Aug. 10, 1865.

My dear Child,

I have been out of London so I could have written sooner.

I hope Mr. Patmore recovers.

It is not caused by health.

As to your purchase, you remember my doubts at 6p.

Som. No doubt you are acting with due prudence,
but I used through with that I said. Henry Wickham's case has given me a great turn at all purchasing by those who depend on their income. At all events take the advice of your best advice in business, or make them one. The incidental expenses of a furnace, or the cost of money, or of repairs, or of maintenances are heavy, or much, those perfect. It seems to me that if those who are as you are it is always safer, thus, cheaper, or less hurriedly owning or one to rent, or not to buy. Only the day must come when it must be sold again, and this is seldom done better. Now as soon as you will
say that Lord Hope knew
of buying estates. So I. W. said
but if he had heard his Parker
he would have been differently.

May my good be with you all.
Yours in affy.

Yours 
N. S. Manning.