

**TENANT'S GAIN NOT  
LANDLORD'S LOSS, AND SOME  
OTHER ECONOMIC ASPECTS OF  
THE LAND QUESTION**

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Tenant's gain not landlord's loss, and some other economic aspects of the land question by  
Joseph Shield Nicholson

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**JOSEPH SHIELD NICHOLSON**

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TENANT'S GAIN

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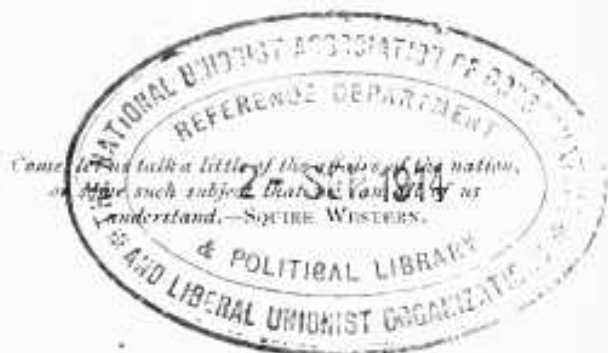
LANDLORD'S LOSS

AND SOME OTHER ECONOMIC  
ASPECTS OF THE LAND  
QUESTION

BY

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OF EDINBURGH



EDINBURGH: DAVID DOUGLAS

1883

Cum igitur animum ad Politicam applicuerim, nihil quod novum vel inauditum est, sed tantum ea que cum praxi optime conveniant demonstrare intendi: et ut ea, que ad hanc scientiam spectant, eadem animi libertate, qua res Mathematicas solemus, inquirerem, sedulo curavi humanas actiones non ridere, non lugere, neque detestari, sed intelligere.—SPINOZA.

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## P R E F A C E

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My apology for adding to the number of books on the Land Question is the hope that the application of some leading principles of Political Economy to the subject may be of service. Although constant references are made to the principles of that science, it is very rarely that a writer or a speaker condescends to details, and yet it can hardly be doubted that the labours of Adam Smith and his successors (and no subject has a wider literature than Political Economy) have done something towards the solution of the difficult problems connected with land. The vitality of popular fallacies is remarkable, and the old mercantile notion of trade that one man's gain is necessarily another man's loss still prevails as regards compensation for agricultural improvements. The exposure of this and other fallacies is one of the principal aims of this volume; but,

at the same time, I have attempted to contribute something positive to the controversy, by suggesting the abandonment of the time-honoured division of improvements into "permanent" and "temporary," and the adoption of a more logical and important ground of distinction.<sup>1</sup> I have also ventured to express my own opinion on other matters of practical importance, and I hope that the statement of principles generally accepted by economists will not lose in force on account of deductions for which I must take the whole responsibility. I have to express my great obligation to Mr. Henry H. Scott, Abham House, Alnwick, for his kind assistance in the more practical parts of the work, and to Mr. W. C. Smith, Advocate, for suggestions and corrections as the book was going through the Press.

J. S. N.

THE UNIVERSITY, EDINBURGH,  
11th May 1883.

<sup>1</sup> Cf. Chap. x.



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