

Aug. 10. 1865.

5 Post Office
Houlston Square
London W1

My dear Child,

I have been out of London
as I would have written sooner.
I hope Mr Patmore's resignat-
ion is not caused by health.

As to your purchase, you
remember my doubts at Ep-
som. No doubt you are
acting with full prudence,

but I would strongly reprobate
I said. Henry Wilberforce'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 advisers
in business, & ~~more~~ than one.
The incidental expenses of
a purchase, & the cost of

moving, & of repair, & of main-
tenance are heavy, & much of
them perpetual. It seems to me
that for those who are as you
are it is always safer, surer,
cheaper, & less troubled by
anxiety & care to rent, &
not to buy.

Lastly the day must come
when it must be sold again.
And this is seldom done without
loss.

Was no doubt you will

say that should letpe know
of buying estates. So H. W said
but if he had heard his Pastor
he would have been safe now.

May every good be with you all.

Yours very affly.

+ W. C. Manning.