

Dukes of Hamilton Farming estate in Lanarkshire

Farms of the Dukes of Hamilton



Kenneth Tomory 2nd edition 2024
Based on archives in Hamilton Central Library

Updated to reflect the activities of
Clyde and Avon Landscape Project (CAVLP)

Illustration of Slezer drawing of Hamilton 1680s;
When the Entailed estate was set up.

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Foreword and Acknowledgements

This booklet is the result of research visits, over two years, to the archives at Hamilton Central Library, and the excellent support from the staff of the Library, over several years. I have agreed to donate this booklet to the Library to assist local researchers into the large and important estates belonging to the Dukes of Hamilton.

Northlight Heritage, in overseeing the project called Clyde and Avon Landscape Project, *CAVLP* and its web site, recording five years of archaeology, landscape and arts projects, linked to the Rivers Clyde and Avon, in the Hamilton area. Many thanks to Dr. Paul Murtagh for his archaeological support, including survey visits to sites of farming rig and furrow methods dating back to the early 1600s in the local park near to Bothwell Bridge, where the old dairy still stands as part of industrial buildings along the Bothwell Road.

The archive records of the Dukes of Hamilton are a handwritten set of factory reports, often about 300 pages in length, recording rents and feu duties received, expenses on land drainage, forest work, and the staff wages, payments to suppliers to the estates, support for hunting dogs, pheasants, grouse, sheep. White Cattle, a rare species herd, were maintained near to Cadzow Castle, in the High Parks. Black Cattle were raised on many local farms rented from the Dukes of Hamilton, and supervised by the Factor.

My own family history is tied into these records, because my father, Ranald Somerled Tomory was a civil servant, assigned to Agriculture and Fisheries for Scotland, covering fruit orchards and arable farms in the Hamilton area, during the 1950s and 1970s.

I am a chartered accountant, and remember creating income statements, even using pounds, shillings and pence, when I began training in the 1970s. I recognised the records, and The scope for extracting useful information, including family histories with records dating from 1770 to 1920, pre-dating 1841, the earliest public census in Britain.

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1 Introduction to the archive record

This small booklet represents about 2 years research in reading handwritten archive records, at Hamilton central Library, dating from 1770 to 1925. The author was able to extract useful information, from the annual reports, prepared by the Factor, for the Duke of Hamilton to review. These were accounting reports on farm incomes and related expenses, running the estates, belonging to the Dukes of Hamilton.

The history of Hamilton estate lands in Lanarkshire, from Cambuslang, to Craignethan on the Clyde; with Bothwell, Motherwell, and Shotts; were land grants by King James 2nd, in the mid 1450s, lands confiscated from the Dukes of Douglas, rewarding the Hamilton family, for loyalty to the Stewart crown. Other estates, in Arran, Boness, with Kinneil House, and the Polmont area, have similar backgrounds, South of the Clyde, the Lanarkshire estate extended from East Kilbride, to Cambuslang, Cadzow Castle, Hamilton (originally Netherton), Larkhall, Stonehouse, Lesmahagow, Strathaven.

The annual reports, bound into volumes of 300 pages, report total incomes from each rented farm, with separate reports of feudal incomes from land once owned and then sold on by the Dukes of Hamilton. Expenditure includes a range of public duties, taxes, stipends (annual salaries) paid to church ministers and teachers in local schools.

The expenses of managing estates included forestry, planting and dressing or tidying up. Hedges were planted as boundary markers, separating field systems, often following the lines of early fence lines. Land was drained using tiles fired in small plants owned and staffed by the Dukes, bridges and culverts also constructed. The Rivers on the landscape were also improved by banking up and by dredging of gravel in the Clyde, of which some 15 miles were controlled by the Dukes estate.

The Factors were self employed, appointed to manage the extensive estate, collecting rent and feu incomes, and arranged to pay for running expenses. The reports collected together these details, and listed the loans, repayments and interest charges to support the capital for estate improvements. Farm houses were included as rental properties, and the dukes responsibility included building, repairing and upgrading houses.

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This pamphlet is a result of detailed research into hand-written archives, about farming and mining interests of the Dukes of Hamilton. In Hamilton Central Library, there are over 300 volumes, and this short guide is an attempt to interpret and present the type of contents, to the modern public. The earliest dates reviewed were 1636, previously translated from old Scots by the Librarian at Hamilton Museum, in 1979. The Farming estate was put up for sale during the 1920s.

The mining estate, was mainly worked by commercial tenants of the Hamilton estates, and had been partly exhausted, during the period 1850 to 1920, especially with demands of the First World War, and the remaining mines still in commercial operation, were taken into the National Coal Board in 1947.

The background to this booklet is a five-year long project in landscape studies, field archaeology and exhibitions, supervised by CAVLP and Northlight.

(web site; <http://www.clydeandavonvalley.org/>)

This booklet is intended to complement the visible, physical evidence of fields, farm houses and planted forestry, with the records of the people, "heroes of the landscape" who worked and developed those field systems.

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2 Farming estate

Baronies

The annual factory report was separated into baronies, with each barony court and local government. Each farm belonged to one barony, with a local baron court, probably held in local castles, to hear and settle land sharing or water use disputes at the local barony court. Farms in those days, (1630 to 1750) were managed as rig and furrow, with a rig of land allocated by lot, annually to each farm, most living within a ferm toun, close to the field system.

In the enclosure period from 1750 onwards, only some farming families retained a tenanted right to access the land, with other families left as landless labourers, or were forced to move away. In Arran Island, families who were landless were left to starve.

There were over 300 rented farms and about 200 to 300 farm units subject to feu duty. Feu duties related to ownership of the land, and further details are in chapter 5. The rented farms were included in 1688, as part of the entailed estate, subject to strict trust rules, preventing that part of the estate from being sold out of Hamilton family control. Further details are in chapter 3.

The baronies used to by the Duke of Hamilton included :

Hamilton town;

Upper and lower parks (Chatelherault);

Hamilton barony (including eg Silvertonhill, Quarter and Larkhall);

Bothwell (including Bellshill, Motherwell, and Shotts);

Dalserf (Larkhall, Dalserf and Rosebank on the Clyde);

Kilbride (now East Kilbride area);

Drumsargard (from Rutherglen to Cambuslang and Newton);
Awendale (including Stonehouse and Strathaven)

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Separate estates were managed at Arran and at Kinneil House near to Boness. There were English estates at Easton and Brandon, a house in London and the Duke was hereditary Keeper of Holyroodhouse in Edinburgh.

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Land in FEU ownership

Land which was owned and sold on could be tied to feu duty payments, ("if required ") and these records are more wide ranging than the rented farms. the feus recorded are collected sometimes annually, sometimes once per decade, and involve other feu superiors, or vassals, therefore providing genealogy records for family ownerships - often related to other larger estates.

Entailed estate

Within Scotland, from 1685, entailed estates became recorded legally holding land within family inheritance, and once entailed, it could not easily be disposed of. It could in some cases, be exchanged subject to excambion, but the process was still legally restricted.

The archive records of the Dukes of Hamilton record the feu duty incomes within the same baronies as for rented farms. It is therefore possible, using modern mapping, to trace the boundary lines between the entailed estate - subject to rental income and the invested estates, purchased and sold on to produce capital growth for the Duke. Legal cases included disputes over land ownership;

Archibald, Duke of Hamilton 1820. (Court of Session and House of Lords.)

Boundary lines

Within Kilbride barony, most of the farms appeared to be subject to feu duty, therefore once owned and sold on by the Dukes of Hamilton. Dalserf and Hamilton Baronies, in contrast, disclose a defined boundary line, where e.g. coal-rich farmlands were retained as tenanted subject to rent controls, and on the river fronts, a pattern is evident, of feu duty land ownership, possibly indicating a medieval split between landscape requiring protection and buffer areas, near to points of attack from enemies.

Family histories

The farm records of rental and feu display strong patterns of repeated use of surnames e.g. Fleming, Hamilton, Somerville, which hint at clan territories, linked to localised renting or feu ownership of a series of small farms.

In some cases, correspondence indicates that a grandfather or father may be investing to help younger relatives enter the farming business.

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The factor

These self-employed professional in land management, were appointed by each Duke as a personal manager of the farm and mining estates. Hamilton palace, Kinneil and Arran were separate factory appointments, and there is a "factors House" in Hamilton.

Each year, the factor reported to the Duke on the total farm incomes, from all sources, with records of monies banked, borrowed and expended. From time to time, a balance struck was paid to the factor, and accounted for to the Duke as client.

In the late 1790s, and early 1800s, the Boyes father and son were appointed as factors, with a long-term investment of effort in managing the affairs of the Duke from Hamilton palace. however, legal cases developed over proving whether clean title had been provided by the factor, the Boyes, to subsequent owners of lands purchased from the Hamilton estates.

Since the Duke as ultimate feudal owner was required to confirm subsequent transactions, this form of fraud came to light, after the event. The duke of Hamilton was successful in proving a failure to confirm and by implication a failure to agree with the sale undertaken.

The land used for farming was organised into cattle, sheep and horse farming, with land set aside for oats, bier, and turnips. Hillsides along the Clyde became fruit orchards, using the long sloping land, with a mainly east to west alignment. Originally, small -scale farming was organised in the rig and furrow system, with baulks of land about 40 feet across, between planting areas. A surviving area of rig and furrow is still visible in the parkland at Whitehill area of Hamilton, near to Bothwell Bridge, in the Duchess Park.

Groups of rigs were allocated annually, by members of the ferme toun, so that over several years, each farmer gained the best and shared access to the lesser quality of land. However, this style of farming was not efficient, and left larger areas in fallow, unused as the earth was over-used and nitrogen depleted.

A solution was required by the large estates, as farm rental income remained low, and the expenses of building castles and larger houses increased. The enclosure of land was a response, in which plots of land were fenced off, and rented to single farm families, rather than shared out between a ferme toun. The enclosed land was not able to support the same number of local families, and in arran there are records of famine which resulted. In areas of mainland, there was a wider are to escape into, and land which had been inaccessible could be turned into new farms, for rental out in turn.

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Based on records, dating from 1636, the Lanarkshire lands, owned by the Dukes of Hamilton, formed a single managed estate of over 300 active farming units of fields and wooded areas, with some separation into groups of farms, within local baronies. In some areas, near to Hamilton and Cambuslang, land was retained in rent, and further away, land was allowed to be sold, outwith the entailed estate of 1688.

Higher hillsides, apparently provided grazing for flocks of sheep and in Dalserf and Avondale, land which was lower, and flatter, provided cattle farming. In the Strathaven area, plots of land in 1636, were feued for use by hens and chickens, perhaps because early roads, linked to the Strathaven Castle, and the Ayrshire Valleys, formed better routes to market. At those early days, there were few established roads, and Strathaven was a long way from Hamilton, by trackways.

This record was transcribed from the earliest records still extant, by the curator of Hamilton Town Museum, (Walker, 1977). This set of handwritten records were in Scots, using a set of codes for values of acres, numbers in flocks and for which consistency in writing had yet to develop.

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3 Entailed estate

The entail, a legal trust for land ownership, became a part of Scots Law in the 1680s, and a record called the Tailzie was maintained to record the details of the lands entailed within each estate. The Hamilton estate was no 10, in volume 1, of the Tailzie, and the names of the farms, can be traced into later factory reports on annual rental collections. Land subject to entailment became a tightly controlled matter, and was subject to strict rules on inheritance, with the overall intention, to retain landed estates, within a specific ownership, and not allowed to be involved in future land dealings.

Titles, such as Baron, Earl or Duke, were linked to specific land ownership, and subject to forfeiture, if the title-holder failed in his feudal duties - such as being in revolt against Royal authority. The Dukes of Hamilton were subject to forfeiture and indeed, Hamilton Palace was occupied by Roundhead troops, as part of the Civil war, against Charles 1st.

Repurchasing the estate from Forfeiture, which took place after the restoration of Royal authority under King Charles 2nd, was expensive and led to the Hamilton estates becoming burdened by loan accounts. By the Mid 1860s the estate was carrying over £ 700,000 in accumulated loans, worth about £ 35 million in 2018 terms.

Tracing the ownership of each piece of land, into the rented (entailed) and feed (or owned outside of Hamilton estate) must go some way to explain the detailed record keeping, in which from each year, through decades and even for about 300 years, the history of rental occupation of each piece of land can be traced. Since the rental period ran for 7 years, and often were renewed to the same tenant, or to his family in inherited rights, the history of family occupation can be traced through these records.

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4 Managing the estate

Financial control over the estate

Most entailed estates required to borrow funds to maintain the landscape, and the Dukes of Hamilton, in constructing the palace had expended vast sums, on construction and furnishings. The north front of the palace was constructed using 15,000 tons of stone quarried from near to Bothwell Bridge and carted by about 12,000 horses during the period 1822 to 1833. Over 300 labourers were involved in work which included new stables and the monuments at Hamilton.

Although the farms produced a rental income of about £ 30,000 annually, the upkeep and running costs of the estates, Hamilton Palace and House in London, took as much cost as the annual incomes. Feu duties were small in comparison to rented incomes.

From about 1850, industrial scale of mining developed on the Dukes estates, producing about £100,000 per year as rental incomes. However, the scale of upkeep of farm houses, drainage and roadworks involved, with opening of mining shafts, schools and churches constructed, initial setting out of new housing in Hamilton, Larkhall, Stonehouse, Boness, and Cambuslang all required large sums of investment, including the excavation and surfacing of water reservoirs. In addition, as the Dukes travelled abroad, and enjoyed horse racing, steam yachting and carriage riding, there were large costs of upkeep involved.

The estate was continually borrowing a variety of funds from several investors, and each year paid out at least 4 or 5% in interest costs. Subsequently, in the period 1830 to 1860 improved control was exhibited over factorial matters. A writer to the Signet, Robertson was appointed to audit the factors records and may have become the factor to the Duke.

In 1866, when a new Duke was becoming invested with the ownership and control of the estate, Robertson was able to report to the trustees a sound effort to reduce total borrowings from over £ 700,000 to roughly £ 300,000 in less than 3 years. Approximately at 85 times to match today's value: a reduction from £ 50 million to £ 25 million . The factor of that time , Robertson, was buried in Bent Cemetery with an impressive monument.

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By 1888, the estate was still struggling with extensive loans, and overdrafts, and although annually £ 11,050,000 per annum, at today's money, was effectively financial difficulties. The palace furniture and art collections were put up for auction, and management of the estate was drastically cut back, under the control of trustees.

5 Managing feu ownership

In the Museum of Rural Life, at Philpshill, East Kilbride, the farm (which was outside of Hamilton control), is part of the working museum and is over 500 years old. A model of construction and operation, it forms a very good example of how the Hamilton farms may have appeared.

Land subject to Feu duty, related occupation as a gift of the landowner- the feu superior, and was originally an annual rental, to a feu vassal. This system can be traced in legal history back to the Christian Empire of Charlemagne the Great, with the establishment of land ownerships by the Great abbeys. Land subject to Feu, and related titles, were originally settled by the Royal granting of a permission to occupy land, with specific rights e.g. to forage for timber or to gather in fish.

By the period of the Hamilton Estate records, the system had settled into a long-term, permanent ownership of land by the vassal, subject to annual duties "if asked for"; or in some cases, to retain the medieval requirement of the knights duty or the payment of a "pair of gloves". There are some records within the Hamilton Estate, which retain such terms as the payment of gloves, or of capons or hens.

Most feu duties were payable in cash, with the Hamilton Estate baronies administered separately. each year, one barony was selected as the location for the collection process, with some 3 to 5 years passing between feu duty collection for that barony. In some cases a longer period, due perhaps to personal differences or the sale of the land between feu vassals. these longer periods could be 10 years, with at least one lasting 40 years between successful collection of feu payments.

Normally the annual feu duty was a relatively inexpensive item, although a higher value "fee or casualty" could be demanded by the Duke, to authorise the record to be updated, showing that a good title was being held by the new owner. Modern practice is to require Registration of title changes and the Feu system was ended in 2002.

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Feud farming units or fields, were often concentrated in the baronies, with a broad line of the feud lands towards the outer areas, leading away from the Hamilton area. Therefore, the feued land was being held as a defence line, dating back to enmity between the Hamilton and Douglas families, over landscape claims. Almost all of the land near to the Palace was rented, not feud, although land used for industrial purposes was often sold e.g. Hallside at Newton, and in the areas of coal mining along a ridge line linking High Blantyre, the modern areas of south Hamilton and Quarter.

In some cases, the Duke was not a Feu Superior, overall, he was an intermediate feu Fiar, subject to paying Feu duty annually to another Superior interest. It is not recorded why there should have been this pattern, most evident in the Kilbride Barony, and this may relate to local land ownership issues, where water supplies and access to the local road system was controlled by the superior interest and the Duke was prepared sometimes to accept a fiar ownership to gain advantage in the landscape.

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6 Barony maps of farm locations

The maps of the farm locations shown in the appendix are chosen to highlight how the farms were concentrated along river fronts, often forming the boundary between baronies, and which in some cases, are still boundaries for modern parliamentary and local government purposes.

Highlights from the appendices listing farms and family surnames : Hamilton Town (Clyde, to Old Cross, the Palace and Chatelherault) The restricted area between the Palace walls and Peacock Cross and Old Cross, became tenements, with rooms rented out on annual terms. Small shops and yards, with orchards were built between tenements.

Hamilton barony (Hillsides above Hamilton, to Quarter and Larkhall) During the intensive coal mining and railway developments, the areas of Silvertonhill, Fairhill, Earnock, and Bent became part of a dense network of mining, railway and waste dumps. The mines apparently operated along a line passing through Quarter Village, on to Larkhall and Strathaven, running on the upper hillsides to the south of Hamilton town.

Small Farms, possibly used to finish animals off for market in Hamilton, particularly after railway lines developed linking Hamilton to Motherwell and Glasgow. Many journeys to market involved days of walking herds of cows and sheep along pathways before the creation of tarmac surfaced roads.

Dalserf Barony (Larkhall, and Stonehouse)

Small, self sufficient farming, operated on the surface, with deeper mining for coal, in the area between Quarter and Woodside. Depth of the mining tunnels matches the mines in Hamilton Barony, e.g. Silvertonhill, indicating a geological fault system extending across many miles.

Avendale Barony (Strathaven and nearby farms, to Glengavil Lodge)

Concentrating on the Surnames with several Farms in each cluster, there appears to be a distinct shape within the central area of the barony, hinting at locations of good flows of water in the local streams.

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Drumsagard Barony (Cambuslang to Blantyre)

Large, high value rentals, hinting at excellent foraging for cattle and sheep, with a short distance to walk animals to Glasgow markets.

Bothwell Muir Barony(Bothwell, Bellshill, Motherwell, Shotts)

Relatively sparse farming, with a highly developed mining - open cast removing top soil and leaving little opportunity to reintroduce farming after industrial development. The open cast mining reflects a shallow depth of coal reserves. Wishaw, to the east, a peat bog remains as a marker of the edge of the coal field.

Kilbride Barony (East Kilbride to Cambuslang and High Blantyre)

High Blantyre and Low Blantyre, near the Clyde, were never part of the Hamilton estates.

This area is split between a series of hillsides at Cambuslang border, over to Dechmont, Gilbertfield Castle. The entire area now occupied by East Kilbride were small farms, subject to feu by the Hamilton estates, and therefore outside of the entailed estate dating from 1688. The main part of East Kilbride was owned by the Stewart family, continuing a long-running relationship between the Hamilton and Stewart families over 500 years of history.

Only two farms were rented in this part of the entailed estate - East and West Rogerton, which are still in occupation, to the south of the hillside between Cambuslang and East Kilbride. The rental income to the Hamilton estates was paid to the University of Glasgow, supporting student bursaries. The original location of the University at College Goods Yard, Glasgow High Street, was originally owned by the Hamilton family.

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7 Working for the Hamilton Estate

The factory annual reports, as well as listing the tenants and feu vassals, also provide an insight into the Hamilton estates staffing and working relationships.

The Palace, held about 50 staff at any time, with added teams of groundsmen, herdsmen and local farmers working the fields, cutting drainage, tidying woodlands; building fences and walls; bringing herds to graze on the grasslands of the lower and Upper Palace grounds; Looking after the dogs at Chatelherault; Pheasants for shooting in woods and fields.

Around the boundary walls of the Palace, were five Gatehouses, staffed to guard the estate and in some cases, men were recruited to walk the estate and to prevent unauthorised access. This particularly related to the Quarter area near to Cadzow Woods, where local miners may have sought to hunt or to poach within the estate. At that time, large wild cattle were allowed to roam the woods.

The working day for a labourer, of whom there were about 10 at any time, was nine hours, for six days per week, paid 2/6d per day (less than 5 new pence); with carefully costed records accounting for each payment. The Piper in the palace was paid £ 7 per month, with the Duke in attendance on about 1 month per year. Perhaps there were regular piping duties.

Many of the male staff appear to have military ranks, as retired soldiers and this may also be linked to the close association of the Duke with the Military Barracks in Hamilton, the raising of the Military Militia during the Napoleonic War. Occasional duties of the Duke in calling out the Militias, at times of unrest and the need to provide a guard on the Palace at all times were all part of this link between landownership, the Dukedom and the status of Hamilton as part of the early Governance of Scotland.

The Duke's personal Valet was French and this relates to his international and personal lifestyle. The first son of the Duke, Marquis married, in 1848, Marie , Princess of Baden (her personal ladies were German).

Supplies to the Palace of food and drink were often purchased from the Town of Hamilton, for large -scale dinners, to celebrate the 21st Birthday of the Marquis and the marriage of the daughter of the Duke. Over 300 loaves, sets of dinner plates and glasses were hired in with local bands. These are recorded in the estate factory records. Meat for dinners and coal to heat the Palace were provided from the estate, with tallow candles being supplied from local shops. In turn the tallow or fat, remaining after roasting meat was sold to the candle-maker, and these were purchased for important dinners.

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Similarly, sheep and cattle might be purchased and sold between the estate and local tenants, forming a closely-woven economic link, which was beneficial to all concerned.

8 Farming Families

The record of rent received include several distinctive family groups e.g. Flemings, Stuarts, Hamilton (outside of the immediate family of the Duke). In both Hamilton town and Strathaven, there are tenancies held by single women, possibly widows of farming tenants living in retirement cottages. Estate staff were allowed rent-free accommodation in Hamilton and in the five gatehouses to the Palace Estate. In Strathaven, chicken farms were mentioned, linked to widows as the tenants. Several generations were allowed to rent the same farm and its tied cottage, and repairs to the cottages were undertaken by the Estate. Where a cottage was destroyed by fire, or mining subsidence, the Hamilton Estate was responsible for rebuilding costs.

Late in the 1880s a series of loans were taken out with the Land Investment Trust, based in Westminster to upgrade the estate cottages across a wide area. This may have been required because by that date, considerable coal mining and coal-transport was affecting farming, and perhaps reducing the willingness to farm as tenants. Some families were assisted by wives and daughters creating stitched items, as a cash income, outside of both farming and mining.

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9 Dispersal of the estate

All good stories must come to an end...

South of the Clyde, the farming heritage of the Hamilton Estates is still visible today, in 2018, with farms still worked in :-Cambuslang at Gilbertfield, ; East Kilbride to North Blantyre; Around Dalserf and Quarter villages; between Larkhall and Strathaven.

North of the Clyde, matters are very different, with large areas covered by housing and industrial remains, in Bellshill, Motherwell, Wishaw and Shotts. Partly, the reasons are the history of mining in open cast north of the Clyde, and in deep mining south of the Clyde. However, the widespread nature of the landscape changes, north of the Clyde, may also be a reflection of the relative distance to cover by horse back, for the supervision of farming by the factor. A telling comment in the Hamilton letter records that Shotts was improved by coal mining and the iron smelting which later on dominated that town.

Arran as an island on the Clyde, and Boness, on the Forth, were managed in different ways, part of the older parts of Hamilton estates. Arran remains a rural environment, limited to the lowland areas near to the coast; and in Boness the town became an industrial centre linked to active shipping of coal exported and timber imported through the local harbour, which is now derelict. Originally, before 1700, miners were legally regarded as serfs or slaves and could be hunted down if they ran away from the mine, which is also part of the older Hamilton records.

Kinneil House, recently used as a Museum, with local lands still actively farmed. Dr Roebuck of the Carron Works, rented Kinneil House from the Hamilton Estates and then allowed James Watt to occupy a small cottage, still standing, to work on developing the steam boiler systems, which in turn, powered the industrial revolution.

During the 20th Century, pressure on landowners included new forms of taxation, rating to support local government and new townships created on farming estates. The First World War brought to an end the world of many landowning families, as estates no longer were productive of farming and rental incomes, staff were difficult to replace and the old loyalties were changed by new ways in society. In 1914, entail was legally ended, and in 1918 the private act for the Hamilton Estates allowed sale of the entailed farms. Arran remained a separated estate, as that island came into the Hamilton family through marriage, to the Duchess of Hamilton. Correspondence files in the archives, and detailed notes on land sales occupy some 500 pages and form a detailed record of the disposal process.

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Extracted details within the Records for

Draffan and Southfield Farms

These farms are still in operation, with cattle, and sit on top of coal mines which produced gas-coals used in generating town gas throughout the western parts of Scotland. Rental income from this coal paid to the Dukes of Hamilton was £7 per ton, when gross or waste produced rents of say 1/6d per ton.

Multiple tenancies, implying increased financial pressure on the estate.

Higher rents may reflect better water supply or land which was easier to work in farming activities. After the mid 1860s, the estate was controlled by trustees, titled as commissioners. This reflected the financial distress of the Hamilton estates following the extension of the palace, its magnificent art and furniture and the general level of expense by the Dukes in excess over rental incomes from both farming and coal estates.

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Farm and field names	Tenants	Rental income 1800
	Factor John Boyes	Total farming rental incomes £ 21,357/13/4d
Draffan	George and Andrew Cunningham	£105 (in arrears 2 years)
North Southfield	Thos Findlay	£ 25
South Southfield	Thomas Findlay	£ 27/10/-
Draffan	Alex Somerville	1815 to 1834 £ 365
Draffan	Thomas Douglas	1815 to 1834 £ 220
Draffan	Andrew Millar	1815 to 1834 £ 150
Draffan	Gavin Hamilton	1827 to 1834 £ 20
Draffan	William Pettigrew	1817 to 1834 £ 53
South Southfield	William Pollock	1828 to 1840 £ 115
Part of Southfield	Mungo Sinclair	1828 to 1840 £ 15
North Southfield	Hugh Stewart	1828 to 1840 £ 140

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1876	Hugh Padwick	Commissioner	
South Draffin and Burnfoot, of Draffan	Thomas Pate	1865 TO 1884	£ 255
Draffin Marshall, and Biggar	Robert Hamilton	1875 to 1892	£ 450
Draffinmuir	Thomas Barr	1873 to 1892	£ 50
Earl of Home, rent free	Corresponding to a similar area on the west side of the railway	occupied by his Grace. The Duke.	
Draffin	William Pettigrew	1873 to 1892	£ 42
South and North Southfield	Thomas Stewart	1860 to 1879	£ 416
Part of South Southfield	Thomas Sinclair	1860 to 1879	£ 35
Draffan	William Pettigrew	1891	£ 5
Draffan	David Adams		£ 200
Draffan	Thomas Pate		£ 128
Draffanmuir	Alexander Kerr		£ 20
Southfield	Hugh Stewart		£100

Mining Rents	Merry and Cunningham	
South Draffan		£ 15 / 6 /-

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Shooting rights	For hunting birds	
Draffin	David Adams, AG Fleming; Robert Letham; F Struthers;	£ 50
	JS Dixon	£ 50
South Draffin water tank Mason work	John Clarkson	£ 16/8/9d

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Archives, University theses and Web pages

- 1 National register of archives, Survey of Hamilton records
Reference 3438

1 Duke of Hamilton / National Register of Archives (Scotland).

Series: Register of Archives (Scotland) ; no. 3438 == 7,000 files

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2 Book

Marshall, Rosalind K. (1973) *The days of Duchess Anne life in the household of the Duchess of Hamilton, 1656-1716* Collins, London

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3 Book

G. Walker 9 author) ; C. Smith (editor) (1977) *Hamilton Palace a photographic record* Hamilton District Libraries and Museum Dept. [1977]

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4 Booklet

Walker, G (author, curator of the museum, Hamilton) *Transcripts of some of the 17th. century rentals of Hamilton estates and the accounts of the burgh of Hamilton* - in the Central Reference Library of Hamilton and District Libraries Hamilton District Libraries and Museum Dept. [1977]

5 Smith.C (author) Walker G. (illustrator) *Hand-loom weaving in Hamilton & district* Hamilton District Libraries and Museum Dept [1977?]

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Dukes of Hamilton Farming estate in Lanarkshire

6 Hilary L. Rubinstein (1975) *Captain Luckless James, first Duke of Hamilton, 1606-1649* Scottish Academic Press Edinburgh, London

Distributed by Chatto and Windus

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7 Rock Joe (1984) *Thomas Hamilton architect 1784-1858* Edinburgh

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8 Maps

Canmore and the National library both offer useful maps to the local areas, from the early days of mapping and the first edition ordnance survey of 1864;

Second edition 1900;

<https://canmore.org.uk/map/about>

scalable ordnance survey maps with map references;

alternative views Historic Environment Scotland

9 <https://www.nls.uk/collections/maps>

wide range of scalable, digital, and copyable historic maps

national library web site.

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10 Thesis available at Glasgow university

The dispersal of the Hamilton Palace collection

Maxwell, Christopher Luke (2014) *The dispersal of the Hamilton Palace collection*. PhD thesis, University of Glasgow.

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11 Thesis at Glasgow University

Gibbs, Ewan (2016) Deindustrialisation and industrial communities: the Lanarkshire coalfields c.1947-1983. PhD thesis, University of Glasgow.

Extract from Abstract

This thesis examines deindustrialisation, the declining contribution of industrial activities to economic output and employment, in Lanarkshire, Scotland's largest coalfield between the early nineteenth and mid-twentieth century. It focuses on contraction between the National Coal Board's (NCB) vesting in 1947 and the closure of Lanarkshire's last colliery, Cardowan, in 1983.

12 Right Honourable James Avon (1934) (translation) *The Jus feudale of Craig, Sir Thomas , of Riccarton (1600 ?)*; with an appendix containing the Books of the feus; Clyde,

Craig was a practising Scottish lawyer, who prepared a summary of feudal law, as applied in Scotland and England, and the text was considered authoritative for several centuries of legal practice in land transactions.

Feu duty collections formed a key part of the ownership incomes of the Dukes of Hamilton, where land had once been owned and was subsequently sold on to new owners. (Sourced in Glasgow University Library.)

13 Electronic copy downloaded for university of Edinburgh

www.research.ed.ac.uk/portal/files/18893779/Cairns_Breve_Testatum.pdf

Cairns, J. (1988). The Breve Testatum and Craig's Ius Feudale. *Tijdschrift voor Rechtsgeschiedenis*, 56(3), 311-332. 10.1163/157181988X00066 –

this refers to Clyde's translation.

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Web Sites for

(CAVLP) Clyde and Avon Landscape project

Although the staff have been re-deployed these web sites remain as a momento of over 5 years of dedicated project work.

A www.youtube.com/watch?v=iHCj7cfFj7k

Video talk by Kenneth Tomory on the research in this booklet

2011 delivered to ACFA meeting Association of certified Field archaeologists

B [ACFA Field Archaeology for All : Arc-eòlas do na h-uile](#)

Membership now open to any one over 16 years of age.

D [CAVLP - Landscape Conservation Action Plan - October 2011](#)

E [Designed landscapes and Gardens 2018.](#)

Issue.com/cavlp/docs/flow_of_time_combined

F [Teaching in nature case study;](#)

[Rutherglen High School;](#) [Rochsolloch Primary School;](#)

G [About Us - Clyde and Avon Valley Landscape Partnership](#)

H [Help dig up Chatelherault's mining past | Scottish Rural Network](#)

I [CHATELHERAULT \(WHAM\) \(GDL00101\) \(historicenvironment.scot\)](#)

[Listing documents as historic asset. 1987.](#)

J [Daily Record story "heritage project is hailed as boost to landscape" 2018](#)

Dukes of Hamilton Farming estate in Lanarkshire

Hamilton Palace web sites

This booklet refers to the farming records and related mining records of the Dukes of Hamilton. The Factors were based at Hamilton Palace and these web sites are of assistance in understanding the scale of the estate.

[K Hamilton Palace - Wikipedia](#)

[L Hamilton palace - Search Images \(bing.com\)](#)

[L The Rise and Fall of Hamilton Palace \(nms.ac.uk\)](#)

National Museums of Scotland

[M Rise and tragic fall of the magnificent Hamilton Palace - Scottish Field](#)

[N Virtual Hamilton Palace](#)

[Virtual Hamilton Palace \(vhpt.scot\)](#)

- Cases relating to the estates ownership
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Duke of Hamilton's Trustees v Hamilton 1918

Duke of Hamilton v Graham 1872

(land boundaries of rights to mineral extraction)

Archibald, Duke of Hamilton on appeal to House of Lords 1820

"the Duke, by a lease executed the 30th of November 1798, let to his steward and agent, John Boyes, his heirs, assignees, and subtenants, certain farms, part of the entailed estates, for twenty-one years from Martinmas 1798 and 1799, at a rent nominally higher than had been paid on former leases. "

Archibald Douglas v Duke of Hamilton

(House of Lords, 1769)

"The Douglas Cause." Involved the title to Duke and related ownership over lands.

Dukes of Hamilton Farming estate in Lanarkshire

Elizabeth Duchess of Hamilton v James Duke of Hamilton, 1727