

Saint Kitts July 26. 1813. Duplicate

My Dear Sir,

It was a very great pleasure to receive such good
tidings of you, as your Letter of May the 12th contained. It is so
common to forget a friend at a distance, that I receive with Addition
of satisfaction all evidence of being remembered. I am very happy
to inform you that Mr. Davis has conducted himself with Unex-
ceptionable correctness in the situation I procure for him. He has
given so much satisfaction that I have interested myself very much
about him. & have succeeded in procuring him a better berth which
may eventually, & not very remotely, lead him to a very comfort-
able Independence. He seems to be entirely reconciled to the
Country & his Occupation, which tho. laborious, is respectable and
affords him sufficient means of Subsistence. I immediately
upon the receipt of your Letter set about procuring Information
respecting the Estate of General Jefferson in this Island it is in
the same Parish with my own property - but being rented by Lord
Romey & adjoining his Estate. I was not previously acquainted with
its precise limits & Advantages. It is perhaps one of the most valuable
tracts of Land in the Island and constitutes almost all that is valuable
of the Estate cultivated by Lord Romey. It comprises about 1600 or 1700
Acres of Corn Land - with a very great proportion of Mountain Land
Pasture & Wood Land. The whole may be estimated at 1200 Acres
It is furnished with a very good Sugar Works, which has the care &
convenient advantage of a Water Mill - such is the general outline
of the resources of this property. I shall now proceed to answer
the particular queries which you put to me. The value of
Lands is almost always ascertained in the Island by the gratuitous
appraisement of Gentlemen - who at the Instance of a friend

" never refuse to lend their services for that purpose. A survey is made
 " by Men who professionally undertake at the rate, I believe of about
 " 5/ for Acre. It would be merely necessary. I apprehend for Gen^l
 " Jefferson's purpose, that the Cane Land alone were surveyed. -
 " It is not possible to hire Labourers, with us by the Week or Day
 " or Month, with the ~~want~~ ^{advantage} it would such hire - if it could be, effe-
 " ted, be made ~~useful~~ ^{available} for the cultivation of a Sugar Estate -
 " where the Labour is so various & constant. Gangs of Negroes maybe
 " hired ~~for some~~ occasionally for one or more Years, at the rate of
 " about £11 or £12 sterling each. The depending them with
 " Clothing - food medical attendance. & paying the Taxes for them.
 " Negroes may also be hired - for any particular Work. for instance
 " digging the Cane Holes. on a piece of Land is done for about
 " £7. for Acre - but an Estate must have a Gang of Negroes - ex-
 " clusively to itself. These are almost always to be purchased.
 " The form of Leases is necessarily various. & when there are Negroes
 " & Cattle, especial cautions & provisions necessary. But in the
 " Leases of Lands without any personal property attached to it. Noth-
 " ing more seems required than to insert, under a penalty, upon
 " the Land being fairly planted. That Cane alone shall be ~~planted~~ ^{planted}
 " planted upon the Cane Land. & that the Buildings - Mills &c. be
 " kept in good order & repair. With all the extraordinary Advantages
 " which this Estate of General Jefferson's possess. I should hesitate
 " to Advise him. to take it into his own hands. He would ⁱⁿ the out-
 " have ~~the~~ purchase of at least 70 Negroes - whose ^{price} purchase may
 " be estimated at £4000. - ~~with the~~
 " 100 head of Cattle. " 2500.
 " 20 Miles. " 500.
 " Horses & other Implements. " 500
 " £10. 500

" He might then expect a return of 120 Hhds of Sugar, which -
 " unless the permanent tranquillity of Europe be effected -

" must not be estimated at more than £2,400 for Annam.
" It is difficult to ascertain what is the actual Value of this
" fine Estate. It has been estimated by a Gentleman who for
" many Years had the direction of it, as worth £1000 Sterling for
" Annam. but he seems to me to have rated it too high, and
" it is to be Observed has no reason to wish well to my Lord-
" Romney, & would therefore willingly assist in compelling His
" Lordship to pay a great additional sum upon the renewal
" of the Lease. I am not sufficiently acquainted with the
" property myself to make any calculation of its annual
" value. that value Lord Romney will not hesitate to give
" as his property without it would be of very little Use to him
" tho. he has in this Island a desirable property to which he
" would probably remove his superfluous Negroes in the want
" of ~~the~~ ^{renewing} the Lease of General Traffersons Estate. These
" are all the particulars which occur to me. upon the subject of
" your queries. I keep myself, as far as may be, aloof from all
" the trouble of interference. in the Concerns of others. I
" am bound by so many considerations to further your
" wishes, that if they be only contingently interested upon
" subject I shall cheerfully offer my Services. upon the spot.
" General Trafferson of the thinks they can in any respect
" Advance or protect his Interests. I have barely left my-
" self room to inform you that we are all hearty. We
" have just closed a miserable crop. & the Dry Weather which
" so nearly destroyed that, has very generally affected the rest.
" In this quarter we are fortunately exempt from that
" extended Calamity. & in about a Month I shall begin my
" new Crop with the most flattering prospect of an abundant
" return. A Peace ^{growing} out of the Annihilation of Bro-
" uerapart (which rumour tells us is accomplished) would

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... soon give me hopes of returning to the only spot where an
.. Englishman can be happy. A sensation which I trust you - un-
.. interruptedly enjoy. Mr. Pakenham & his sister join with me.
.. in my kind remembrance to you ~~and~~ and Sam.

My Dear Sir
Very truly Yrs.

R. H. Pickwood

26 July 1813

Pickwood

RP

Mr. Pakenham
Genl. Secy. of State

Broad Street

London

By Packet

R. H. Pickwood Esq.
26 July 1813
to Genl. Pakenham giving a
description of the Estate belonging
to General Pakenham - under lease
to Lord Romney



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