work for them. And untill once I am able to carrie on some small trade myselfe & go to the proper merkat with my cloath I neaver can expect to make money.

I know before I settled here that what money I cou'd borrow from you & what little I hade of my own having no accommedation here but what I hade to make out & that at no small trouble & expence conceederig the situation of this place at that time that I nor any other one of my ability could not have expiacted to make much progress without more assistance from the Trustees. As I was in the knowlidge of Mr Rannie in Cullen having received uperwards of one thousand pounds sterling of the Trustees money and Mr Duncan Grant in Forres I am credibly informed has received uperwards of twelve hundered pounds from them and I have don greatly more in the weaving then ever Mr Grant has don since his entry to bussyness. Had I but received a third of either of these sumes I think wou'd have made out. But I now dispair of any such like. And I am greatly weared of being in burden. As I wou'd have lived much more comfortable

working journeyman to any other than ever I have don since I came here. And without some methiod is brought about that I can clear with you once a year & with every one else I much rather give up with every sixpence worth I can pretend too, to clear up all than continou any longer under burden without having the least prospect how to do it otherways.

For tho you are so good as lay out of what money you have advanced and not only that but has hitherto supported me when any immediat demands came upon me that I could not answer myself. Yett that does not lessen my concern for such a burden hanging over my head. And the onely way that I now see is in my power of repaying you fully is by delivering you value in houses & improvements here where I think I have value to clear all I am indebted & shou'd have something more. Tho at same time were I to continou but a year or two in the same way I am afraid I woud not be able to deliver value as the interest of what money you have advanced me shoud now be pay'd yearly all which I see is a burden unsupportable for my present income.

And as I really woud wish to live here during my life cannot propose doeing it on any other terms than you settling me here by a charter on what tennements I poces & binding my selfe & posterity to pay to your hon & successors a certain sume yearly such as I thinke would be able to make out. And you to have no other claime against me or heirs while said sume were regularly pay'd do leave the sume to be determined by you tho at same time to expeact you will make it such as I will not finde reason to refuse. For even tho you should sinke some money with me do hope it wou'd soon be repay'd by the flourishing of this toun. The success of which tho I say it greatly depends on my weel doing. As there is not one family as yett in it but what reaps a dailly advantage by me in some shape or other.

Thomas Anderson to Sir Archibald Grant
NAS. GD345/1015/160

Edinburgh, 8 April 1769

Mr Young your factor and Mr Thomson in Keith was at my house the end of last month. And wanted a disposition from me to houses furnitor working uttencills ec. which I agreed to at appritiation for your honrs behoof & my other creditors. As I ought & think as I have full value to all my credite. But that they did not approve off—therefore I hope your honr will not dissaprove of my conduct in that respect as building or improvements in Archiestoun woud not soot my other creditors. As it cannot be expiacted that building will sell to any accott in such a new established toun without trade were in a more flourishing way than what it has been there as yett—Tho at the same

time I do not in the least doubt but you may gett what houses I pcess there employed to good accott as they are commodious for any one in the weaving way. And I am heartily sorry I have not ability to pcess & employ them myself after so much indulgence as I have had from your Honr but my ability was not kept hide from you from the beginning. Therefore I hope you will blame me the less but were there any plan fallen upon that I am capable to exicute to your satisfaction in that toun woud most willingly prosecute same.

I came up through Strathspey & the Highlands where I got the promise of some customary work but it will only be a very short supply. And in pursute of some further prospect I came forward to Perth & this toun. But have as yett mett with no offers. Therefore I must submitt to deliver up every sixpence worth I have any tittle or claime too at appretiation to your Honr for your own behoof & my other creditors until the whole be satisfied. And if you accept of same the better how soon as I will be obliged to dismiss my hands how soon I fall out of employment for them which one article will be upwards of sixty pound sterling acct of my way—however I heartily wish the toun success and if I can see any way for my continouance in it with any prospect of success will most heartily do it.—But tho Mr Young Mr Thomson & me kept your honbl proposal as securat as possible we coud. Yet it now woud not be in my power to be eight days at home without declairing myselfe—And therefore before I lave this toun now woud like to have your Honrs oppinion & direction how to behave which I allways shall fulfill to the outmost of my power—If your Honr are pleased to write me if it comes either to Mr Colquhoon or Mr Isaac Grants hand here I will soon have it.

Thomas Anderson to Sir Archibald Grant

NAS. GD345/1015/159

Archiestown, 28 April 1769

I waited in Perth all day Saturday last untill Mr Sandeman returned from you. And I was very happy to be informed of your agreement with him—which if rightly mannaged by undertaikers here will effectually establish this toun, and may recover in some time all the money you are in advance to tennementors here—which apparently was in some measure sunke had not such a plan been established. I coud make at no encouragement in Edinr any thing desirable or worth mentioning—therefore thought it was best for me to hold the nearest road home upon being informed of the above—Mr Sandeman orderred me send him a genuen state of my debts & subjects so that he might not be endangered in confiding in me as principall undertaker for him here—which is what I cannot easily do. As the most of my

subject is in houses & improvements here that upon examination will be found to amount to more money than I or any one would conceive—Therefore I see that a settlement betwixt your Honr & me is absolutely necessary before that Mr Sandeman can be asked or expected to take any concern with me which I beg you will be pleased to think off—I am willing you have the houses & improvements presently at appropriation for your payment—and that immediately thereafter upon being employed by Mr Sandeman that I pay you yearly rent for same—Or rather if it were agreeable to you to allow me until the term of Martinmas seventeen hundred & seventy to clear up my other debts—And then to pay you yearly the sum of twenty pound sterling until the whole money be payed up you are in advance to me. And you still to have security upon the whole I possess here until the last twenty pound of said money to be pay'd up—And likewise I would further engage that any sum that can be made out from the Trustees of a yearly sellory to me after the foresaid term shall also be applied in payments to you for clearing it off the sooner I again beg you will think of this and do in it as to you seems most proper.

But in the meantime its necessary how soon you can extend your agreement with Mr Sandeman—as an immediate supply of work is needfull here—

Memorandum, Brown and Thurburn manufacturers, Keith nd [June 1769]
 NAS. GD345/1015/146

Brown & Thurburn having seen Mr Youngs letter to Mr Thomson in regard to their carrying on a branch of the linen manufacture in the town of Archiestown beg leave in answer thereto to observe

That the tradesmen already there are as yet inexperienced in any proper branches of the manufacture and that all others who may afterward on the faith of the employment to be given them in that place be induc'd to settle there may be supposed to be in the same situation in point of knowledge and therefore no branch of manufacture could be carried on there to the satisfaction of the employer or in any respect to answer Sir Archd. Grant's views in encouraging and extending the place without a very considerable attention given thereto by the person who shall undertake it, and for which purpose not only a principal sevt. or foreman must almost constantly reside there in order to take the charge of instructing the workmen both in accuracy and diligence but even the principal undertaker himself must lay his account with being very often there and unless the thing is considered in this point of view they are of opinion that every attempt to extend or even keep up the manufacture already there will prove fruitless and consequently disagreeable to them

to be concern'd in—That they have no objection to the number of hands to be employ'd in proportion to the sum to be advanc'd by Sir Archd Grant but it must be considered that the interest of £400 will sure defray the expences necessary to be incurr'd by the undertaker as already mention'd and therefore unless Sir Archd is dispos'd to extend his plan to at least £1000 and thereby make the undertaking deserving of their particular and diligent attention they would not choose to engage in it. They at same time understand that whatever money Sir Archd. agrees to advance is to be given directly in prospect of such plan as shall be agreed on towards the accomplishment of which Brown & Thurburn will exert their utmost endeavours and such advance they make no doubt will appear to Sir Arch. Grant reasonable when it is considered that a stock of yarn in proportion to the extent of the undertaking must be immediately provided.

It is only necessary further to add that if notwithstanding after all the endeavours that can be used for that purpose it shall be found that the full number of 40 hands cannot be induc'd to settle there they shall in that case consider it be reasonable for Sir Arch. Grant to be repaid or demand interest for such proportion of his advance as shall [] the number of hands employ'd tho in the meantime it is necessary to provide for the object in view.

William Sandeman to Sir Archibald Grant

NAS. GD345 [manuscript read at Monymusk House]

Perth, 23 November 1771

[*flax cultivation*]

I am very glad to hear that poor Anderson has got a place tho he & family travels far for it even to Jamaica. After all that happen'd to him I could never give up yr good opinion I had inbib'd of him from what I saw & learned about him when at your infant toun. He had to struggle in a trade that has been fatal to many others and who can be altogether without blame placed in such peculiar circumstances as he was. I had access to see him last winter dispirited to y last degree wt the situation he was in and pityed him much.

I have no doubt but that your loss by him & others will be great discouragement to you in your efforts for yr success of your 'toun. It is indeed a great pity that you should be disappointed after all y pains you have taken, but till some manufacture take place & thrive in it you will have no pleasure in this toun for without this, money will never be brought to it; And seeing y linen trade has failed & continues on such bad footing I am really at a loss what to advise you to introduce. In mean time till some branch of manufacture is fallen upon my plan is this for keeping up your toun & preserving it from falling all together.

If I mistake not you have a large track of uncultivated land in that part of y country of a deep moorish soil very capable of improvement and no doubt your original plan was that if you got a toun to thrive and money brought to it by a profitable trade then y inhabitants would be able to improve y lands. Seeing that has failed hitherto, I am for you entering upon a scheme of improvement under proper management so as may employ every person that wants work in your toun.

William Sandeman to Sir Archibald Grant

NAS. GD345 [manuscript read at Monymusk House]

Perth, 5 March 1773

[sales of linen cloth]

Your disappointment in Anderson & of y thriving of your new toun I attribute wholly to y discouragement has increased so much that together wt yr hurt done to publick credit through y many failures, great numbers of yr labouring poor are set idle and y cry of distress on this acct. is heard in all places where y linen trade has taken any footing.

William Sandeman to Sir Archibald Grant

NAS. GD345 [manuscript read at Monymusk House]

Perth 29 March 1773

I am sorry to hear of poor Andersons death I pityed him much for y distress he came through at Archiestoun and now he is at rest from all these labours, you was sufferer but he was no profiter. The linen manufacture is y only thing for your young toun wh. must have parliamentary aid before it thrive anywhere, you will hear that y consideration thereof is now before the House of Commons. As to other branches of business wh. you mention it is not easie to get any of character who thrive in y places where they are to remove to a distant part and such as have not character are not fit for your purpose.

Alexander Shaw to Sir James Grant of Grant

NAS. GD248/52/2

Inverness, 2 February 1776

Mr Cornish who waited of you at Castle Grant, is going on pretty briskly in the woolen manufacture, but as he has very little stock, I have been obliged to advance him, a good daill of mony; and have bought for him in England, five stockin looms, that are at work, and he has a good many spinners, principally from Urquhart—As all the wheels are of a different construction, from those used for flax, the girls

must have new ones, or the old must be altered; this with the other utensills requisite, bears hard on the trade in its infancie, & is more than what poor Cornish can affoord & if I had not supported him, long ere now he had left the country—

As you are in Edinr. May I begg leave to propose, your applying the Board of Trustees, for a litle aid to him, to buy wheels, & other utensills wanted—The greatest part of the wheels, will be employed by your own people, & it would contribute to promote the spinning much, as the girls canot affoord to purchass, & it becomes a heavie burden on Cornish, for every wheel cost about twelve shillings sterling. The Trustees cant bestow their mony better, than supporting ane honest industrious stranger, who is endeavouring to establish a branch of manufacture, never before attempted in this country, & which in my humble opinion, is better calculate for the Highlands, than either flax or hemp. For the staple is raised in the country, as every person has more or less wool, & the girls as soon as they can doe any thing, are accusomd to spin wool, so that it falls in naturally, with their genius, & they apply to it with pleasure. Severalls of them have made surpriseng progress, in the new method of spinning, so that one will spin as much as three did formerly & to much better purpose. For Cornish observing their ignorance of the art, brought a woman from Leicester, to instruct them, & now the yarn spun by many, is equally good to any in England—Cornish has great merit in this & challenges encouragement from the publick, & I hope your interest will obtain it.

Thomas Cornish to Sir James Grant
NAS. GD248/52/3

Inverness, 30 April 1776

First I hope their Lordships will take it into consideration, that I have been for seventeen months past, at a veary great fatigue and expence, in learning of people to spin wool after our English manner for the manufacturing of worsted hose in the frames, and in other things their unto belonging, and as this is a manufactory that was never carried on in Scotland, I hope it will meet with their Lordships approbation, this trade carried on at Strathspey I am certain will succeed, because I can plainly see I can make hose as good and much cheaper than the can be made in any part of England, so that it will be in my power to under sell our English manufactures, and the goods I have made all ready gives the greatest satisfaction tho I have not made much above 700 yds of hose, and my utensills in this trade have cost me not less than one hundred pounds, so that I should be veary sorry to give it up, as there is the greatest appearance of success; not that I shall have y least objection to attempt a tryal of making cloth, tho its my opinion it

cannot be carried on to any extent or profite, as y cloth in Yorkshire is manufactured upon lower terms than its possible to do it in any part of Scotland, and the utensils and stock necessary to carry it on is so great, and the profits so precarious that it would be running such hazard that I should be veary loth to attempt it, / I know y cloth trade well and dailt at Leeds many years, and lived at Leeds one year in y wool stapleing busnes /

Sir James I hope their Lordships will not think it too great encouragement to settle the 50ℓ per year for three years certain, and a premium for 4 years after at so much per doz / or if makeing cloth so much per yd / to y extent of 50ℓ a year making in all 7 years, for as y trade increase a great part of that will be lead out in utensils,

Now this is my present situation—I have five stocking frames with every thing necessary, sufficient to keep them employed, with a stock of yarn all ready made to keep them on in full work for 12 months, now if I go to Castle Grant I do intend to have 5 frames more which ten will keep full 60 people at work and will turn about 900ℓ per year or more when once instructed, and out of that their will be nigh 700ℓ given of wages to y country people and to support this moderatly the least sum requisite is 500ℓ which I told Mr McGrigor I hope you would advance otherways I s[h]o[u]ld not go their,

You are so kind to say that you will allow me a free house which is veary good, but I hope you will see it likeways necessary for my family that I have as much ground as well keep two milk cows and a horse, which I flatter my self you will also grant for the above space of seven years, Mr McGregor informs me that he have made you acquainted with what cash I shall want as above to pay Baillie Shaw, and likeways to enable me to give some credit which is absolutely necessary, as it cannot be thought that their will be much retale in that part of the country, now if I go to live at Strathspey you may depend on it that I shall do every thing in my power to discharge the trust reposed in me for y good of y country.

Alexander Shaw to Sir James Grant
NAS. GD248/53/1

Inverness, 14 August 1776

Mr Macgregor would no doubt inform you that upon hearing of your desire to settle Mr Cornish at Grant Town I readily agreed & encouraged him to comply with your request, which he would not do without my approbation. From the small tryall made here, I am persuaded the stocking trade will answer well.—Cornish is sober and diligent, & has now a perfect knowledge of the business, which he was a stranger to, till I bought him some frames, for tho he was master of

woolcombing & dying he never followed the stocking trade—Indeed I own I was averse to part with him as its certainly a profitable bussiness: however being desirous at all times to serve you, & to contribute every thing in my power, for the improvement of your estate, I dispensed with him, & told him that I would be equally readie to advise & assist him as formerly & which you may depend I shall chearfully doe, & I hope to procure him a good dail of sale. —

About three weeks ago one Mr Bryant from Yarmouth / ane old acquaintance of Cornish / calld here, with whom, I had a good dail of conversation, on sundrie branches of the linen & hemp manufactures; & indeed he appears very knowing & cliver, & desirous of settling some where in the North—On this discovery I recommended his visiting Grant-town in his return home, as I understand there was houses built, a bleachfield prepared, & a number of looms & other utensills all idle: and I see by severall letters from him since he was there, he had waited off you—That you had in part listened to his proposalls, and that a subscription was sett on foot—I find his plan is, to make a kind of linen imported from Germany called dowlas, of which there is a considerable sale abroad: but as I am a stranger to that fabric it appears to me necessary to consider previously—If it can be made in Scotland, of equall quality, to be sold at least as cheap as the foreign—For without that its in vain to atempt it —

I wrote him last post very fully on the subject to your care, & desired him send me ane estimate of the expence of manufacturing a piece fitt for sale, as without that I could not form any opinion —

Have recommended him being very candid in his proposalls—To procure certificates of his character & abilities, and chiefly to gett some capitall house in London to be concerned & make the sales, as the prosperity of the trade depends on this. And I advised your writing to Mr Dyer for his advice & ask him to be concerned for he knows Bryant & will give you his opinion —

Your having a bleachfield houses & utensills at Grant Town proves a great inducement to make a tryall with Bryant there in preference to any part of your estate, as it would cost a good dail of money to provide such; and tho Cornish is settled there, it need not prevent you, for sixty or eighty people will be sufficient for his bussiness for some years, and as Strathspey is very populous, in my opinion it can furnish hands for both. But if upon tryall of both his branches it is found they can be carried on to advantage; let a part of either, or both be transplanted to Urquhart—But as both are new & the success uncertain, I would dissuade any thing being done, but at Grant Town till you are fully satisfyd of their utility. The only disadvantage I can see this business labour under either at Grant Town or Urquhart is their inland situation, as the carriage of their goods to & from the sea ports

will be expensive however I think / with proper attention at outset / this may be more than ballanced by the cheapness of labour and other inconveniences.

Unto the Honble, The Trustees for Fisheries and Manufactures in Scotland the petition of Thomas Cornish woollen manufacturer at Grantown

NAS. GD248/54/1

Humbly Sheweth, That your petitioner was born in South Briton, and how soon he was of age was bound apprentice to his father who carried on a very extensive trade in the woollen way, both in y searge and cloth trade at Tiverton in Devonshire, where your petitioner acquired the knowledge of dyeing, combing and sorting of wool, and after his apprenticeship, wrought at the wool stapling and dyeing in London, and afterwards carried on the trade of wool stapling and combing as a master in the city of Norwich, to a considerable extent, till the year seventy three, when by considerable loss sustained by the frequent bankruptcies, then prevailing in the kingdom, he found himself under the necessity of altering his plan by reducing his trade to the work of a very few hands, so that he had a difficulty of making a living for his family: Your petitioner was at a loss in this distressed situation when or how to sett down, & he had still reserved a little money but by far too little to try the trade in England, he then bethought himself of trying the north of Scotland, where he was informed by a Scotch gentleman that labour was cheap, and the expence of living reasonable. He accordingly resolved to try his fortune, and embarked himself and family for Inverness, where he arrived November 1774. The people treated him with every civility and then he begun work, and gave out wool to spin, but he soon discovered the womens ignorance of the right method, their yarn being too hard twisted and unfit for any kind of manufactures, this obliged him to stop as the wool was spoild, He then conversed with the weavers and those that dyed and dess'd, woollen cloth, for the country people, and he found all ignorant and most extravagant in their wages, This discouraged him greatly, as he found his small stock daily decreasing and very little coming in to support himself and family, and being an entire stranger he was at a loss how to proceed or gett the better of these obstacles. At last he applied a gentleman of y town who generously supported your petitioner, and by his assistance he procured a woman from England, to teach y method of spinning as at Leicester, and eight stocking frames were purchas'd and workmen brought from different parts of y kingdom that were bred to the bussiness, your petitioner then fell to work brought in girls from the country and taught them and he has now as good yarn spun as any in

England. In summer last Sir James Grant made proposals to your petitioner to settle at Grantown, and carry on the woollen manufacture, and afford him houses for his accommodation gratis, and a sum of money to purchase utensils and to carry on the bussiness with several other conveniences, finding the expence of living and house rents dear at Inverness and that there was a scarcity of hands on account of the large hemp manufacture established there, He resolved to accept of Sir James Grants offer, and accordingly removed to Grantown—in the month of July last with his family and effects where he continued to carry on the bussiness and presently employes forty two persons of both sexes. It is well known to your honours that every new undertaking is attended with considerable expenses, that as every one is to learn (except a few that I brought from Inverness to instruct them at high wages) the materials are abused and wasted which proves a great loss to the adventure, and the purchessing utensills of every kind requires a deall of money, all this your petitioner has experienced and as for near two years this bussiness has returned him very little, his time being taken up much in prepareing materials and instructing the people under him, his little stock is mostly sunk.

He has therefor presumed to lay his case befor your honours hoping you will be pleased to consider the same and grant such aid to your petitioner as will enable him to prosecute this undertaking, and your petitioner shall ever pray.

Thos Cornish
Grantown Jan[uar]y 24, 1777

Alexander Shaw to James McGregor
NAS. GD248/55/1

Inverness, 21 October 1777

Mr Cornish brought me your favours of 17th. I have prevailed on him to give up all thoughts of going to London at present, for indeed I think it a very idle scheme and much against his interest—I have also spoke to him and his wife to give a security to Sir James on Mile end & they have both agreed to it, how soon the cash accompt is settled at Aberdeen and when that is fixd with in my opinion be the best time to doe it, and I have not the least fear of getting it done—In the meantime you should without delay write Sir James to apply Commissary Innes to apply for such credite at Aberdeen & offer the security, and if the Directors hesitate about it if they want our opinion & write us we shall recommend it in the strongest terms. But an application from us is very improper—& might stope it rather than be of service for we have applied for cash acompts to severalls but never could obtain one; tho I dare say they wont refuse Sir James & as the

Commissary is one of the Directors he surely can use interest to obtain it, & the sooner its done the better that Sir James may be secured beyond all hazard and that you & he may be releived of all plague & dunning for mony which you cant be free off till this is done. Besides Cornish will never be easie in his own mind till that is settled—I have wrote Mr. Dyer about Mile end & he has promised to make the proper enquiry I shall again urge it & advise you my information.

Mr Cornish tells me Sir James is very urgent to cause him make cloath. I do not approve of this & I told so at Castle Grant, for I see the hazard & Im certain all will goe wrong for his mind will be distrauted with so many objects & none will come to perfection—The best way for Sir James is to gett a man or two from Yorkshire to lead the bussiness—suppose a M [*MS tom*] & his family & a shearer & his family & [*Ms tom*] them come to Grant Town & begin on a moderate plan with a litle mony & Cornish will doe very well to look over them & give his advice—If they cant be gotte from that try Haddington or Musselburgh & gett such but don't overload Cornish for his too much disposed to schemes himself—When the credite is agreed to write me & I will cause a writer here extend the security on Mile end.

Thomas Cornish to Sir James Grant

NAS. GD248/55/1

Grantown-on-Spey, 25 October 1777

I was this week with Baillie Shaw and it is his opinion that every thing should be don to gett something from the Trust[ees] at this meeting, as he thinks their will be no chance after, so that I do intend if it meets your approbation to be in Edn by y 25 of November and then to agree to do any thing at Grantown in y wooling manufactory that they will encourage and that you shall approve.

Thomas Cornish to Sir James Grant

NAS. GD248/55/2

Grantown-on-Spey, 13 December 1777

It is with pleasure that I take y freedom to informe you, that I came safe home Friday night and found all well, and y lasses began to apply for work, which I am glad to see, I do intend to take four boys as soon as possable, for I found at Glasgow boys at work from eleven years old to 14 years and doing veary well, I bought som fine cotton for ladys hose, and as soon as y are made shall order Mr Bannerman to weat on Lady Grant and family for there first choices, I hope you will be able to informe me Sir by return of y post what y trust have don for me, as I hope I did all in my power for their good opinion of me ...

James McGregor to Sir James Grant

NAS. GD248/55/4

Grantown-on-Spey, 21 November 1778

The tennants are very unwilling to give any of their sons to Cornish as he is so violent in his temper that none can agree with him for a week running but I will do all I can yet ...

As to my being engaged in woolen manufactory with Cornish I cannot think of it tho I would not chuse to have a concern in any thing that has a visible appearance of misscarring, Cornish is a very good workman and gives great application but in my humble opinion he is not fit to conduct a manufactory he is only qualified to be a journeyman, besides I am so far engaged with woods farms and tannerie that I am determined not to embark any further till my present engagements are in a fair way; if I do not take care the consequences may be fatal to my family and hurt your interest a little particularly as to the wood contract if I do not succeed others will be afraid to engage after me ...

Thomas Cornish to James McGregor

NAS. GD28/56/2

Grantown-on-Spey, 23 March 1779

I hope you will be so good as to deliver the inclose to Sir James Grant, as it is a just account of my trade since in Grantown, by which I hope Sir James will see that impossibility of my persevering any longer, and as you know what a slave I have been, I hope you will convince him that I have don to the uttermost in my power, for more I could not have do had my life been at stake.¹

*Diary of Jean Rankine*²

Houston of Johnstone Papers, Glasgow City Archives TD 263/255/2 and TD 263/255/3

1 November 1783

... My son with a strong desire to introduce the Manchester business into this country hire a Manchester weaver, (that came to see, the

¹ A notice in the *Aberdeen Journal*, 7 July 1779 indicates that Cornish had set up business as a stocking manufacturer in Banff.

² Jean Rankine was the wife of Ludovic Houstoun, and mother of George Houstoun founder of Johnstone.

cotton mill) for 12 months to stay and work to him so a shop and looms were taken, and he is to work constantly for my son, all the different patterns that is wrought, such as delve[]jets, cordiroy ec ec

9 November 1783

We have 40yd lying bleaching just now of striped demity and twilted pettycoats

15 July 1784

The fair went down to the town of Johnston, and after the fair was two fine races as could be

24 June 1785

The first jenny is set up this day at Johnston, and things is going on rapidly; Mr Campbell brought a spinner down with him call'd Abel Andrews to teatch them to spin

22 August 1785

A remarkable fine day the great wheel of the cotton mill set a going

4 March 1786

Took a walk to the cotton mill saw the first waggon of goods go to the bleaching

17 June 1788

Johnston Fair as fine a sight as ever I saw the whole mills paraded Mr Burns had 100 fine young boys and girles well dressed, and 100 of our spinners and weavers in new cloaths and cotton sashes they behaved vastly well and ended the day with a good dinner and a Ball and a race

Memorial and query for William Lennox of Woodhead Esquire 7 May 1785
Glasgow City Archives T-LX 5/25

... Part of the Estate of Woodhead lies contiguous to the village of kirktoon of Campsie and being well supplied with water and coal several manufacturers and artificers are desirous to form a village near to the kirktoon and have for that purpose applied to the memorialist for feus or long tacks of areas for houses or yards—They are willing to pay a feu duty or tack duty more than double or triple the present rent providing no entry money is asked from them and they have agreed to accept either of feus or of tacks for 999 years or of tacks for 99 years renewable for 900 years ... And more particularly what is the most proper mode of granting building leases to the people with whom the memorialist is now in terms for erecting a village which must not only

make an immediate addition to the yearly rent of his estate but also if the village thrives must be of considerable advantage to the whole estate.

Caledonian Mercury, 11 August 1804

Day of Sale and Terms of Payment Altered.

LENNOX MILL

PRINTING & BLEACHING WORKS.

To be Exposed to SALE by public auction, in the Tontine Auction Rooms of Glasgow, on Wednesday the twenty-ninth day of August next, at two o'clock, (if not previously sold by private bargain).

THE BENEFIT of a LEASE whereof 82 years are to run from 11th November 1803, of the PRINTING and BLEACHING WORKS at LENNOX MILL, in the parish of Campsie and county of Stirling, about nine miles north of Glasgow, on a good turnpike road, and in a plentiful & populous part of the country.

The grounds consist of from 41 to 42 acres English, and have been laid out in the most approved and commodious style, partly as a PRINTFIELD, and partly for MUSLIN BLEACH GROUND, with a set of separate and distinct BUILDINGS, calculated to be occupied together or as separate works. In both branches the works are adapted for carrying on an extensive business, they are amply supplied with water for driving the machinery, and every other requisite purpose; and having a populous village in the vicinity, there is convenient accommodation for work people, of whom a sufficient number, old and young, are at all times to be had.

The copperplate presses, and other heavy machinery, are driven by water, which, with a complete set of utensils, and other appurtenances, upon the best plan, are all in excellent order, and may be had at a valuation, so that a purchaser can, without loss of time, begin working.

By the terms of the Lease the Landlord is bound to supply the Works with Coal to any Extent, at a low and fixed rate, during its currency, an advantage, of which it is impossible to calculate the importance.

The Price of the Lease, if more agreeable to the purchaser, will be taken by yearly instalments, or the whole may remain in his hands for several years, if required.

A Plan of the premises and inventory of the utensils, are in the hands of Mr John Lindsay, Good's Court, Glasgow, to whom, or to Messrs Dale & More, at the Royal Bank, intending purchasers will please apply.

Glasgow, July 20. 1804.

Messrs R. Dalglish, Falconer & Co.¹ to John Lennox

Glasgow City Archives T-LX 5/28

Glasgow, 9 December 1805

We hereby make offer to you of five hundred pounds Stg yearly rent for the Printfield, houses and whole grounds lately possessed by Messrs Lindsay Smith & Co as exhibited in the plan shown us by Robert Wilson the extent of which we understand to be 33 to 34 acres—rent to commence in Novr eighteen hundred & six.

The first two years to be subject to a deduction of two hundred pounds a year as allowance for the loss we sustain by the lease we hold of Balfron Field—you to put in a new water wheel and advance in new buildings five hundred pounds for which £500 you are to be allowed by us seven & half per cent yearly interest—The lease to be for twenty one years from Novr 1806—and it is provided that you make over to us the rights you possess of supplying the field with water and that no work shall be established above said fields for which we now make you this offer to their prejudice.

Messrs R. Dalglish, Falconer & Co. to John Lennox

Glasgow City Archives T-LX 5/28

Glasgow, 19 December 1805

Mr Dalglish intends being at Campsie on Saturday fornoon with some professional men to look into the alterations, necessary at the field when he would be glad to see Mr Lennox and look over the dft of the lease which Mr Cosmo Falconer informs us is in your possession, as matters now stand we do not suppose it possible that anything can occur to prevent the [exec]ution of the bargain, at same time our wish is how soon it could be extended in order that we may fully regulate about the alterations to be made, and give our work people an opportunity to provide lodgings at Campsie and also to prevent their taking their houses at Balfron at least such of them as we might have a prospect of moveing to your place by end of May.

Messrs R. Dalglish to Mr Robert Wilson

Glasgow City Archives T-LX 5/28

Glasgow, 17 January 1806

We duly received your esteemed favour of yesterday, it will be middle of next week before the plan & specifications are compliat at that

¹ Robert Dalglish, Patrick Falconer and Alexander Dalglish, manufacturers, Glasgow.

period we meant to submit them to both the Clyde Iron Coy, and to Messrs Bairds and perhaps a third house to get estimates for the castings alone and also for the finishing the whole, we mean also to take an estimate from Wm Forrest and another mill wright for putting up the wheel, by which we expect to get the job done much cheaper than if we employed the Iron work people to do the whole if agreeable to you to leave the whole for us to manage to the best possible advantage the business will be got on quicker which is of great importance to all concerned, to us in the first place that we may get the advantage to move early in the summer, and to you that the houses may as early as possible be put out of their present ruinous state—We would willingly leave the sum for which we are to pay an extra percentage on the water wheel to be settled mutually after the job is compliat, and in case of difference leave Mr Dundass¹ and Mr Falconer to settle it, or if equally agreeable leave it to Mr Oliphant² and Mr Wilson³ to fix the sum, in the meantime the lease could be extended with reference to this letter ...

Messrs R. Dalglish to Mr Robert Wilson
Glasgow City Archives T-LX 5/28

Glasgow, 20 January 1806

We wrote Mr Lennox on the 17th currt (and particularly requested his answer in course) in it we offered to refer the affair of the water wheel to you and Mr Oliphant in case we did not perfectly agree betwixt ourselves about it, that in the mean the lease should be extended in order to our going on with regularity, you must be aware that it is both disagreeable and unlike business for us to be going on involving ourselves with house rents for our own work people, and a great number of workmen engaged to enter to us at Campsie in May next whose wages must be paid whether we have work for them or not, indeed the delay that Mr Lennox seems to make in extending the lease and fixing about the water wheel will put it altogether out of our power to be ready in time. It is really painful for us to complain of Mr Lennox as we believe it proceeds wholly from a want of considering how disagreeeably we are situated. The writer hereof went out to Campsie last Wednesday with a view to talk over any thing that

¹ James Dundas CS, Edinburgh.

² Possibly Robert Oliphant, manufacturer, Glasgow who was a partner in Messrs Lindsay Smith & Company who held a tack of Lennox Mill beginning in January 1792.

³ Robert Wilson factor of Woodhead at Campsie.

remained unsettled, so far from being able to obtain any satisfaction he returned without being able to receive an answer to any one point.

R. Dalglish, Falconer & Co. to John Lennox
Glasgow City Archives T-LX 5/29

Lennox Mill, 11 September 1806

At our convenience we would thank you for seven hundred pounds you are to advance towards the water wheel and buildings, the necessary accounts about the buildings are not yet compliat altho that acct long since laid out by us the wheel we paid £300 of early in July and have since paid the Clyde Coy¹ £365 farther in part of their acct. It has escaped you to send us a note of your acceptance of our offer about repairs at muslin field altho we are confident of you having agreed fully to it for the sake of regularity we should hold acceptance.

Dundee Advertiser, 30 December 1803

SALE OF A LEASE OF A FLAX SPINNING MILL, HOUSES AND GROUND.

To be Sold by public roup, upon Wednesday the 25th day of January next, at one o'clock afternoon, within the Exchange Coffee-house, Dundee.

A SUB-LEASE, for the period aftermentioned, of the FLAX SPINNING MILL, MACHINERY, WATERFALL, and HOUSES, at DOUGLASTOWN, belonging to the Sequestered Estate of JAMES IVORY & Company, Flax-spinners there. The premises consist of a large Mill-house, sixty-three feet by thirty-three within walls, containing four floors and a Garret. The first floor contains the heavy Machinery, consisting of a Water Wheel, sixteen feet in diameter, and thirteen feet broad, with lying Shafts for driving four upright Shafts—the second floor contains fourteen Spinning Frames for flax of thirty Spindles each, with room for two more Frames—the third floor contains the necessary preparing Machines for working sixteen Frames—the fourth floor contains eight Reels in one part, and the other part is at present occupied as a Work Shop—Two Dwelling Houses, each containing two stories divided into four Rooms and a Closet, with a Kitchen and Scullery in two back jambs, completely finished, and fit to accommodate two genteel families.—One Row consisting of 18 double Houses, each house sufficient to contain two

¹ Clyde Iron works.

families; Two lines of Houses, one on each side of the turnpike road; the north line consisting of a Public-House, of five rooms, with a sunk story, to which is attached Stabling for twelve horses, and a Bakehouse and Oven, a Maltbarn, and about two acres of Land, rented at present for eighteen pounds; a Smith's House, with a Smithy, Finishing-shop and Shoeing-shed, rented at five pounds; and two Houses, fit to contain three families. In the south line there are three double Houses, fit to accommodate six families with about six acres of Garden Ground attached to the different Houses. The whole Houses lye contiguous to the Mill, were lately erected in a most complete manner, and are at present in good repair.

The Mill is situated in a most eligible place for carrying on the Flax-spinning business, and disposing of yarns, being only 12 miles from Dundee, 3 from Forfar, 2 from Glammis, and 5 from Kirrymuir.

The Lease endures Forty-four Years from Whitsunday 1792, at the expiry of which period, it is in the option of the Proprietor to take possession of the Buildings and Machinery, excepting the Roving or Spinning Machines, upon paying the value thereof, to the extent of £1000; or to offer the Tacksman a renewal of the Lease for an additional Fifteen Years, at the end of which the premises become the property of the Proprietor, without making any allowance therefor. The Rent is £50 yearly.

The articles of roup, and Original Tack, to be seen in the hands of William Small, writer in Dundee, Trustee on the said Sequestered Estate.

Dundee Advertiser, 4 September 1807

Employment for Families

Cleanly, industrious, and well-behaved families, in which there are three or more children, upwards of ten years of age, natives of the Highlands or Lowlands of Scotland only, and who can procure properly authenticated testimonials of their good character, may have constant employment, with every comfort that work people can desire, by applying at the New Lanark Cotton Mills; or at the Lanark Twist Company's Warehouse Glasgow.

Lanark Twist Company's Warehouse, April 25, 1807.

New Lanark population statistics

Papers of Gourrock Ropework Company UGD 42/31/7

Number of people employed at New Lanark 9th June 1810

Males	Females	Total
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No 1 Mill	122	345	467
No 2 Mill	136	289	425
No 3 Mill	86	273	359
Labourers	44	—	44
Mechanics	73	—	73
Sawers	4	—	4
Brassfounders	1	—	1
Managers & clerks	5	—	5
Storekeepers	6	—	6
Teachers	2	—	2
	479	907	1386

Population of New Lanark 1st January 1811

2206 of which 328 are lodgers

1360 employed at the works

Inhabitants at Census 29th June 1811

Families 380

Males 864

Females 1313

Total 2177

People employed at New Lanark Mills 13 July 1811

	Males	Females	Total
No 1 Mill Picking	11	108	
Carding	74	116	
Spinning	61	140	
Reeling & Sorting	4	44	558
No 2 Mill Picking	—	29	
Carding	80	103	
Spinning	74	114	
Reeling & Sorting	9	37	446
No 3 Mill Picking	5	32	
Carding	81	101	
Spinning	19	116	
Reeling & Sorting	7	37	398
Mechanics	91		
Labourers	50		
Managers	8		
Schoolmasters	9		
Storekeepers	9		
	585	977	1562

Montrose Review, 18 July 1828

Local Occurrences

Laurencekirk

The village of Luther Muir, which of late presented nothing to the eye of the traveller but a few cottages scattered among the barren heath, is now increasing in population and trade with amazing rapidity. About three years since, through the application of about a dozen of weavers, all of them in the place, it became a weaving station of a respectable manufacturing company. And at present, upwards of one hundred and twenty weaving looms are employed in and about it, and shops for above forty more are in progress of erection, besides a considerable number of dwelling houses.

Should the honorable baronet who is proprietor be inclined to feu the ground as leases expires, (some of which are nearly run), instead of clay cottages thatched with straw and flax, stately buildings of more durable material would soon be reared.

Christopher Kerr to Andrew Dalgairns

Sheffield City Libraries, Wharnccliffe Muniments Wh.M. 277/444

Dundee, 10 September 1833

... [*village regulations*]

What occurs to me as the most prudent course is to endeavour so to arrange the conditions that we may induce a speedy and large disposal of the ground—If we could get 20 acres given off they would yield at 1/3 per pole £200 yearly instead of the small sum you are now receiving; and, if manufactures were established, it is vain to say what limits may bound the demand—The present feeling among the manufacturers is, that the actual weaving of coarse linens will altogether leave Dundee, where the people can earn higher wages at other employments, and settle in the country where the labourers are less expensive in their habits and more easily satisfied—already a very large proportion of the weaving is executed at Kirriemuir and other places: fully two thirds of the whole perhaps is out of Dundee; the yarn being sent out and returned as cloth. Now is there any place so conveniently situated as Newtyle? And may we not expect, that by proper arrangements for suiting the interests and prejudices of such

persons as are likely to become tenants, we may ultimately establish a place of some importance.

Book containing the names and designations of the tenants of the new village of Newtyle, holding leases under James Archibald Stewart Wortley Mackenzie Baron Whamdiffe pp. 1-8

J. & H. Patullo and Donald, Solicitors, Dundee¹

	Entry
2, 3, 5, 6, 7, 8, 10, 11, 12, 13 Dundee & Newtyle Railway Co.	1833
14, 15 Andrew Dalgairns, Ingliston	"
16 Catherine Storrar spouse of John Peebles, Dundee	"
17, part 18 Alexander Balfour, Dundee	"
part 18, 19 James Guthrie, Dundee	"
71, 94, part 99, 100 Andrew Millar, Newtyle	"
21, 22, 83 Devon Iron Company	"
25 Robert Ramsay brewer, Dundee	"
26 Peter Anderson, Pleasance, Dundee	"
27 George Brown, Cleikeim Inn	"
28, 41 Mrs Mary Clark housekeeper, Belmont	"
33 Peter Scott mason, Alyth	"
34 George Moon, Newtyle	"
35 The Revd John Moon, Newtyle	"
38 John Buttar grocer, West Port, Dundee	"
39, 40 John Gill wright, Scouringham, Dundee	"
47, 48 William Moon, Dundee	"
49, 50 William Buik manufacturer, Alyth	"
51 David Coupar, Newtyle	"
52, 53, 63, 64 James Chalmers manufacturer, Dundee	"
60 William Whitton, Denend	"
72 John Murdoch, Lochee	"
73 Robert Gray, Denend	"
74 Alexander Mitchell teacher, Dundee	"
75 Thomas Mitchell shoemaker, Kirkinch	"
80, 92 James Stewart, Castleton	"

¹ The chartulary was at this location in 1973 but was later held by Murray, Beith & Murray, WS, Edinburgh.

82, 98, part 99 James Jack, Dunkeld	"
84 James Addison, Auchtertyre	"
85 Andrew Fetchie, Boghead	"
86 Joseph Lawton Walker, Lundie and Elenor Tutin, Gleneagles	"
87 Mrs Ann Crichton, Newtyle	"
88, 89 James Hay merchant, Dundee	"
90 James Hay Ower and Robert Ower, Dundee	"
91 James Gibb wright, Newbigging	"
93 David Jameson and Jean Duncan spouse, Newtyle	"
95, 96, 97 John Robertson, Newbigging	"
[no lot number listed] James Murison merchant, Dundee	"
43 Robert Smart, Newtyle	1834
54 Robert Lindsay, Henderston	1835
55 James Brown, Gateside	"
36 John Simpson cabinet maker, Dundee	"
65, 66 Alexander Robertson haberdasher, Murraygate, Dundee	1836
56, 57, 67, 68, 69, 70, 58, 59 James Moon, Newtyle	"
29, 30 William Allen mason, Newtyle	1837
61 Robert Anderson blacksmith, Lundie	1836
76 John Lyall at Arnbog, Peter Scott, Newtyle, John Craig, Newtyle and George Bruce, Meigle	1835
81 Andrew Whitton tailor, Newtyle	1849

Suburban communities

James Blair to Earl of Abercorn

PRONI. Abercorn Papers D623/A/59/39

Paisley, 28 August 1778

As many people are daily asking me I shall wish to know whither your Lordship intends to open the Abbay Gardens for feuing this season and indeed there will be a necessity of liming it soon if it is to continue in the present way because it is very much failed in point of grass and quite overrun with weeds.

James Blair to Earl of Abercorn

PRONI. Abercorn Papers D623/A/59/48

Paisley, 10 October 1778

The steadings sold yesterday at £275 10 sterling as will appear from a rough sketch herewith sent. As it appeared that there was a great number still unprovided I advertised a second roup to be on Friday next when I propose feuing to the East Toll from No 11. At the same time it will be necessary to feu a part of the Great Street on the south side as some of the best people of the place desire it much. I have been employed the whole of the day in laying it off and am more and more convinced it will answer best when made straight. I hope to be able to finish it on Monday when I shall send a sketch of it to your Lordship.

I do not know of any articles that will be necessary to be attended only if your Lordship approve of it I would bind the purchasers to build their houses two stories high and to cover them with slate upon the sides of the Great Street.

James Blair to Earl of Abercorn

PRONI. Abercorn Papers D623/A/59/49

Paisley, 12 October 1778

I have this day gott the Great Street laid off with two others and I send your Lordship the directions of the Streets and have marked imaginary lines of steadings which is all I can do at present as they are not laid off.

I imagine on Friday next it will be proper to sell the line from Walnook to the Toll first then the north side of the Great Street opposite to No 1 2 3 4 5 & 6 already sold and if there is a demand for it the steadings on the south side of that street opposite to them but before these steadings can be laid off properly the line of street marked C must be fixed. For the reasons I have marked on the plan I am of opinion it cannot be landed upon the Abbey Bridge but beside the line I propose will make it point on Mr Buchanan's feu and it could be sold for houses it would be a real advantage as Mr Buchanan is running in arrear yearly without hardly a possibility of helping it. Your Lordship may perhaps think the streets are laid off too wide but in a manufacturing town such as Paisley it is of immense advantage to the tradesmen to have plenty of light and the evil of bad lighted streets is very severely felt in many corners of the place.

James Blair to Earl of Abercorn

PRONI. Abercorn Papers D623/A/59/53

Paisley, 17 October 1778

I yesterday exposed to sale 36 steadings more being those from Walnook of Paisley East Toll. Those on both sides of Silk Street to where it interseeps Gauze Street and four steadings on the south side of Gauze Street and they sold at £724 10 str which with the former sales amount to £1000 sterl. As happens upon such occasions some of the steadings were sold too low but upon the whole they went at the full value I have advertised a new sale upon Friday the 30th current of the success of which your Lordship shall be advised in due time.

James Blair to Earl of Abercorn

PRONI. D623/A/59/103

Paisley, 28 April 1779

I made another trial to roup the steadings on the east side of Cotton Street but could only sell three of them next to Gauze Street one at £7. 10. str. another at £7. 15. Str and a third at £8 sterling. As I cannot help thinking these prices too small I would humbly propose deferring any further sales for this season. The town of Paisley & some private persons sold a great many steadings about the time the second sales were made so that the market is overfull besides the trade has not been so good for two years past as formerly. But I am happy to inform

your Lordship that there is a very great demand at present in the silk way.

James Blair to Earl of Abercorn

PRONI. D623/A/59/108

Paisley, 20 May 1779

About one third of the feuers in Abbay Garden are already building houses and some of them are already inhabited however it will probably be some years before they are all built.

I humbly apprehend it will do as well to delay the making out of the feu charters for a month or two as it is probable several transfers may be made during that time from the original purchasers to others. Besides the price is not payable till Whitsunday next.

James Blair to Earl of Abercorn

PRONI. D623/A/59/129

Paisley, 10 August 1779

The buildings are still going on in the Abbay Garden and the paving of Gauze Street is finished. In order to procure a run for the water it was necessary to raise Gauze Street three feet at the Cross. The expence attending the filling up and paving of it there has by this means been more than double the price of some of the steadings. I am desired by the feuers of these steadings to apply to your Lordship to see if your Lordship will be so good as give them some assistance. In my humble opinion the street is extreamly well done and the feu steadings adjoining the Cross will be by far too dear.

Our trade is in general in a pretty good way except the linnen branch ...

James Blair to Earl of Abercorn

PRONI. D623/A/59/134

Paisley, 21 September 1779

Abbey Street is raised four feet six inches at an average the water has been known to raise two feet so there only remains clear of floods two feet and six inches for cellars. From the southside of that street to the wall at the side of the river it measures one hundred and fifty six feet. I am much afraid that this is not an eligible situation for an inn. My reason is an inn in the new town must depend principally upon the travellers from the eastward and this situation is so removed from the Cross or where the streets meet that strangers would rather go to the Cross of Paisley where perhaps they may be called by business than go

to the end of Cotton Street which for many years will only be an obscure and remote part of the town. At the same time I look upon this part to be very well adapted for private buildings.

Greenock Advertiser, 21 September 1804

SEA BATHING QUARTERS

Ground to be Feued at Largs

MR BRISBANE having got a plan of the ground immediately to the south of the town of Largs made out by Mr Richardson, Land Surveyor Glasgow, proposes to feu the same in lots for houses and gardens.

The ground is delightfully situated along the banks of the river Clyde, commanding a most extensive view, and from the fineness of the sea beach, and the natural beauty of the place, there are few situations on the west coast more desirable for Bathing quarters.

There is now a certainty of a road being made from the Largs by Kilbirnie and Beith, until it joins the road to Paisley and Glasgow, which will shorten the distance from Glasgow to Largs at least ten miles.

For further particulars application may be made to the proprietor, Brisbane House, Largs, Mr Arch Swanton W.S. Edinburgh, or Robert Stuart, Greenock.

Dumfries Town Council Minutes volume 23, p. 148, 4 March 1811

In obedience to the remit from the Council ... Convened Baily Gass, Mr Dinniston Dean, Mr David Williamson, Convener Hayland and Deacons McCracken and Grainger a quorum of the committee named in said remit, who having considered the said petition, with a ground plan of the lands of Whinnyhill, consisting of about two acres; and having gone and visited the said lands, are unanimously of opinion that it would not only be ornamental to the vicinity of the town, to erect upon these lands a small village, but also of important advantage to the revenue of the burgh, to grant feus thereof not exceeding one hundred and twenty years, at the expiry of which the whole property and buildings will revert to the town,—That the ground should be feued off, in 31 different lots or parcels, and at the several rates or feu duties delineated and marked on said plan which feu duties will amount to about thirty four pounds str. The committee having also considered a proposal given in by David Wright the present tenant, offering to relinquish the possession, in consideration of being paid the expence of his late improvements amounting to about twenty four pounds, are also of opinion that that offer should be acceded to—If the Council

approve of this report, the committee suggest the propriety of publishing an advertisement in both Dumfries newspapers notifying to the public that the ground will be feued, on the terms above expressed, and that the buildings must be erected, agreeably to the foresaid plan.¹ And they appoint Baily Gass to sign this report in their names.

Dumfries Weekly Journal, 5 March 1811

A Village to be built, and Feus grant-ed ...

THE Magistrates and Council of Dumfries having resolved to convert the Lands of Whinniehill, about a mile distant from the town, into a small Village, hereby give notice, that this property will be feued out, or let, for a period not exceeding 110 years, in 31 different lots or parcels, by public roup, in the Council Chambers, upon Friday the 15th current, at 12 o'clock noon, as the same are delineated on a plan thereof, which, with the articles of roup, may be seen in the hands of Messrs Short and Locke, Town Clerks.

Dumfries Town Council Minutes volume 23, p. 189, 23 March 1812

Mr Staig also stated that ... he and the other magistrates also visited the park or piece of ground called Whinnyhill which was sometime ago proposed to be feued out according to a plan ...; That a considerable number of feus had been taken by different persons,² and several houses had been built thereon according to said plan which has added greatly to the improvement of the vicinity, as well as the revenue of the town—And as Mr Joseph Gass late one of the magistrates of this burgh, was the individual who first projected the measure of feuing out this ground ..., and who by his unremitting perseverance, has brought the village into its present progressive state of improvement, Mr Staig proposed, and it was unanimously agreed to by the Council that the village shall be in future called and denominated by the name of Gasstown, ...

Fife Herald, 10 April 1823

BEAUTIFUL SITUATION FOR VILLAS

Mr DALGLEISH of Scotsraig, Proprietor of the lands of Seacraig, Ec in the almost vicinity of the Ferry of Newport, and directly opposite to

¹ *Dumfries and Galloway Courier*, 5 and 26 March 1811; *Dumfries Weekly Journal*, 5 and 26 March 1811.

² The names, occupations and in some cases the addresses of purchasers are listed in the *Dumfries Charter Book 1801-1829* beginning p. 170.

the town of Dundee, has resolved to FEU from 5 to 20 Acres of these LANDS in small portions, to be laid out conform to a plan and measurement.

What must render this ground so peculiarly adapted for a country residence, and bathing quarters to families generally resident in Dundee, is its contiguity to the public ferry, which has lately undergone, and is still undergoing great improvements; so much so, that it is supposed the boat now building will convey passengers across the ferry in the course of twelve minutes; thus these families may be conveyed to their country-house in another county, within a period of about fifteen minutes, at a very trifling expense, and without any fatigue whatever.

For further particulars, inquire at DAVID SMITH, writer in Dundee; in whose hands will be seen the plan and measurement; and persons wishing the ground nearest to Newport, will require to apply immediately.

Fife Herald, 27 March 1828

GROUND TO BE FEUED WITHOUT RESTRICTIONS

There is to be Feued, without any restriction, by public roup, on the ground, on Saturday the 5th April next THAT PARK of several Acres, called the BACKFIELD PARK, lying immediately behind, and contiguous to MARYTOWN. It is quite separate and distinct from the Village of Marytown lately built, and combines the advantages of commanding from its elevated situation (although sheltered) one of the most delightful and beautiful views in this part of the country, with being within ten minutes walk of the landing place at Newport. So eligible a situation for Feuing is very seldom offered to the public.

The lots which are to be exposed are staked off in quarters and half acres, as purchasers may incline, conform to a plan in the hands of Messrs SMITH and CARNEGIE, writers Dundee, to whom; or to ROBERT DALGLEISH Esq of Scotsraig, the proprietor, application for further particulars may be made.

Mr George Just, architect, Marytown, will point out the lots.

The roup to begin at 12 o'clock noon.

Scotsraig, 17th March, 1828.

Valuation of and report relative to the estate of Scotsraig by Mr William Blackadder 18th February 1831

NRA(S). 0874 Berry of Tayfield Papers box 33 bundle 4

The Maryton Feus now form a very neat village, and from its contiguity to Dundee, there can be no doubt of its future increase—

and when the intended streets on the flat below, and on the west side of the wood above are filled up—the wood itself may also be feued, by adopting a plan suitable to the shape of its surface—in time it is likely that if not the whole yet the greater part of Mr Wilson's Farm may be disposed of in a similar way.

Brechin Town Council Minutes, volume 5, pp. 354-56, 15 May 1835
Angus Council, Angus Local Studies Centre, Montrose, B 1/1/5

A letter from William Smart Esquire of Cairnbank on behalf of the Northwater bridge road trustees, wishing a site for a new tollhouse and garden at the Trinity Muir was read ...

[site of toll bar]

Farther the Committee stated that they would take this opportunity of recommending to the Town Council to feu out the ground along the turnpike road on each side of the proposed new tollhouse, in small lots, with a frontage to the turnpike road, and with as much ground behind each lot as will be an ordinary garden.

Brechin Town Council Minutes, vol. 6, p. 40, 2 May 1836
Angus Council, Angus Local Studies Centre, Montrose, B 1/1/6

The Council authorise Bailie Sharpe to employ Mr George Henderson to prepare a sketch of the ground proposed to be feued at the Trinity Muir market place and the Council also authorise Messrs Sharpe, Millar, Alexander Guthrie and Gordon to get Mr Henderson to prepare a sketch of the old wood at the Muir now proposed to be feued.

Montrose Review, 15 July 1836

LANDS BELONGING TO THE BURGH OF BRECHIN

To be sold, by public roup, upon the Ground, on Wednesday, the 27th July, 1836, for a fixed feu or annual rent with taxed entries, and for such purchase price as may be offered,

THE following SUBJECTS, belonging to the Burgh of Brechin:

The SLIP of GROUND at Trinity Muir Market Stance, fronting the Great North Road, divided into small lots, (containing about four Brechin garden roods), each lot suitable for a Dwelling-House and Garden.

Also,

The GROUND near Little Brechin, formerly under wood, consisting of 14 acres, divided, for the convenience of purchasers, into lots of

about one imperial acre each, and with frontage for each lot to the Caterthun or Mill of Balrounie Road.

The first of these properties is situated within one mile, and the other within about two miles of the burgh of Brechin, and both offer very eligible situations for building.

The plans and articles of roup may be seen at the Town Clerk's Chambers.

The roup to begin at the Trinity Muir Market Stance at ten o'clock, forenoon.

Council Chambers, Brechin }
June 13, 1836. }

Montrose Review, 29 July 1836

Local Occurrences
Brechin.

The muir-ground at Little Brechin, belonging to the town, and the stances along the south side of the Trinity Muir market stance, were sold on Wednesday at prices double what many people considered them worth. The Council seem just to have hit the lucky moment when the spirit for feuing was abroad, in disposing of the above properties and the Crofts. The feu-duty payable annually from each garden rood of the Trinity Muir is 5s., or £6 13s 4d per old Scots acre—a sum almost equal to the intrinsic worth of a great proportion of it.

Brechin Town Council Minutes vol. 6, p. 127, 23 October 1837
Angus Council, Angus Local Studies Centre, Montrose, B 1/1/6

The Property Committee reported that in terms of the remit by the Council in the last minutes, they had examined the ground feued off at Trinity Muir Market Stance, and were of opinion that the petition of the feuars, as now amended and lying on the table of the Council should be granted and that these feus should in time to come be, as requested by the feuars denominated Trinity Village. To all which the Council agreed, and of now remitted to the Property Committee to get a belt of wood planted as proposed in the petition.

Dumbarton Herald, 26 May 1853 p. 2

GRAND DEMONSTRATION.
LAYING THE FOUNDATION STONE OF
DENNYSTOWN.

As we anticipated in our last, Friday was a day of great rejoicing in the ancient and royal burgh of Dumbarton, that day being set apart for the laying of the foundation stone of the "New Town" with all due masonic honours. This undertaking, as has been previously mentioned, is the projection of Wm. Denny, Esq., shipbuilder, who, owing to the great scarcity of house accommodation, came to the resolution some time ago to lease or purchase ground for the purpose of erecting dwellings containing all the newest improvements both in point of sanatory and domestic comfort and convenience, and of a nature which would enable him to let them at a moderate rent. He applied to parties who had ground for sale in the burgh, but was unable to come to terms, when he turned his eyes to West Bridge-end, where he has been fortunate enough in securing ground necessary for the purpose contemplated. The site of the "New Town" is on the west bank of the Leven, and overlooks that classic river. The Dalreoch station of the Caledonian and Dumbartonshire Railway is within a hundred yards of the various streets, so that the inhabitants will enjoy the facility of having a railway station at their own doors. A short time since the Dumbarton Kilwinning Lodge of Freemasons signified to Mr Wm. Denny that it would afford them great pleasure to lay the foundation stone with masonic honours. That gentleman having acquiesced in the proposal, arrangements were made of various kinds, among others for the purpose of receiving the clothing and jewels of the Grand Lodge of Scotland, to give the occasion greater *eclat*.¹

[public holiday, procession and laying the foundation stone]

A very impressive prayer having been offered up by Brother the Rev. Andrew Grey, the G.M. called upon the secretary of the Grand Lodge to read the inscription on the plate, who read as follows:-

NEW TOWN, DUMBARTON.

'From the continued increase of the population of Dumbarton, and the almost total want of dwellings for the working classes, consequent upon the extensive shipbuilding and engineering establishments of the Messrs Denny Brothers, and to provide suitable and adequate accommodation for their workmen, William Denny, Esq., projected and carried into execution this undertaking, in which all the comforts of a first-class house, it is anticipated, will be secured to the working man, at a moderate rental, the foundation stone of which was, by the favour of Almighty God, in the presence of William Denny, Esq., Mem. Arch. Inst. Scotland, engineer, Dumbarton, the public bodies of

¹ See *The Dumbarton Herald*, 12 May; 19 May and 2 June 1853 for advertisements and further articles about the ceremony.

the burgh, and a number of the Masonic Lodges of Scotland, laid at West Bridgend of Dumbarton, by Humphrey Walter Campbell, Esq., Sheriff Substitute, acting Provincial Grand Master for Dumbartonshire, on the 20th day of May, anno domini 1853; era of masonry 5853; in the sixteenth year of the reign of our most Gracious Sovereign Queen Victoria—J.T. Rothead, Esq., Fel. Arch. Inst. Scotland, architect; William Wilson & Sons, Campbellfield, Glasgow, builders; Thomas Lamb & Sons, wrights, Greenock.¹

[speeches and dinner]

DESCRIPTION OF DENNYSTOWN

[housing conditions]

The situation of Dennytown adapts it well for health and cleanliness, its sloping towards the river rendering it capable of easy drainage, and from the nature of the surrounding ground it is expected that an abundant supply of water can be had. We had an opportunity of inspecting the plan of the town by J.T. Rothead, Esq., Glasgow, the architect, and we are quite satisfied no plan could have been better devised for promoting, in every way, the health and comfort of the inhabitants. The character of the contractors also is a sufficient guarantee for the perfect execution of the whole work. *[list of contractors]* The material of which the houses are to be built is the best patent compressed brick, with white stone facings. According to the plan there will be fifty-five houses, and they will be divided so as to afford accommodation to, say two hundred and ten families; some of three, some of two, and others of one, to suit the circumstances and situation of their respective occupants. The internal fittings are to be all of the best material. The jambs are to be of iron, and of an entirely new construction, and there will be gas pipes for taking away the waste water, &c.

*[detailed description of the plan of streets and houses]*²

¹ A portrait of the laying of the foundation stone is in Donald MacLeod, *Dumbarton Ancient and Modern*, Glasgow, 1893, plate XXII.

² For a plan of Dennytown and photographs of Bruce Street and Knoxland Square see, Edward Blackmore, *William Denny & Brothers Shipbuilders Dumbarton* (Dumbarton, 1908), frontispiece, p. 16 and p. 20; *The Dumbarton Herald* on 2 June 1853 produced a lithographed plan of the town and its housing. A copy is in the Local Studies Collection, Dumbarton Public Library.

The final years of planning

Dundee Advertiser, 27 April 1838

NEW VILLAGE IN STRATHMORE ON THE ESTATE OF DRUMKILBO

In consequence of some contemplated changes in the scheme, the intended ROUP is POSTPONED till a future day—of which due notice will be given.¹

Perthshire Courier, 21 October 1847

SCOTTISH CENTRAL RAILWAY FEUING-GROUND. 'ALLANTOWN'

MR GARDNER of Rottearns having had numerous applications for Building Ground on that part of his Estate which is bounded by the Stirling and Crieff Road on the west, has laid out a Town there to be called 'ALLANTOWN'. The locality is healthy and pleasant. The advantages of the situation are manifestly great. It is in the very centre of Strathallan, and on the South Bank of Allan Water. The above Railway intersects the grounds now laid out in Building Allotments, and one of its most important Stations must necessarily be in the immediate neighbourhood. The Town will instantly rise in importance, and become the centre of trade in grain, coal and lime, and the place of resort for general business for the western part of Strathearn, and for all Strathallan. It will be important for an Inn and Posting Establishment. There is a Barley and Flour Mill on the Estate, near to the Town; abundance of good Water, and excellent Stone and Sand for Building. Each Allotment is an Eighth part of an Acre, and will be disposed of at a fair Feu-duty.

The plan of the Town and Terms of Charter, are in the hands of WILLIAM YOUNG, Writer in Auchterarder, who will receive offers;

¹ The proposed village had been advertised in the *Dundee Advertiser* on 30 March 1838. Situated adjacent the Newtyle at Glammis Railway at Kirkinch, it was hoped to develop a manufacturing village similar to Newtyle and Ardler [Washington] but was never built.

and Mr PETER GARDENER, Rottearns, by Braco, will give instructions for showing the Town.

Auchterarder, 16th October, 1847.

John O' Groat Journal, 3 June 1853 p. 3

NEW VILLAGE OF LATHERONWHEEL

On the afternoon of Friday last, the foundation stone of the first feu in the above village, granted by the Hon. Capt Dunbar to Mr Colin Dunbar, was laid with all masonic honours, in presence of a large concourse of people, by the hon. proprietor. In a niche in the stone, cut by Mr John Brims, the contractor, were deposited in a sealed bottle, copies of the local and other newspapers of the day, with all the coins of the present reign, and a written document purporting that the village, for all time coming, was to bear the name of Janetstown, in honour of the amiable and highly respected mother of the proprietor—the Hon. Lady Dunbar—which announcement was received by the assemblage with loud and prolonged cheering. The names of Messrs Moses, the architect, and Brims, contractor, were also deposited. The ceremony having been completed with the usual forms, enthusiastic cheering was given to the hon. proprietor, who in a very appropriate speech, congratulated Mr Dunbar on his success in life, and concluded with a few telling remarks to others present, to take him as an example for his steadiness in business and in bringing up a large family respectably, he being able by his own industry to erect such an extensive building.¹ Various gentlemen in the neighbourhood, amongst others John Scott, Esq., Dunbeath; P.F.S. Sutherland, Latheron; Mr James Sutherland, Upper Latheron; Messrs Mackenzie, Forse; Sutherland, Knockinan; Tait, Latheronwheel, Ec, Ec were present at the proceedings, as also the foremen and work-people employed at the harbour and house work going on in that neighbourhood at present. The extreme fine-ness of the weather, conjoined with a display of flags and the enlivening strains of music, added lustre to the scene. A select number of the tenantry and others adjourned to Mr Colin Dunbar's where a handsome supper was provided by him at his present inn, very tastefully laid out—the dishes adorned with all the ornamental flowers of the season.—Mr Moses in the chair, and Mr Colin Dunbar, croupier. Many loyal and other toasts were given, and a very happy evening spent.

¹ The inn still stands at the junction of the A9 and the village street. A plaque on the front wall reads: Janetstown 1853 and high on the gable wall is another plaque explaining the origins of the village name, noting that the inn was the first building and that it had been built by Colin Dunbar.

Buchan Observer, 7 April 1876

Feuing Grounds to Let.

ARRANGEMENTS are made for letting FEUS at WARD of CRUDEN, for Building DWELLING HOUSES, and also for HERRING CURING STATIONS.

For Particulars apply to Messrs BURNETT and REID, County Buildings, Aberdeen; or to JAMES BODDIE, Path Head, Cruden, who will show the Grounds and Feuing Plans.

Slains Castle, 4th April, 1876.

Buchan Observer, 29 September 1876

TO HERRING CURERS AND OTHERS.

THE HARBOUR WORKS at PORT-ERROL, formerly called Ward of Cruden, Peterhead, will be Completed and Ready for the Accommodation of Herring Boats for Season 1877. Curers requiring Stations and Net Ground, are requested to make early application to Messrs BURNETT & REID, Advocates, County Buildings, Aberdeen, or to Mr BODDIE, Path-head, Cruden, who will show the ground.

It is expected that there will be accommodation at Port-Errol for 100 Boats.

During the past Season 10 Boats fishing at Port-Erroll made an average of 115½ Crans.

County Buildings,
Aberdeen, 20th September, 1876.

Charles A. Barclay to James Dingwall-Fordyce,¹ Brucklay Letter Book no. 5, f. 245

Brucklay Estates Office, Maud

Aberdour House, 21 March 1878

New Deer Village

Yesterday Mr Duncan² Aberdeen & I gave the lessees there new arrangements. There was an immense crowd. I suppose the 45 feus will now be sixty to sixty five feus because some were divided sometimes

¹ James Dingwall-Fordyce of Culsh, advocate, Edinburgh and twin brother of William Dingwall-Fordyce of Brucklay who died on 26 November 1875

² Charles Duncan, advocate, Aberdeen.

three were made into five. There will be much building in New Deer within the next three years. The old village will be so remodelled that it will be scarcely like the same place—I hope with outward improvement there may also be an improvement in other matters!

[*Rosehearty Harbour*]

Banffshire Journal, 26 March 1878, p. 6¹

RENEWAL OF VILLAGE LEASES—A transaction of great interest and importance to the community of New Deer was satisfactorily carried out on Tuesday last. It very seldom happens that in a village of such dimensions an opportunity is afforded of re-arranging in one day the terms upon which the greater part of the property is held. Such a re-arrangement was successfully accomplished as regards nearly all the feuars in the village of New Deer, and the result has been most gratifying to all concerned. The village was formed in the year 1805 by the late Mr James Ferguson of Pitfour. Previous to that date there had been a good many houses erected, but they had been so irregularly and apparently without any right of tenure. In 1805, however, Mr Ferguson granted building leases for the term of seventy-three years, and they were largely taken advantage of. The leases were long documents, and contained some curious clauses ... [*clause prohibiting meetings in the village houses*]. Under these leases houses were built of a specified character, and since the superiority passed into the family of Brucklay Castle, the village has made great progress. The batch of leases granted from 1805 have just terminated, and the meeting between the representatives of the proprietors and the tenants for a re-arrangement was that which took place on Tuesday. The death of the superior, Mr Dingwall Fordyce, MP, in 1875 necessitated application to the Court of Session for power to grant long leases, and that authority was recently obtained for leases of ninety-nine years. Mr Charles A. Barclay, factor on the estate, made the new contracts, and Mr Chas. Duncan, advocate, Aberdeen, was present as local agent in the interest of the Tutor-at-law for the proprietor of Brucklay. Forty-five leases were re-arranged, dealing in all with about sixty tenants. As re-arranged, the ground was given off to the old lessees, or to others who had applied to be accommodated. The rate of ground rent charged is 1s per pole per annum. As we have indicated, the re-arrangement is satisfactory to all concerned, and it is to be hoped that under the new and extended leases many new buildings will be erected in the village.

¹ This article was probably drafted by Charles Barclay; for his testimonial see *Buchan Observer*, 19 June 1901, p.7 and 6 August 1901, p.5. His obituary is dated 19 August 1902, p. 5.

APPENDIX

The gazetteer of planned villages includes only those places in which building commenced. Villages that were advertised such as Macharmuir (Aberdeenshire)¹ and Airor of Knoydart (Invernesshire)² and were not subsequently developed are excluded. Sites mentioned as suitable for village planning in letters between landowners (Balnoe [Newton], Sutherland)³ or where plans were prepared, but resulted in little or no development (Scarinish, Tiree, Argyllshire; Lochmaddy, North Uist, Inverness-shire)⁴ have also been omitted. However, readers seeking information on unfulfilled schemes in the Highlands and Western Isles should consult Allen,⁵ while those in the North East have been identified by Lockhart.⁶

It has also been difficult to categorise, with certainty, a number of the smaller schemes in which very little building activity occurred. Some places such as Easter Norton (Mid Lothian), Failford (Ayrshire) and Mainsriddle (Kirkcudbrightshire) appear to have been designed as small settlements.⁷ However, the inclusion in the gazetteer of others such as Aultbea (Ross and Cromarty)⁸ and Port Allen (Perthshire),⁹ where there was a significant mismatch between extensive press advertising and limited construction activity, is a little more tenuous. Their presence is a reminder that the planned village movement created more hamlets than towns.

¹ *Aberdeen Journal*, 13 May 1771 and 1 July 1776.

² *Inverness Journal*, 12 March 1813; *Perth Courier*, 25 March 1813.

³ NLS. Acc. 4796 (2nd deposit) box 83, George Dempster to Sir William Forbes; Skibo, 23 February 1797; *Caledonian Mercury*, 9 October 1806.

⁴ NRA(S). 1209 Argyll Papers, vol. Tyree Plans; NAS. RH 2/8/24, Report by John Blackadder, land surveyor, on agriculture in Skye and North Uist, 1799-1800.

⁵ N. Allen, 'Highland planned villages', in Scottish Vernacular Buildings Working Group, *Highland Vernacular Building*, (Edinburgh, 1989), pp. 40-9.

⁶ D.G. Lockhart, The evolution of the planned villages of north-east Scotland, unpubl. Ph.D., University of Dundee, 1974, vol 2.

⁷ *Kelso Mail*, 21 June 1804; *Ayr Advertiser*, 3 October 1822; NAS SC 15/56/1, extract of feu, Sir John Riddell to William Turnbull, registered 2 March 1810.

⁸ *Edinburgh Evening Courant*, 3 December 1789; *Aberdeen Journal*, 7 December 1789.

⁹ *Edinburgh Evening Courant*, 6 January 1821; *Perth Courier*, 24 May 1821; *Dundee Advertiser*, 25 May 1821.

Villages associated with slate quarrying (Cullipool and Toberonochy, Luing, Argyllshire), iron works (Wilsontown, Lanarkshire), lime-kilns (Port Ramsay, Lismore, Argyllshire) and miners' rows throughout central Scotland are excluded. The villages listed here reflect estate improvement, developments in agriculture, fishing, coastal trade and textile industries, suburban communities of weavers and tradesmen and, in a few instances, housing built to satisfy demand from more affluent sections of nineteenth-century society.



THE DISTRIBUTION OF PLANNED VILLAGES BY REGIONS AND COUNTIES

Information is arranged as follows: village name, parish, national grid reference and date of founding. A second date is given in a few places where major planned expansion took place.

HIGHLANDS AND ISLANDS

Argyllshire

- Ardrishaig, South Knapdale, NR 852855, c.1804
 Arinagour, Tiree and Coll, NM 225570, c.1800
 Bowmore, Killarow and Kilmeny, NR 311599, 1766
 Bunessan, Kilfinichen and Kilvickeon, NM 384219, late 18th c
 Dalintober, Campbeltown, NR 721209, 1766
 Dervaig, Kilninian and Kilmore, NM 430521, 1799
 Inveraray, Inveraray, NN 095085, 1742
 Keills, Killarow and Kilmeny, NR 416685, c.1828
 Kenmore, Inveraray, NS 0655019, 1770
 Kilmartin, Kilmartin, NR 835989, c.1830
 Kilmory, Lochgilphead, NR 865876, c.1821
 Kintra, Kilfinichen and Kilvickeon, NM 313255, late 18th c
 Lochaline, Morvern, NM 688447, c.1830
 Lochgilphead, Glassary, NR 863878, 1803
 Lochgoilhead, Lochgoilhead and Kilmorich, NN 199015, by 1792
 Newton, Strachur and Strathlachlan, NS 043983, c.1792
 Oban, Kilmore and Kilbride, NM 860299, 1792
 Port Charlotte, Kilchoman, NR 253583, 1828
 Port Ellen, Kildalton and Oa, NR 366453, 1821
 Portnahaven, Kilchoman, NR 167522, c.1820
 Port Wemyss, Kilchoman, NR 169517, 1833
 Salen, Torosay, NM 474431, 1828
 Southend [Moneroy or Newton Argyll], Southend, NR 690085, 1797
 Tarbert [The New Village], Kilmalmonell and South Knapdale, NR 863687, 1790
 Tobermory, Kilfinichen and Kilvickeon, NM 504553, 1787

Caithness

- Castletown, Orlig, ND 195679, c.1820
 Dunbeath, Latheron, ND 161299, c.1820
 Halkirk, Halkirk, ND 135593, 1803
 Keiss, Wick, ND 347612, 1854
 Janetstown [Latheronwheel], Latheron, ND 190326, 1853

Janetstown, Wick, ND 354509, 1817
 Louisburgh, Wick, ND 364512, 1791
 Lybster, Latheron, ND 248355, 1802
 New Reay, Reay, NC 959647, c.1830
 Newton [of Hempriggs], Wick, ND 347498, 1812
 Portormin, Latheron, ND 165295, c.1810
 Pulteneytown, Wick, ND 365505, 1807
 Sarclet, Wick, ND 348435, 1803
 Staxigoe, Wick, ND 385524, 1791
 Thurso [The New Town], Thurso, ND 115684, 1789

Inverness-shire

Arnisdale, Glenelg, NG 767001, late 18th c
 Beaully, Kilmorack, NH 527465, 1763 and 1792
 Bunoich, Boleskine and Abertarff, NH 380095, 1755
 Campbeltown [Stuartown], Ardesier and Petty, NH 781550, 1809
 Carrbridge, Duthill and Rothiemurchus, NH 908227, 1807
 Castlebay, Barra, NL 666983, 1825
 Dores, Dores, NH 598346, 1813
 Fort William, Kilmallie, NN 100739, 1776 [re-planning]
 Glenelg, Glenelg, NG 812192, 1786-87
 Haugh, Inverness, NH 665446, 1796
 Insh, Alvie, NH 813016, 1828
 Inverie, Glenelg, NG 845105, 1765
 Kingussie, Kingussie, NH 747006, 1799
 Kyleakin, Strath, NG 753262, 1813
 Lewiston, Urquhart and Glenmoriston, NH 510289, 1767 [re-planning
 proposed 1801]
 Lynchat, Alvie, NH 782018, c.1830
 Milton, Urquhart and Glenmoriston, NH 495305, late 18th c
 Newtonmore, Kingussie and Insh, NH 717992, early 19th c
 Portree, Portree, NG 483435, 1792
 Stein [Lochbay], Duirinish, NG 263565, 1787

Orkney

Elwick, Shapinsay, HY 478165, c.1790
 Finstown, Firth, HY 358139, early 19th c
 Pierowall, Westray, HY 437482 early 19th c
 St Mary's, Holm, HY 474013, 1828
 Whitehall, Stronsay and Hoy, HY 655284, c.1815

Ross and Cromarty

- Alness, Alness and Rosskeen, NH 656696, c.1800
 Aultbea, Gairloch, HG 872891, 1789
 Balintore, Fearn, NH 863756, 1795
 Barbaraville, Kilmuir Easter, NH 749721, by 1820
 Bundalloch, Kintail, NG 895275, early 19th c
 Charlestown, Kilmuir Wester and Suddie, NH 642483, 1812
 Conon Bridge, Urquhart and Logie Wester, NH 543557, 1829
 Culbockie, Urquhart and Logie Wester, NH 603593, by 1833
 Dornie, Kintail, NG 603657, 1794
 Evanton, Kilmuir, NH 605661, c.1800
 Fodderty, Fodderty, NH 513597, 1801
 Gordon's Mills, Resolis, NH 707655, 1808
 Henriettatown, Avoch, NH 699546, c.1820
 Hilton of Cadboll, Fearn, NH 872765, early 19th c
 Invergordon, Rosskeen, NH 707685, 1759
 Jamestown, Contin, NH 478565, early 19th c
 Jemimaville, Resolis, NH 720652, 1822
 Kessock, Kilmuir Wester and Suddie, NH 654479, 1828
 Lochcarron [Jeantown], Strathcarron, NG 903398, c.1800
 Maryburgh, Fodderty and Dingwall, NH 541566, 1808
 Milton, Kilmuir Easter, NH 767742, 1786
 New Tarbat, Kilmuir Easter, NH 770735, 1763
 Plockton, Lochalsh, NG 804335, 1801
 Poolewe, Gairloch, NG 857808, 1804
 Portmahomack, Tarbat, NH 915846, 1819
 Rockfield, Tarbat, NH 923828, 1821
 Saltburn, Kilmuir Easter, NH 725699, early 19th c
 Shieldaig, Applecross, NG 815540, early 19th c
 Skinnertown, Tarbat, NH 865828, early 19th c
 Stornoway, Stornoway, NB 425327, 1792-94 [Goathill and Inaclete]
 Torridon, Applecross, NG 896566, 1789
 Ullapool, Lochbroom, NH 128940, 1787

Shetland

No planned villages located

Sutherland

- Bonar Bridge, Creich, NH 611917, c.1813
 Brora, Clyne, NC 905044, 1814
 Embo, Dornoch, NH 817928, early 19th c
 Golspie, Golspie, NH 831998, 1805
 Helmsdale, Kildonan, ND 027154, 1818
 Lochinver, Assynt, NC 094225, 1811

Portgower, Loth, ND 006133, 1806
 Spinningdale, Creich, NH 675898, 1785

NORTH EAST

Aberdeenshire

Auchreddie, New Deer, NJ 885467, 1834
 Ballater, Glenmuick, Tullich and Glengairn, NO 370958, 1808
 Blackburn, Kinellar, NJ 830125, early 19th c
 Boddam, Peterhead, NK 133425, 1824
 Buchanhaven, Peterhead, NK 128472, 1812
 Burnhaven, Peterhead, NK 126441, c.1835
 Charlestown [Mill of Links], Rathen, NK 053635, 1801
 Cuminestown, Monquhitter, NJ 801503, 1761
 Dyce, Dyce, NJ 887134, 1817; extended after 1858 by Gordon Place
 Ellon [The New Town], Ellon, NJ 956303, 1815
 Fetterangus, Old Deer, NJ 987509, 1773
 Footdee, St Clement's, NJ 958058, 1808-09
 Garmond, Monquhitter, NJ 807522, c.1808
 Gordonstown, Auchterless, NJ 715385, 1769
 Huntly, Huntly, NJ 529398, 1769
 Longside, Longside, NK 037473, 1801
 Lumsden, Auchindoir and Kearn, NJ 473220, 1825
 Mintlaw, Old Deer, NK 000484, 1813
 Mugiemoos, Newhills, NJ 899098, 1799
 New Aberdour, Aberdour, NJ 885634, 1797
 New Byth, King Edward, NJ 822539, 1763
 New Deer, New Deer, NJ 883473, 1805 [re-planned 1878]
 New Leeds, Strichen, NJ 997547, 1798
 New Pitsligo, Tyrie, NJ 997547, 1787
 New Whinnyfold, Cruden, NK 081332, c.1860
 Old Deer, Old Deer, NJ 977476, 1763
 Pitmachie, Rayne, NJ 672283, 1826
 Port Errol [Ward of Cruden], Cruden, NK 094360, 1876
 Rattray [Botany], Crimond, NK 100580, 1792
 Rhynie, Rhynie, NJ 491272, 1803
 Rothney, Premnay, NJ 630277, 1854
 St Combs, Lonmay, NK 056631, c.1785
 St Fergus, St Fergus, NK 098520, c.1806
 Sandhaven, Pitsligo, NJ 964674, 1838
 Strichen, Strichen, NJ 947553, 1763 and 1803
 Stuartfield, Old Deer, NJ 973458, 1769
 Turriff, Turriff, NJ 727497, 1764

Angus

Barracks [Carsebarracks], Forfar, NO 475522, 1815
 Birkhill Feus, Liff and Benvie, NO 353340, 1826
 Broughty Ferry, Monifieth, NO 460308, 1800
 Carnoustie, Barry, NO 562345, 1809
 Charleston, Glamis, NO 382456, 1833
 Douglstown, Kinnettles, NO 417474, 1789-90
 Edzell, Edzell, NO 601688, 1838
 Fishtown of Usan, Craig, NO 724545, 1822
 Friockheim, Kirkden, NO 594497, 1829
 Gardynebourg, Barry, NO 550343, 1810
 Hunter's Town, Barry, NO 553344, 1823
 Jericho, Glamis, NO 408470, early 19th c
 Kirkton, Kinnettles, NO 422467, 1813
 Letham, Dunnichen, NO 529487, 1788
 Lunanhead, Forfar, NO 477522, 1830
 Maryton [Balmuckety Feus], Kirriemuir, NO 393532, 1824
 Marywell, Arbroath and St Vigeans, NO 651440, c.1819
 Newton of Panbride, Panbride, NO 567346, c.1844
 Newtyle, Newtyle, NO 298413, 1833
 Padanaram [Dragonhall or Ellenertown], Kirriemuir, NO 427516,
 1824
 Trinity, Brechin, NO 605622, 1836

Banffshire

Aberchirder, Marnoch, NJ 625524, 1764 and 1805
 [New] Buckie, Rathven, NJ 425655, 1780
 Charlestown of Aberlour, Aberlour, NJ 266429, 1811
 Cornhill, Ordiquhill, NJ 266429, 1811
 Cullen [The New Town], Cullen, NJ 513670, 1816-23
 Dufftown, Mortlach, NJ 324399, 1817
 Fife Keith, Keith, NJ 425508, 1817
 Gardenstown, Gamrie, NJ 799648, c.1760
 [New] Keith, Keith, NJ 433504, 1750-51
 Longmanhill, Gamrie, NJ 738626, 1821-22
 Macduff, Gamrie, NJ 705647, 1761
 Newmill, Keith, NJ 435525, 1759
 Portgordon, Rathven, NJ 395640, 1797
 Porttannachy, Rathven, NJ 390642, 1815
 Scotstown, Banff, NJ 684647, 1853
 Tomintoul, Kirkmichael, NJ 168188, 1775

Kincardineshire

Arbeadie, Banchory Ternan, NO 703959, 1802
 Auchenblae, Fordoun, NO 727788, 1795

Laurencekirk, Laurencekirk, NO 716713, 1768
 Feus of Caldhame, Luthermuir, Marykirk, NO 658685, 1828
 Muchalls [Stranathro], Fetteresso, NO 902921, c.1810
 [New] Stonehaven, Fetteresso, NO 873860, 1787

Morayshire

Archiestown, Knockkando, NJ 230442, 1760-61
 Bishopmill, Spynie, NJ 215636, 1795
 Branderburgh, Drainie, NJ 236710, 1839
 Burghead, Duffus, NJ 112690, 1808
 Covesea, Drainie, NJ 187709, 1811
 Cummingstown, Duffus, NJ 132689, 1808
 Dallas, Dallas, NJ 123524, 1811
 [New] Duffus, Duffus, NJ 170687, 1811
 Fochabers, Bellie, NJ 345588, 1774-77
 Grantown-on-Spey [New Grantown], Cromdale, Inverallan and
 Advie, NJ 032278, 1765
 Hopeman, Duffus, NJ 145695, 1805
 Kingston, Urquhart, NJ 338656, 1810
 Lhanbryde, St Andrews Lhanbryde, NJ 273610, 1851
 Lossiemouth, Drainie, NJ 235703, 1764
 New Elgin, Elgin, NJ 222615, 1832 and 1851
 Rothes, Rothes, NJ 278493, 1763 and 1790
 Urquhart, Urquhart, NJ 287627, 1783

Nairnshire

No planned villages located

Perthshire

Aberuthven [Smithyhaugh], Auchterarder, NN 978153, c.1830
 Almondbank, Methven, NO 064261, early 19th c
 Alyth [The New Town], Alyth, NO 248484, 1786
 Ardler [Washington], Coupar Angus, NO 265419, 1835
 Baledgarno, Inchtute, NO 277302, 1791
 Bankfoot, Auchtergaven, NO 068354, 1809
 Bennybeg, Muthill, NN 862187, 1763
 Birnam, Little Dunkeld, NO 032417, 1840
 Blackford, Blackford, NN 897090, c. 1793
 Black Park, Fortingal, NN 717608, 1763
 Borland Park, Auchterarder, NN 938129, 1763
 Braco, Muthill, NN 837096, c.1820
 Bridge of Earn, Dunbarney, NO 132182, 1790 and 1823
 Burrelton, Cargill, NO 200370, 1812
 Cairniehill, Auchtergaven, NO 066352, c.1800

- Callander, Callander, NN 627080, 1740 and 1763
 Caroline Place, St Martin's, NO 156333, 1826
 Crieff, Crieff, NN 862217, 1738
 Dalginross, Comrie, NN 775216, c.1790
 Deanston, Kilmadock, NN 714017, 1785
 Fearnan, Kenmore, NN 725444, c.1790
 Forteviot, Forteviot, NO 052175, by 1806
 Gartmore, Port of Menteith, NS 522972, 1725
 Georgetown, Fortingal, NN 500567, 1763
 Gilmerton, Fowlis Wester and Monzie, NN 886236, early 19th c
 Guildtown, St Martin's, NO 133317, 1817
 Harrietfield, Logiealmond, NN 983297, 1823
 Kenmore, Kenmore, NN 773455, by 1771
 Kinloch Rannoch, Fortingall, NN 662587, c.1763
 Kirkmichael, Kirkmichael, NO 080602, 1811
 Leetown, Errol, NO 212215, c.1820
 Lochearnhead, Balquidder, NN 588238, c.1790
 Luncarty, Redgorton, NO 244475, c.1790
 Madderty [St David's], Madderty, NO 949202, c.1830
 New Alyth, Alyth, NO 244475, 1833
 New Rattray, Rattray, NO 182454, early 19th c
 New Scone, Scone, NO 137262, 1795
 Newton of Pitcairns, Dunning, NO 022142, 1800
 Pictstonhill, Scone, NO 135257, 1810
 Pitcairngreen, Redgorton, NO 065271, 1787
 Port Allen, Errol, NO 250212, 1821
 Ross, Comrie, NN 767219, c.1790
 St Davids, Madderty, NN 950203, early 19th c
 St Fillans, Comrie, NN 692243, 1814
 Spittalfield, Caputh, NO 108409, 1766
 Stanley, Auchtergaven and Redgorton, NO 108329, 1784-85
 Strathyre, Balquidder, NN 562173, c.1790
 Strelitz, Cargill, NO 187362, 1763
 Waterloo, Auchtergaven, NO 062367, c.1800
 Wolfhill, Cargill, NO 155335, 1827
 Woodside, Coupar Angus, NO 202376, 1831

EAST CENTRAL

Clackmannanshire

- Alva, Alva, NS 882970, 1767 [planned extension to new village founded in the 1690s]
 Devonside, Tillicoultry, NS 920963, c.1830
 New Sauchie, Clackmannan, NN 898943, 1757

Fife

- Backmuir of New Gilston, Largo, NO 432081, c.1780
 Cairneyhill, Carnock, NT 047863, late 18th c
 Ceres [The New Town], Ceres, NO 395118, 1793
 Charlestown, Dunfermline, NT 065835, 1761
 Dairsie, Dairsie, NO 414174, c.1796
 Dunshelt, Auchtermuchty, NO 249105, *nd*
 Dura Den [Yoolfield Crescent], Kemback, NO 417143, *nd*
 Easter Newport [Maryton], Forgan, NO 423284, 1825
 Edenston, Collessie, NO 292101, c.1830
 Freuchie Feus, Falkland, NO 284065, early 19th c
 Giffordtown, Collessie, NO 290111, c.1830
 Gowkhall, Carnock, NO 053890, 1774
 Kennoway, Kennoway, NO 351027, 1792
 Kettlebridge, Kettle, NO 310077, *nd*
 Kingskettle, Kettle, NO 309077, c.1830
 Kirkcaldy [The New Town], Abbotshall, NT 280910, c.1790
 Kirkforthar Feus, Markinch, NO 287021, 1826
 Kirkland, Wemyss, NO 366005, 1789
 Ladybank, Collessie, NO 305100, c.1830
 Leslie [The New Town], Leslie, NO 249018, 1798
 Letham [The Row], Monimail, NO308143, early 19thc
 Lochgelly [Wester Lochgelly], Auchterderran, NT 189936, 1760
 Monkstown, Collessie, NO 303096, c.1830
 Prinlaws, Leslie, NO 245015, 1792
 Saline [The New Town], Saline, NT 023924, late 18th c
 Sinclairtown, Dysart, NT 295935, c.1766
 Springfield, Cupar, NO 341120, early 19th c
 Thornton, Markinch, NO 289977, c.1830
 Woodside, Markinch, NO 287003, 1830

Kinross

- Kely, Cleish and Beath Parish, Fife, NO 140953, 1792
 Maryburgh, Cleish, NO 137959, 1734-35

East Lothian

- Athelstaneford, Athelstaneford, NT 535774, late 18th c
 Cousland, Cranston, NT 378685, 1771
 Garvald, Garvald and Baro, NT 588708, 1780
 Ormiston, Ormiston, NT 415693, 1735
 Tynninghame, Whitekirk and Tynninghame, NT 610791, c.1775

Mid Lothian

- Dewartown, Borthwick, NT 379641, early 19th c

Easter Norton, Kirkliston, NT 157723, 1804
 Mid Calder, Mid Calder, NT 075675, 1763
 Penicuik, Penicuik, NT 235597, c.1790
 Stobbs Mills, Temple and Borthwick, NT 347609, early 19th c

West Lothian

Blackburn, Whitburn and Livingston, NS 989654, late 18th c
 Dechmont, Livingston, NT 042708, 1821
 Whitburn, Whitburn, NS 947650, late 18th c

WEST CENTRAL

Ayrshire

Afton Bridgend, New Cumnock, NS 621134, late 18th c
 Ardrossan, Ardrossan, NS 230424, 1805
 Auchinleck, Auchinleck, NS 552218, 1763
 Barr, Barr, NX 276940, *nd*
 Barrhill, Colmonell, NX 233823, c.1830
 Catrine, Sorn, NS 528259, 1787
 Colmonell, Colmonell, NX 047860, c.1814
 Crosshill, Kirkmichael, NS 325065, c.1810
 Dalrymple, Dalrymple, NS 349145, 1803
 Darvel, Galston, NS 562376, 1752
 Dunure, Maybole, NS 254160, 1811
 Failford, Tarbolton, NS 459263, c.1822
 Galston, Galston, NS 500367, 1779
 Kirkmichael, Kirkmichael, NS 342089, 1806
 Joppa, Coylton, NS 412196, 1807
 Largs [The New Town], Largs, NS 204588, 1804
 Mansfield, New Cumnock, NS 623144, *nd*
 New Coylton, Coylton, NS 421197, 1806
 New Cumnock, New Cumnock, NS 618137, late 18th c
 New Dailly, Dailly, NS 268015, c.1766
 Ochiltree, Ochiltree, NS 506212, c.1790
 Pathhead, New Cumnock, NS 619144, *nd*
 Patna, Straiton and Dalmellington, NS 416106, 1822
 Riccarton, Riccarton, NS 426363, *nd*
 Sorn, Sorn, NS 555266, 1782
 Straiton, Straiton, NS 382049, c.1762
 Symington, Symington, NS 384314, 1804
 Tarbolton [The New Town], Tarbolton, NS 431271, 1763
 Troon, Dundonald, NS 323309, 1808
 Wallacetown, St Quivox, NS 343222, c.1763

Bute

Millport, Cumbraes, NS 163540, c.1766
 Port Bannatyne [Kamesburgh], Rothesay, NS 074673, c.1800

Dunbartonshire

Bonhill, Bonhill, NS 397798, 1782
 Bridgend, Cardross, NS 395755, 1783
 Condorrat, Cumbernauld, NS 734733, 1794
 Dennystown, Dumbarton, NS 391756, 1853
 Helensburgh, Row, NS 295825, 1776
 Luss, Luss, NN 359923, 1790
 Renton, Cardross, NS 387784, 1781

Lanarkshire

Airdrie [The New Town], Monkland, NS 766654, 1790
 Anderston, Barony, NS 573655, 1725
 Blantyre, Blantyre, NS 693581, 1785
 Bridgeton, Barony, NS 607645, 1776-78
 Carluke, Carluke, NS 847505, 1767
 Cartland, Lanark, NS 866462, 1787
 Clarkston, Monkland, NS 780660, early 19th c
 Elsrickle, Walston, NT 060433, c.1830
 Finnieston, Barony, NS 576652, 1768
 Flemington, Cambuslang, NS 655593, 1787
 Holytown, Bothwell, NS 763605, c.1785
 Hutchesontown, Gorbals, NS 595642, 1791
 Kirkfieldbank, Lesmahagow, NS 865438, 1792
 Lamington, Wandell and Lamington, NS 980311, 1837
 Larkhall, Dalserf, NS 762514, c.1775
 Laurieston, Gorbals, NS 589646, 1801
 Maryhill, Barony, NS 566688, c.1789
 Maxwellton, East Kilbride, NS 644549, c.1773
 New Lanark, Lanark, NS 879427, 1784
 Parkhead, Barony, NS 625642, by 1811
 Port Dundas, Old Monkland, NS 593665, 1790
 Salsburgh [Sallysburgh], Shotts, NS 829627, early 19th c
 Stewartown, Cambusnethan, NS 799548, c.1785
 Stonehouse, Stonehouse, NS 756466, c.1770
 Tradeston, Gorbals, NS 585645, 1790
 Waterloo, Cambusnethan, NS 811538, 1815
 Wishaw [Wishawtown], Cambusnethan, NS 797550, c.1785

Renfrewshire

Barrhead, Neilston, NS 497592, 1776
 Bridge of Weir, Kilbarchan, NS 388655, 1790

- Eaglesham, Eaglesham, NS 572519, 1769
 Houston, Houston, NS 505670, 1781
 Johnstone, Paisley, NS 428633, 1782
 Linwood, Paisley, NS 443645, 1790
 Lochwinnoch, Lochwinnoch, NS 353588, 1781
 New Cathcart, Cathcart, NS 581602, c.1795
 Newton Ralston [Craigheads, Barrhead], Neilston, NS 502588, 1780
 Newtown of Barr, Lochwinnoch, NS 349586, 1780
 Paisley [The New Town], Abbey Parish of Paisley, NS 482637, 1778
 Thorn, Paisley, NS 437629, 1782
 Thornliebank, Eastwood, NS 547591, 1790

Stirlingshire

- Bainsford, Falkirk, NS 349586, late 18th c
 Balfroun, Balfroun, NS 546888, 1789
 Bridge of Allan, Logie, NS 792964, 1836
 Camelon, Falkirk, NS 870805, by 1761
 Carronshore, Bothkennar, NS 894829, 1764
 Dunmore, Airth, NS 893895, c.1840
 Fintry [Newtown], Fintry, NS 615867, c.1790
 Gargunnoch, Gargunnoch, NS 704944, c.1790
 Grangemouth, Falkirk, NS 925818, 1777
 Killearn, Killearn, NS 523860, c.1770
 Kilsyth [The New Town], Kilsyth, NS 716776, 1786
 Laurieston [New Merchiston], Falkirk, NS 913796, 1756
 Lennoxton, Campsie, NS 625780, 1785
 Raploch, Stirling, NS 786947, 1798-99

DUMFRIES AND GALLOWAY

Dumfriesshire

- Brydekirk, Annan, NY 185705, 1800
 Carrutherstown, Dalton, NY 102718, 1822
 Clarencefield, Ruthwell, NY 092686, early 19th c
 Collin, Torthorwald, NY 028760, c.1808
 Crawick, Sanquhar, NS 775109, by early 19th c
 Cummertrees, Cummertrees, NY 138665, 1810
 Dalswinton, Kirkmahoe, NX 937854, c.1792
 Douglas Town [Stoop], Dumfries, NX 988766, 1816
 Dunreggan, Glencairn, NX 779908, c.1765
 Dunscore, Dunscore, NX 867844, late 18th c
 Gasstown, Dumfries, NX 999761, 1811
 Holywood [Druidsville], Holywood, NX 943808, 1791
 Keir Mill, Keir, NX 859931, late 18th c
 Kettleholm [New Milk or Holm], St Mungo, NY 143769, 1824

Kirkconnel, Kirkconnel, NS 734122, 1763
 Lowthertown, Dornock, NY 247667, c.1830
 Moniaive, Glencairn, NX 781908, c.1765
 New Langholm, Langholm, NY 360845, 1778
 Pringleton [Penpont], Penpont, NX 847947, early 19th c
 Racks, Torthorwald, NY 030744, early 19th c
 Ruthwell, Ruthwell, NY 091675, c.1790
 St Ann's, Johnstone, NY 069933, c.1780
 Springfield, Graitney, NY 324685, 1791
 Thornhill, Morton, NY 878955, 1763 [extension to village re-planned in 1714]
 Waterbeck, Middlebie, NY 247776, c.1840

Kirkcudbrightshire

Auchencairn, Rerrick, NX 798514, c.1790
 Barnbarroch, Colvend, NX 831566, 1793
 Beeswing, New Abbey, NX 895694, early 19th c
 Bridge of Dee, Balmaghie, NX 733600, early 19th c
 Cargenbridge, Troqueer, NX 733600, early 19th c
 Carsethorn, Kirkbean, NX 993598, 1795
 Carsphairn, Carsphairn, NX 562932, 1839
 Castle Douglas, Kelton, NX 765624, 1790
 Creebridge, Minniegaff, NX 413657, 1766
 Creetown, Kirkmabreck, NX 476588, 1771
 Crocketford, Urr, NX 831728, 1800
 Crossmichael, Crossmichael, NX 730669, c.1790
 Dalbeattie, Urr, NX 833614, 1782
 Dundrennan, Rerrick, NX 777748, c.1790
 Edingham, Urr, NX 835617, 1811
 Gatehouse of Fleet, Girthon and Anwoth, NX 601565, 1760
 Gelston [Gelston Row], Kelton, NX 770586, late 18th c
 Hardgate, Urr, NX 813668, c.1790
 Haugh of Urr, Urr, NX 809663, c.1790
 Kirkandrews, Borgue, NX 600482, c.1790
 Kirkpatrick Durham, Kirkpatrick Durham, NX 787702, 1785
 Laurieston, Balmaghie, NX 682649, c.1800
 Lochfoot, Lochrutton, NX 899737, early 19th c
 Mainsriddle, Southwick and Colvend, NX 948567, 1810
 Palnackie, Buittle, NX 821568, c.1800
 Ringford, Tongland, NX 689578, early 19th c
 St John's Town of Dalry, Dalry, NX 623812, 1782
 Southernness, Kirkbean, NX 976544, late 18th c
 Springholm, Urr, NX 807702, early 19th c
 Twynholm, Twynholm, NX 665545, c.1795

Wigtownshire

- Cairnryan, Inch, NX 064472, 1772
 Clayhole, Leswalt, NX 059609, c.1750
 Elrig, Mochrum, NX 322477, 1805
 Garlieston, Sorbie, NX 477465, late 18th c
 Kirkcolm [Stewarton], Kirkcolm, NX 029687, 1788
 Kirkcowan, Kirkcowan, NX 329607, late 18th c
 Kirkinner, Kirkinner, NX 423514, late 18th c
 Monreith, Glasserton, NX 360409, 1787
 New Luce, New Luce, NX 174647, 1840
 Port Logan, Kirkmaiden, NX 097405, early 19th c
 Portpatrick, Portpatrick, NW 999542, 1785
 Port William, Mochrum, NX 338436, c.1776
 Sandhead, Stoneykirk, NX 097500, early 19th c
 Sorbie, Sorbie, NX 436468, 1790

BORDERS

Benwickshire

- Allanton, Edrom, NT 865543, 1782
 Ayton, Ayton, NT 923675, 1775
 Gavinton, Langton, NT 767522, 1760
 Houndslow, Westruther, NT 629473, 1775
 Northfield, Coldingham, NT 914675, 1833
 Swinton, Swinton, NT 835474, 1785
 West Gordon, Gordon, NT 645431, 1778
 Westruther, Westruther, NT 624500, late 18th c

Peeblesshire

- Broughton, Broughton, NT 112367, 1767-68
 Carlops, Linton, NT 161558, 1784
 Eddleston, Eddleston, NT 243471, c.1785

Roxburghshire

- Ancrum, Ancrum, NT 628246, by 1794
 Bedrule, Bedrule, NT 601180, c.1830
 Deanburnhaugh, Roberton, NT 399119, c.1830
 Denholm, Cavers, NT 568185, by 1796
 Ednam, Ednam, NT 738373, by 1794
 Hownam, Hownam, NT 789193, 1833
 Morebattle, Morebattle, NT 771249, c.1780
 Newcastleton, Castletown, NY 483875, 1793
 Town Yetholm, Yetholm, NT 819280, 1799

Selkirkshire

Yarrow Feus, Yarrow, NT 343259, 1831

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