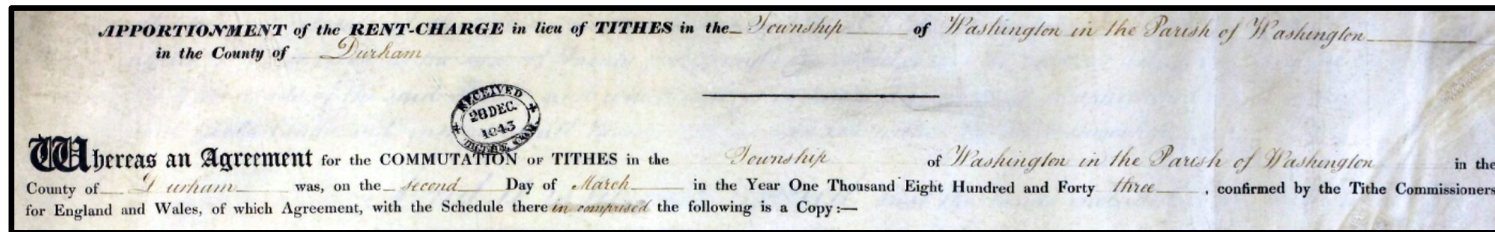


Washington Tithe Applotments 1840s



The payment of tithes- one tenth of agriculture produce to religious authorities- dates back to biblical times, and were levied in English parishes, created in the Anglo Saxon period, right up to 1836. A Parliamentary Act in that year commuted payments in kind to cash awards to tithe holders, including major landowners and Church of England 'incumbents'- rectors, vicars and curates in charge. This required accurate surveys of the boundaries and acreages of parishes and the value of agricultural crops. Durham University has made the reports and maps for all county parishes available online- see [Durham Diocesan Records: Catalogue of records of episcopal administration](#).

This article summaries those for the five townships of Washington parish; **Washington, Great Usworth, Little Usworth, Barmston and North Biddick**, plus those parts of **Harraton, Penshaw** and **South Biddick**, then part of the adjoining parishes of Chester Le Street and Houghton Le Spring. They became part of Washington New Town in 1964 and then the Borough (now City) of Sunderland in 1974. Missing are those parts of the Hylton Township to the east up to the A19, that are now part of Washington. The dominant landowner of Hylton in the 1840s was John Bowes Esquire.

Landholdings had been previously described and sketched using traditional methods such as 'beating the bounds'- riding and walking to agree boundaries. These reports were the first ever accurate surveys (followed by the first Ordnance Survey measurements in 1857). Many field boundaries had survived from ancient times, though some were the results of common land enclosures in the previous century.

In addition the surveys took place just after Great Usworth, Little Usworth and North Biddick had become the separate **Usworth parish** in 1832. The surveys show how the tithes were allocated between the two parishes.

With the maps are the written reports and tables submitted by the tithe commissioners and valuers.

Table 1 shows the division of the land as pastures, arable, wagonways, woodlands, waste and glebe (church lands)

Table 2 shows the values of wheat, barley and oat crops

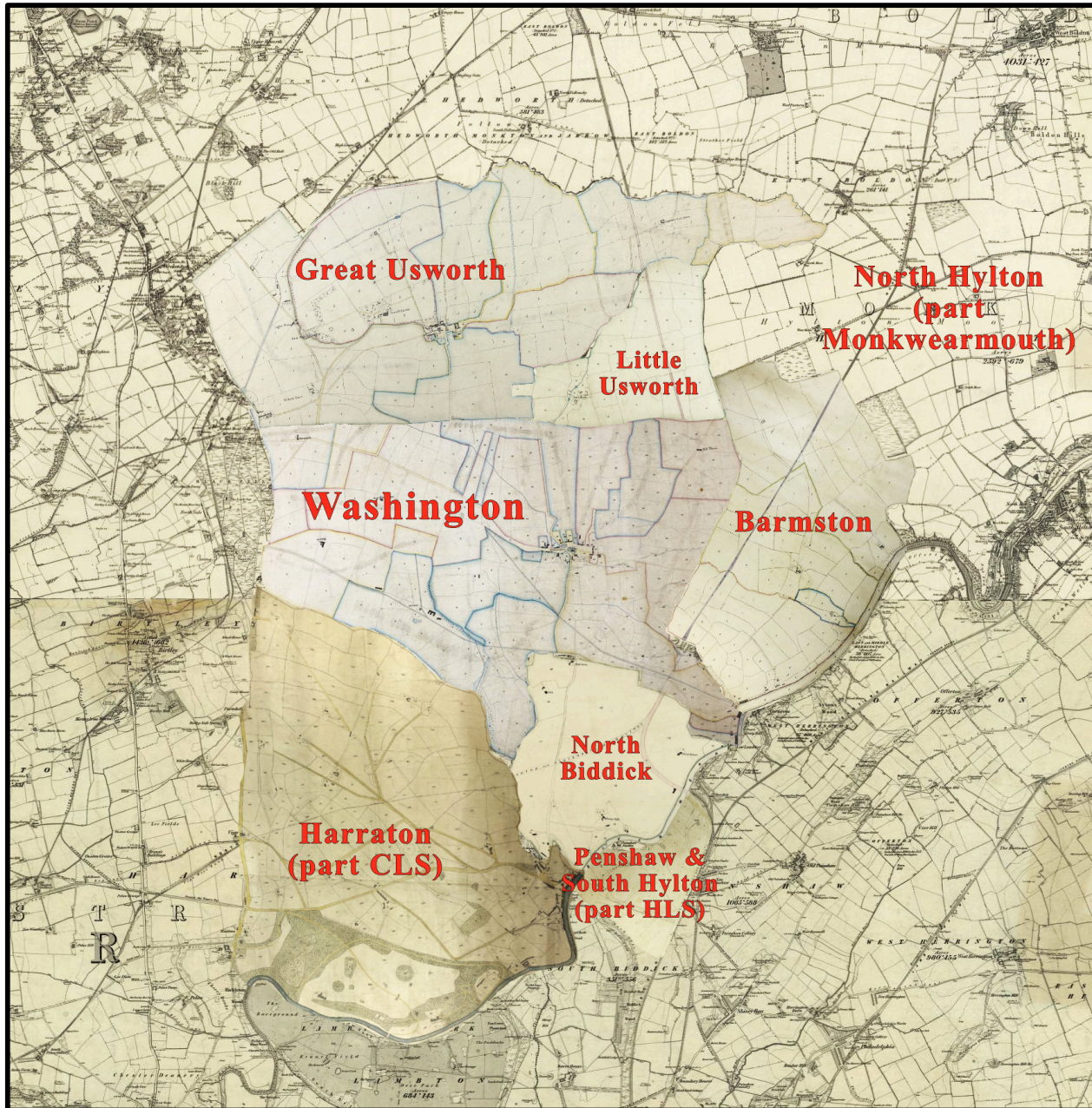
Table 3 lists landowners, the aggregate size of their holdings and rent charges

Table 4 lists the plots, landowners and occupiers and rent charges liabilities.

This collection gives us a fascinating glimpse into the historic layout of Washington, just before it became dominated by the then nascent mining, chemicals and metal working industries. It is also the most comprehensive record of farmers in Washington at that time.

*Ged Parker
Chair*

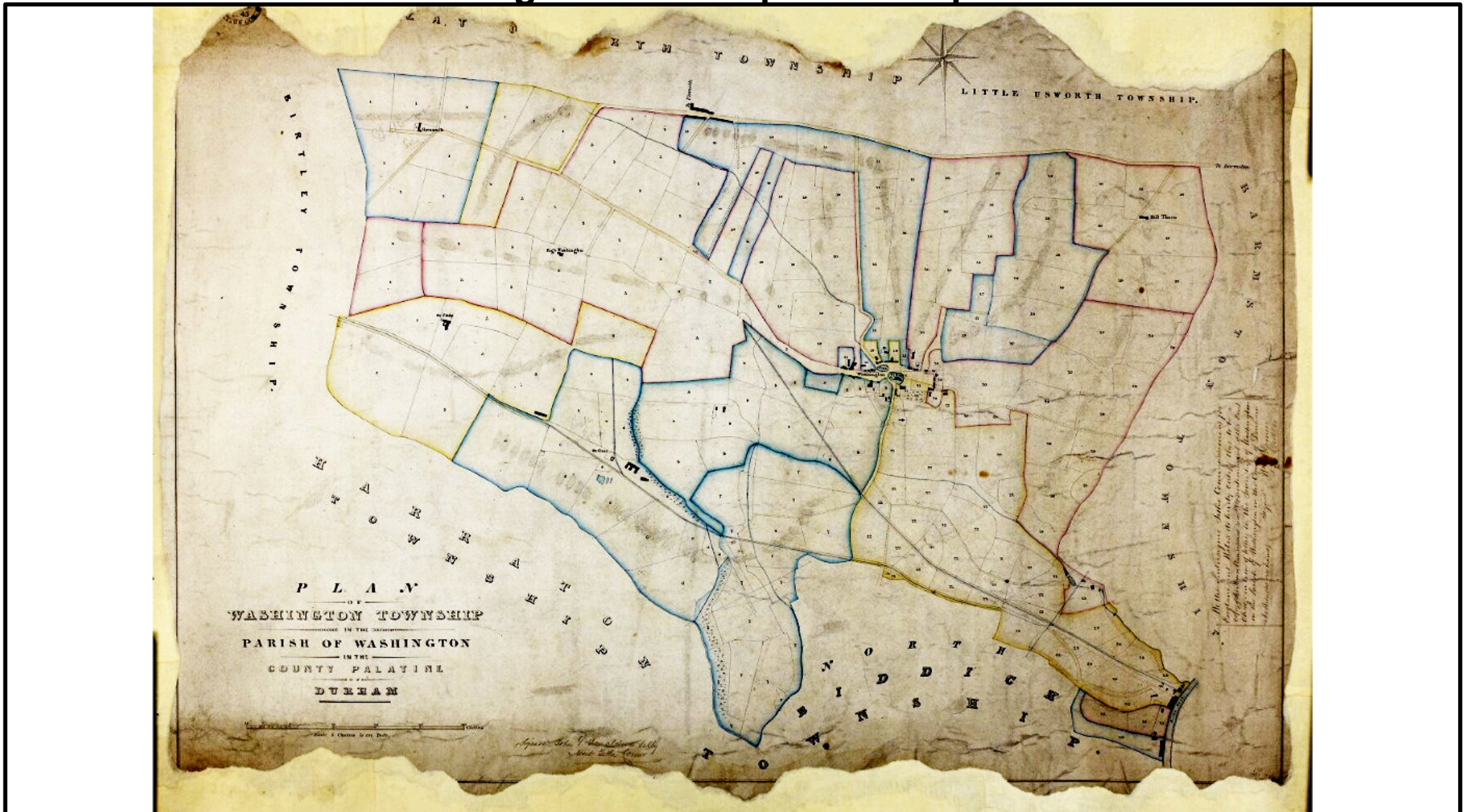
The Tithe Maps of Washington 1840s



This combined map, overlaid on the 1857 Ordnance Survey map, shows the five townships and the four additions that became of modern Washington.

Following on are the maps and summaries for each township. Collieries, the Chemical Works and other non-agricultural concerns were not shown, though wagonways and the recently constructed rail lines were highlighted.

Washington Township Tithe map 1843



Washington manor was the most complex in the parish with 26 landholdings, which had been sold to the Lawsons, Musgraves and Shaftos in the early 1700s by the Bishop of Durham. They were absentee landlords, who leased their holdings to the occupiers as listed in Table 4. The map is colour coded according to the holdings owned by their 1843 descendants; **Robert Eden Dumcombe Shafto**, **Sir Wilfred Lawson**, and **Sir James Musgrave**.

The map shows the wagonways running from Oxclose and Washington collieries down to Washington staiths.

Washington Township Tithe Tables

Table 1 shows three quarters of the agricultural land was arable and less than 1% was glebe (church land). The proportions were similar in all the Washington townships. **Table 2** shows that wheat was the most valuable crop, though produced the least by volume. (The values per bushel were applied in all the townships). **Table 3** lists the combined acreage and values of the holdings of the three dominant landowners, the glebe land and the roadways which did not incur a charge. **Table 4** lists the actual occupiers of each holding, those who were actually liable for the charges.

Similar tables were calculated for all townships in County Durham and the rest of England.

Table 1 Type of Land	Acres	Roods	Perch	Table 2 Crops	Value in Imperial Bushels	Bushels & Decimal Parts
Arable	1604	1	22		s. d.	
Meadows & pastures	209	-	10	Wheat	7 0¼	408.71811
Road waste & wagonway	80	2	25	Barley	3 11½	724.93685
TOTALS	1894	0	17	Oats	2 9	1043.46969
Of which Glebe	127	2	35			
40 perches = 1 rood, 4 rood = 1 acres					12d (pennies) = 1 shilling	8 gallons = 1 bushel

Table 3 Washington Township Landowners	Acres	Roods	Perch	£	s	d
Sir Wilfred Lawson Baronet	421	2	18	110	3	10½
Sir James Musgrave Baronet	722	1	28	163	15	-
Robert Eden Duncombe Shafto Esquire	596	2	39	130	9	7
Undivided property belonging to the three above named landowners	7	-	2	1	-	-
The Revd Bryan Sneyd Broughton (Glebe)	127	2	35	25	-	-
Roads	18	2	15	-	-	-
TOTALS	1894	-	17	430	8	17
				40 perches = 1 rood, 4 rood = 1 acres 12d (pennies) = 1 shilling 20 shillings =£1		

Washington Township Tithe Table

Table 4									
Landowners and Occupiers									
LANDOWNER	MAP REF	OCCUPIERS	DESCRIPTION	ACRES	ROODS	PERCH	£	s	d
Robert Shafto	1	John Stobart	Havannah Farm	85	3	17	15	18	6
Wilfred Lawson	2	Daniel Robson	Land near Havannah	41	12	-	9	-	-
James Musgrave	3	John Linsley	High Washington	248	3	30	46	13	-
James Musgrave	4	Ellen Coxon	Windmill and Land	29	3	11	9	18	6
Wilfred Lawson	5	John Stobart	Oxclose farm	142	-	11	29	11	-
Robert Shafto	6	John Grace	Oxclose Colliery Farm	142	3	19	29	7	9
Robert Shafto	7	Robert Hutchinson	Land at Oxclose	149	2	38	-	-	-
Revd. Broughton	8	Revd. Broughton & Mawson	Glebe	127	2	35	25	-	-
Robert Shafto	9	William Allison	Land near Rectory	3	3	32	-	13	-
James Musgrave	10	Mary Snowball	Land near Village	121	2	10	26	8	6
Robert Shafto	11	Jane Elliot & sons	Land North of Village	111	1	30	-	-	-
Robert Shafto	12	Jasper Pearson	Land near Village	2	2	-	-	10	-
Wilfred Lawson	13	Moses Proudlock	House and Garth	1	-	5	-	6	6
Wilfred Lawson	14	William Allison	House and Garth	-	3	27	-	5	7½
Robert Shafto	15	Robert Hutchinson	Farm Premises	1	-	35	44	11	-
James Musgrave	16	Linsley J Tallarley	Land North of Village	74	-	22	-	-	-
Robert Shafto	17	Robert Hutchinson	Land North of Village	25	3	35	-	-	-
Robert Shafto	18	Jane Elliot and sons	Land North of Village	66	3	12	39	4	6
James Musgrave	19	Thomas Morris Rep	Hill Thorn Farm	92	3	7	27	-	6
James Musgrave	20	Linsley J Fatherley	Land East of Village	144	1	3	52	10	6
Wilfred Lawson	21	Thomas Usher	Hall Garden	1	-	31	-	16	-
Wilfred Lawson	22	Daniel Robson	Washington Town Farm	177	2	20	57	-	-
Three owners	23	Thomas Glendinning	Hill and Land	7	-	2	1	-	-
Wilfred Lawson	24	Jane Elliott & Sons	Land at Cox Green	51	2	31	13	10	9
James Musgrave	25	Thomas Elliot	Land at Cox Green	10	3	25	1	4	-
Robert Shafto	26	Thomas Elliot	Land at Cox Green	6	1	21	-	5	-
				40 perches = 1 rood, 4 rood = 1 acres		12d (pennies) = 1 shilling, 20 shillings = 1 pound			

Barmston Township Tithe map 1840



Barmston had just one landlord interest (the Marquis of Londonderry & Edmund McDonnell & Trustees) and the colour coding referred to the occupiers not owners (table 4); John Hunter, Robert Younger, Robert Stephenson, Nicholas Crofton and the railway company.

Barmston Township Tithe Tables

Table 1 Type of Land	Acres	Roods	Perch	Table 2 Crops	Value in Imperial Bushels	Bushels & Decimal Parts
Arable	605	1	39		s. d.	
Pastures	238			Wheat	7 0¼	121.85163
Woodland	2	1	30	Barley	3 11½	216.12631
Railroad	12	2	1	Oats	2 9	311.09090
TOTALS	893	1	2			
40 perches = 1 rood, 4 rood = 1 acres				12d (pennies) = 1 shilling		8 gallons = 1 bushel

Table 3 Barmston Landowners	Acres	Roods	Perch	£	s	d
Marquis of Londonderry & Edmund McDonnell & Trustees	893	1	2	128	6	6

Table 4 Occupiers							
Map Ref	Occupiers	Acres	Roods	Perch	£	s	d
1-9,12-30, 40-43	John Hunter	380	1	27	31	10	-
10-11,28,31-39, 44-53, 66-67	Robert Younger	238	2	8	40	-	-
54-57	Robert Stephenson	18	1	-	4	-	-
58-93	Nicholas Crofton	243	2	6	52	16	6
	SUB TOTAL	880	3	1	128	6	6
94	Stanhope & Tyne Railway Co	12	2	1			
	TOTAL	893	1	2			

The Parish of Holy Trinity Usworth



Following the creation of the new parish of Usworth in 1832, the tithe commissioners combined the data for the three townships of **Great and Little Usworth and North Biddick**, though the rent charge of the latter remained payable to the Rector of Washington.

Great Usworth Township Tithe map 1849



Little Usworth Township Tithe map 1849



North Biddick Township Tithe map 1849



Great Usworth Little Usworth and North Biddick Tables

Five landholders owned the eight farms of **Great Usworth**; Mount Farm, jointly owned by Lord Ravensworth, Lord Wharncliffe and John Bowes - members of *The Grand Alliance cartel* that set the price of Tyneside coal, Usworth House and Usworth Place Farms (owned by William Peareth), Blue House and Stone Cellar Farms (William Russell), Town Farm (Lord Sidmouth) and part of Strother Farm (Sir Wilfred Lawson, the joint owner of Washington manor- see above).

Sir Wilfred Lawson also owned the single farm of **Little Usworth**. There was just a single holding in **North Biddick**, owned by James Crewe Boulwell.

Just a few years earlier the York Newcastle & Berwick Rail Company had sliced through the townships of Great and Little Usworth, Barmston and North Biddick with the Pelaw to Leamside line.

Great Usworth Little Usworth North Biddick Township Tithes 1849							
Table 1 Type of Land	Acre	Rood	Perch	Table 2 Crops	Value in Imperial Bushels	Bushels & Decimal Parts	
Arable	1540	1	7		s. d.		
Meadows & pastures	650	3	15	Wheat	7 0¼	36.39966	
Woodland	56		35	Barley	3 11½	64.56140	
Cottage garden	7	3	26	Oats	2 9	92.92920	
Road waste & wagonway	92	5	20				
Total	1740	3	23				
40 perches = 1 rood, 4 roods = 1 acre					12d (pennies) = 1 shilling	8 gallons = 1 bushel	

Table 3 Great Usworth Little Usworth North Biddick Landowners							
	Acre	Rood	Perch	£	s	d	
Lord Ravensworth, Lord Wharncliffe & John Bowes Esq	404	3	21	6			
William Peareth Esq	480	1	29	6			
William Russell	350	0	2	7	6		
Lord Sidmouth	202	1	3	2			
Sir Wilf. Lawson Bart	475	1	38	8	14		
York Newcastle & Berwick Rail Co	19		11				
Jas. Crewe Boulwell	516	2	36	8	6	8	

Great Usworth Little Usworth and North Biddick Table

Table 4 Great Usworth Little Usworth North Biddick Occupiers									
LANDOWNER	MAP REF	OCCUPIERS	DESCRIPTION	Acre	Rood	Perch	£	s	d
							Payable to Usworth Incumbent		
Great Usworth Occupiers									
Lord Ravensworth, Lord Wharncliffe & John Bowes Esq	1	Themselves	Mount Moor	404	3	21	6		
William Peareth Esq	2	Matthew Clark	Usworth House & Farm	331	1	26	4	8	
William Peareth Esq	6	Messrs Smiles	Usworth Place Farm	149		3	1	12	
William Russell	3	Messrs Morris	Blue House Farm	150			2	11	
William Russell	4	Messrs Morris	Stone Cellar Farm	148		27	2	10	
William Russell	7	J Johnson Hinton	Usworth East House	150		15	2	5	
Lord Sidmouth	5	Rheuben Maughan	Town Farm	202	1	3	2		
Sir Wilf. Lawson Bart	8	John Craggs	Part of Strother House Farm	95	2	23		14	
York Newcastle & Berwick Rail Co	9	Themselves	Line of Railway Pelaw Main Branch	3	1	21			
Little Usworth Occupiers									
Sir Wilf. Lawson Bart	10	William Hewitson		379	3	15	8		
York Newcastle & Berwick Rail Co	11	Themselves	Line of Railway Pelaw Main Branch	7	3	11			
							30		
North Biddick Occupiers									
							Payable to Washington Rector		
Jas. Crewe Boulwell	12	Joseph Robson & Others		516	2	36	8	6	8
York Newcastle & Berwick Rail Co	13	Themselves	Line of Railway Pelaw Main Branch	7	3	19			
TOTALS				2547	3	23	38	6	8

Combined Tithe Totals for Washington Parish 1840s

Though, not calculated by the commissioners at the time, it is revealing to aggregate all the different types of land and the volume and value of the main crops in the whole parish, as shown in the tables of each township above.

Table 1a below shows the parish was 5,362 acres in size (1727 hectares) with about three quarters classified as arable.

The volumes of the three main crops have been added together, and the total value estimated, using the quoted unit values. Table 2a shows nearly twice as much barley as wheat was harvested, yet the total values were the same. Nearly three times as much oats were grown but the total value was only 80% of that of wheat.

Table 1a Type of Land	ACRES	ROODS	PERCH
Arable	3949	4	28
Meadows & pastures	1097	3	15
Woodland	56	0	35
Cottage Land	7	3	26
Road waste & rail land	184	7	6
Woodland	56	0	35
Cottage Land	7	3	26
Totals	5362	0	11
	(1727.29 hectares)		

Table 2a Crops	Value in Imperial Bushels	Bushels & Decimal Parts	Estimated Value
	s. d.		£ s d
Wheat	7 0¼	566.9694	199.0.8
Barley	3 11½	1005.62456	200.0.7
Oats	2 9	1447.48979	163.17.11
			562.18.6
			(562.93)

Harraton Township Extract Tithe map 1848



The New Town designated area of 1964 included the mainly rural part of Harraton township, towards the east and north of the Lambton Estate, then part of **Chester Le Street** parish. It transferred to Sunderland Borough in 1974. This area is edged green.

In 1848 most of the land was owned by the **Earl of Durham**. Four other owners had less than 20 acres each in that part now in Washington. There were 283 sites surveyed in the whole parish, 93 of which were in the edged area. Most were occupied by **Henry Stohart** growing wheat, barley and oats in roughly the same proportions as grown in Washington.

The map shows the wagonways running from long established collieries to Washington staiths on the River Wear, mostly owned by the Earl of Durham, more than those from the more recent shafts in Washington.

It's not possible to extract the tithes payable from just a part of the parish, though The Earl of Durham was a recipient of tithes from this township.

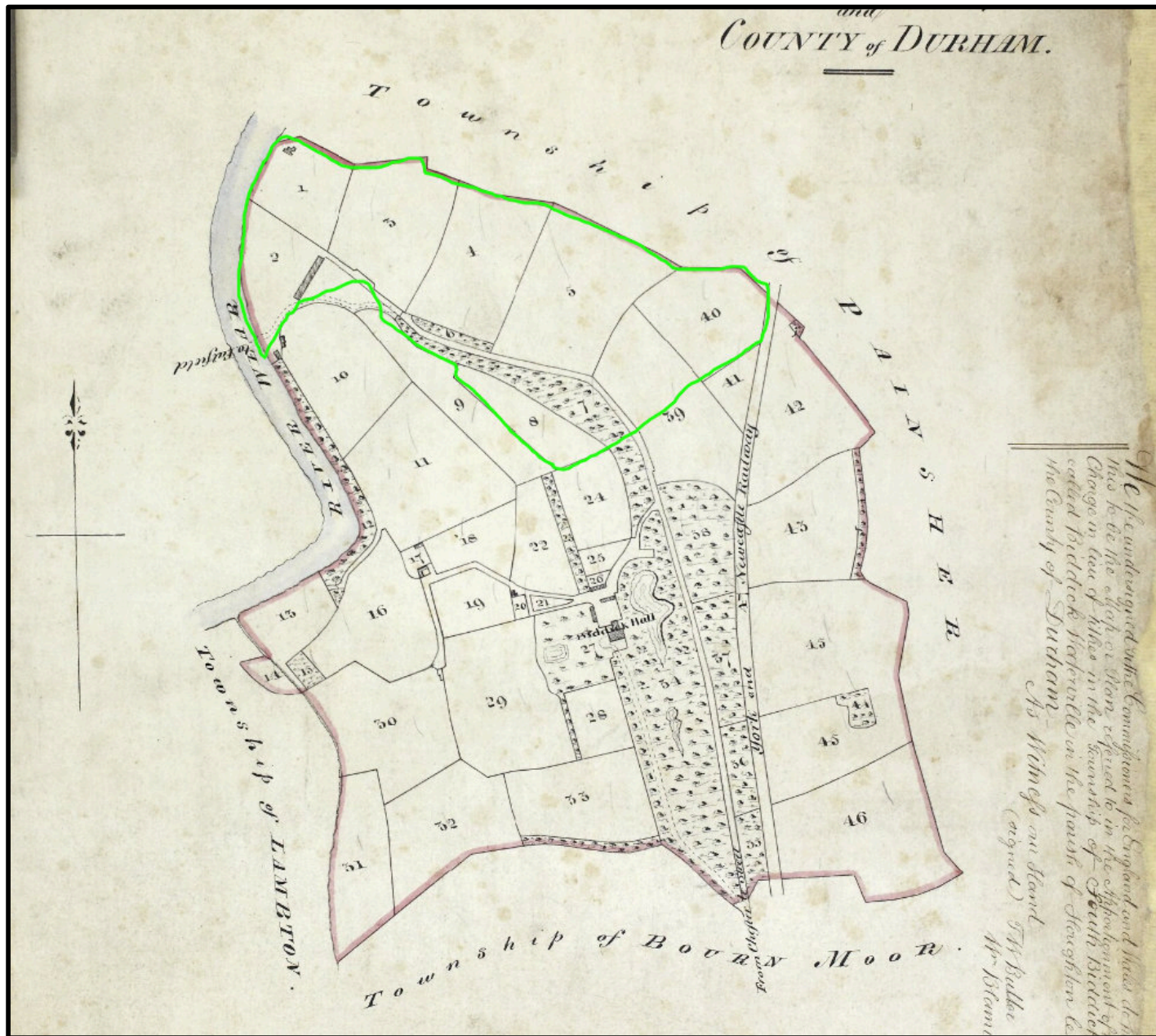
Penshaw Township Extracts Tithe map 1848



That part of Penshaw Township, then in the Parish of **Houghton Le Spring**, in the bend of the Leamside Railway to the wagonway to the west, became part of New Town in 1964. This consisted of 21 of the 226 parcels of land in the parish back in 1848. They were owned by either the **Earl of Durham** or the **Marquis of Londonderry**.

Again it's not possible to extract the tithes payable from just a part of the parish.

South Biddick Township Extracts Tithe map 1848



Eleven of the 46 parcels of land in the South Biddick Township, then parish part of the Parish of **Houghton Le Spring**, became part of the New Town in 1964. All were across the River Wear from the Lambton estate, owned and farmed by the **Earl of Durham**. Again it's not possible to extract the tithes payable from just a part of the parish.

Individual tithes were extinguished as the area urbanised, but in 1936 those remaining were replaced by annuities, payable for 60 years until 1996.