

Many people, who have at heart the well-being of our English countryside, viewed with sadness the partition of estates that has been going on steadily for many years, and the only consolation appeared to be that numerous people became their own masters. Tenant farmers bought the farms that they rented, men working on the estates became small freeholders and so on, but one cannot help wondering what proportion of these (after a few years' experience) regretted the partition as much as the estate-owners themselves.

Probably the tenant farmers who were able to buy their farms without borrowing money and possibly some small-holders similarly placed have been satisfied. Certainly those farmers who sought financial help from the great banking companies found these a very hard substitute for a ^{humane} landlord, and of the countless small-holdings that have been created in various ways, only a very small percentage has made good, as everyone knows.

It is not surprising, therefore, that those estate owners who love the countryside and its people and do not consider only their personal interests, endeavour for the sake of others as well as themselves, to avoid if possible the sale of their estates.

As, however, the rent-roll in a great majority of cases does not shew more than 2 per cent. interest on capital and rates ^(if any)