

Memorandum respecting Mr Armborough's house at Wheatley

He let it for 3 years to WJM the house, close and gardens for £15 10s per annum and one cow common for 10s. In this rent of £16-0-0 is included the use of fixtures which Mr A bought at £28-0-0 by the appraisements of Mr Way and Mr Buckland.

About 3 months ago John Little of Milton called on WJM and said if he would authorise him, he was sure that he could purchase the premises for £300 or guineas and with two cottages adjoining for £360. As he is intimate with Mr A's family M thought he might be come to sound him, but he told him he would stand to £350 or perhaps more for the whole. Within 10 days of the same time Mr Walls of Cuddesdon called on WJM and seemed desirous to know if he would give 18 years purchase for the whole, M answered that it was needless to say anything till he knew what A proposed and that he would consult some better judge than himself.

About a fortnight after M heard from severals that A had told them there were 2 different people very anxious to buy the premises possessed by M.

John Little at last after a month's absence called and said he was sorry it would not do for that A asked £500 for the whole, said that the premises consisted of near 5 acres, that he could let me the close for £6 and had let the garden for £3 pa to a gardener when the house was empty, that he had been offered £400 for the premises without the 2 cottages and without the fixtures but that being afraid of payment he broke off the bargain. But the facts stand and thus, the premises cottages and all by the enclosed tenement contain only 3 acres 2 roods and 15 poles, the close is 2 % acres (has no depth of soil) is close to the gravel and burnt every dry season. I have had as supposed a little more than two tons of coarse hay withered.

The gardens were let to an experienced gardener for £2-12-6 pa but on the handshake of the bargain Mr A agreed to receive only £2-5s. The offer of £400 cannot be traced. It was never offered by any who looked at the premises in A's time. Mr Townsend a Poulterer in London and son in law to Mr Parker at the King and Queen who rented it for 2 years talked of purchasing it. A asked £400 exclusive of the cottages but inclusive of the fixtures. Mr Townsend as Parker says told A he would make him no offer his terms were so exorbitant, the cottages are let at 2 guineas each and both their gardens are not so large as an ordinary barn floor.

Mr A never but once talked to M of his purchasing, the words that passed were almost exactly these, talking of my making some improvements in the gardens as you like the place you had better buy it and I wish you would - I don't know but perhaps I might be willing to give a fair price but never what I have heard you ask. Why so - why because the interest of that sum will pay your rent and put £4 a year in my pocket without one farthing of repair and you will find many will soon be wanted. He made no reply and the subject has never yet been resumed.

The premises are at least £50 worse than when Mr Dean left them. The gardens and every place injured the division between the wine bins and ale cellar taken away by A, the door rotted off its hinges and not a lock on the outer door from the kitchen. Mr M at his own

expense supplied locks and an inner door. On the late spring weather a parcel of the plaster of the roof fell, carried a rotten shelf down with it and on examining the bin under it M found 7 bottles of old beer and 2 of wine smashed to pieces. He had some empty bottles break a week before by the plaster tumbling from the roof most part of the rest of which will soon be down. If at the end of 3 years M takes a new lease he will certainly insist upon it being repaired at his expense for making the cellar fit for a house with servants and also a new roof. New spouts will be then wanted to save the rain from both kitchen and hall door.

This and other articles absolutely necessary will not come much short of a year's rent, so necessary that if he will not do them I am sure he will get no lease. I had almost forgot that there was an elegant summer house in the close which cost above £20, it was in good repair when A took the premises but he took it down for the bricks tiles and boards. I would have been glad to give 10s pa more rent for such a place of pleasure and study.

If I purchase it at all it must be about Michaelmas as being disappointed for a year in some intending planting will make the subject much less agreeable to me. Mrs M longs to be in another neighbourhood and the inducement which first brought me hither the nearness to Mr J in his new farm perhaps may not long continue. I am almost resolved never to think more of the purchase if A continues unreasonably but a few weeks after Michaelmass.

If Mr Jackson could procure from Mr Thomas Walker how much the subject cost Mr A it might at least be some assistance how to talk to him, for by the above it is evident he is very capable of stretching a point. I have it under his hand that the subject contains near 5 acres, I know not how Mr Little and Wells managed with him but I thought them both sent by him. They both however told me they never mentioned my name. Perhaps it was only there own officiousness thinking I liked the subject and so have done mischief in making A think that 2 different persons unknown to me were desirous of it. Perhaps it might be advisable for Mr Jackson to explain this and mention me at once that I was willing to leave the purchase to a friend who was a judge if Mr A would do the same.

Since writing this I recollect that Mr Griffin of The Crown came into my garden one morning when I was in it to see how I had laid it out as I said. On going away he said the Mr A had told him he had 2 offers of purchase, one of them very keen for it and that Sims of Denton was also desirous of it. Mr G then said he had offered £280 for what I possessed as the close was handy and that as the house was fit for few people if he misses of a tenant he would have let it to cottagers but added that as I liked the place it was worth much more to me. I replied that I would not give much more than his offer, but that I would be off or on with it before if I was disappointed in a years planting. I would never have anything more to say to him.

I now think to let Michaelmass pass without saying anything. Planting will be 6 weeks after in which time I will beg you to speak with him.