

[1829]

Sparks 2<sup>nd</sup> Sept 2

5340

My dear Father

I have just received your very kind letter of yesterday - I beg to offer you my warmest thanks for your very great liberality. £600 is quite enough for me to expend in a house, and I assure you I did not expect considering everything that you would have allowed so much. The Rate of Interest is fixed with your usual generosity I can only say it shall be paid regularly -

I do not think it will be necessary to <sup>visit</sup> ~~alter~~ the plan ~~much~~. I think making the Windows

Favours Library  
27 Bedford Square  
London S.W.8.

2064

modern, and leaving two or three  
rooms unfinished will bring it  
within £500 considerably -

The Mason has given in his estimate  
for Woodmankirk vizt £150 - with  
Gothic Windows, To this has to be  
added sinking the foundations &  
Cellars with Walls, Steps, Cellar  
Steps and flags, <sup>& wall stone already set</sup> £40 - and 1100  
yards of Wall Stone at 9/- £32.1.8  
Long Stone from Sumnerstone is offered  
for £25. Making a total of £247.1.8

This house built <sup>of bricks</sup> in Manchester  
would cost more than this for  
Bricks alone - admission offering labor

The situation is peculiarly  
favorable for cheapness. The Stone  
flags see we get close to the Canal

and come by water and requires no  
carting - ~~whatsoever~~ is cheaper -  
I intend now getting estimates  
made by the Joiners & Platers &c. &  
if they exceed the sum fixed the  
plan must be rejected. I mean  
by estimate what they will do  
it for, leaving me the option to  
close or not -

~~Will excuse~~ ~~last~~ ~~kindly~~ ~~to~~  
Believe me to be owing to a mistake  
of the Post had he took your letter  
on to Bury, so that I only rec'd. it  
just now 8<sup>o</sup> per. which com-  
pels me to write by Quack instead  
of Post. Trade is improving  
here also I have sent out this week  
213 Britles - I am Dear father  
Yours ever affectionately  
Wm Beckers

1200  
1306  
1800

1500  
16500  
225

Fawcett Library  
27 Wilfred Street  
London S.W.1.

2064