

## BLUFF COVE AND FITZROY NORTH OR WEST BLUFF COVE

Fitzroy was named after Captain **Robert FITZROY** who surveyed the Falkland Islands in HMS *Beagle* in 1833 and 1834.

The Port Fitzroy Hut was built in November 1846. *“This hut is in every respect like that built at Darwin Harbour – have been built in the same months. It was in very good repair in March 1848. It is situated at the mouth of the Fitzroy river at the spot marked R in the chart of the Falkland Islands. At the time this hut was built materials were left sufficient to construct a wooden house 12 x 12. These materials consist of 3 inch deals, 1 inch boards, bricks and lime. 28 September 1848.”* [E1; pg 183] This house appears to have been later built as it was reserved in later leases.

On 31 May 1856 the Port Fitzroy hut was sold at public auction to **Captain Robert Christopher PACKE**. [E1; pg 183]

On 26 June 1861 **Charles Conyngham TURPIN** was granted an occupation licence for £5 of a station at Bluff Cove bounded *“on the East by district No 1 now in the occupation of Captain Packe on the south by Port Fitzroy, on the West by a line drawn due North from Garden Point to the Mount Kent range of hills, and on the North by the Mount Kent range of hills till it meets the said district No 1”*. The Government reserved for the use of the public one acre of land on which the house stood. [BUG-REG-2; 116]

As he has built a house upon the station at Bluff Cove and stocked it **Charles Conyngham TURPIN** was granted Lease 22 on 8 December 1862 for 10 years at an annual rent of £10. Bounded *“on the East by District No 1, now in the occupation of Captain Packe, on the south by Port Fitzroy, on the west by a line drawn due North from Garden Point to the Mount Kent range of hills, and on the North by the said Mount Kent range of hills till it meets the said district No 1.”* [BUG-REG-2; 123]

On 4 May 1864 **Messrs Dean & Son** were granted an occupation licence for £5 of a station at Bluff Cove bounded *“on the East by district No 1 now in the occupation of Captain Packe, on the south by Port Fitzroy, on the West by a line drawn due North from Garden Point to the Mount Kent range of hills and on the North by the Mount Kent range of hills till it meets the said district No 1”*. The Government reserved for the use of the public one acre of land on which the house stood. [BUG-REG-2; 141]

As they have built a house upon the station at Bluff Cove and stocked it **Messrs Dean & Son** were granted Lease 35 on 25 April 1865 for 10 years at an annual rent of £10. Bounded *“On the East by district No 1 now in the occupation of Captain Packe, on the South by Port Fitzroy, on the West by a line drawn due North from Garden Point to the Mount Kent range of hills, and on the North by the Mount Kent range of hills till it meets the said district No 1.”* [BUG-REG-2; 155]

On 20 July 1866 **Julius FORSTER** (agent of the **Falkland Islands Company Ltd**) was granted an occupation licence for £5 of a station west of Bluff Cove bounded *“On the East by a line drawn due North from Garden Point to the Mount Kent range of hills, on the North by the said range of hills, on the West by a line running due South to the Fitzroy River to the starting point at Garden Point.”* [BUG-REG-2; 166]

On 13 May 1867 **Julius FORSTER** was granted an occupation licence for £5 of a station west of West of Bluff Cove bounded *“On the East by a Station in the occupation of the Falkland Islands Company West of Bluff Cove, on the North by a line running West 5 miles on the West*

*by a line running South 2 ½ miles and on the South by Stations Nos. 17 and 18 five miles.”*  
[BUG-REG-2; 174]

As they have built a house upon the station West of Bluff Cove and stocked it **Messrs Dean & Son** were granted Lease 38 on 20 July 1867 for 10 years at an annual rent of £10. Bounded *“On the East by a line drawn due North from Garden Point to the Mount Kent range of hills, on the North by the said range six miles, on the West by a line running due South to the Fitzroy River to the starting point at Garden Point.”* [BUG-REG-2; 177]

In March 1868 **John MACKINNON** and family are living at Bluff Cove. [H26; 45]

On 19 May 1871 **Messrs J M Dean & Son** transferred Lease 35 Bluff Cove Station to the **Falkland Islands Company Ltd.** [BUG-REG-2; 155]

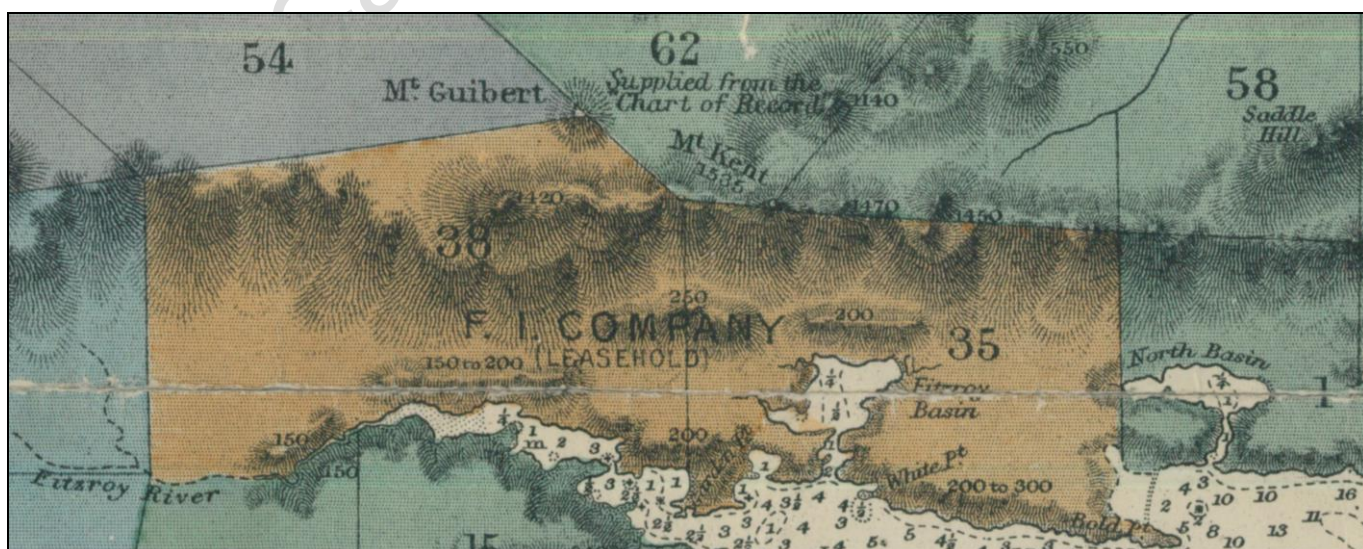
On 10 June 1872 the **Falkland Islands Company Limited** purchased Crown Grant 192 for £16 being 160 acres on the north shore of the Fitzroy River and Crown Grant 193 for £16 being 160 acres on the north shore of the Fitzroy River. [CG 192; 193]

The **Falkland Islands Company Limited** built the Bluff Cove woolshed for £160 during the 1872/1873 financial year. [FIC/D3]

Crown Grant 180 containing 160 acres situated in the west head of Bluff Cove and numbered C21 was granted to **John Markham Dean and Son** 21 June 1872 for £64. [BUG-REG-2; 342]

On 25 April 1875 the **Falkland Islands Company Ltd** were granted a renewal of Station 35 Bluff Cove containing 6,000 acres more or less for 21 years at an annual rent of £10. Bounded *“On the East by Section No 1 in the occupation of Captain Packe, on the South by Port Fitzroy, on the West by a line drawn due North from Garden Point to the Mount Kent range of hills till it meets the said Section No 1.”* [BUG-REG-2; 384]

On 16 March 1878 the **Falkland Islands Company Ltd** were granted a renewal of Station 38 West of Bluff Cove containing 6,000 acres more or less for 21 years at an annual rent of £10. Bounded *“On the East by a line drawn due North from Garden Point to the Mount Kent Range of Hills, on the North by the said Range, Six Miles, on the West by a line running due South to the Fitzroy River, to the starting Point at Garden Point.”* [BUG-REG-2; 402]



Farm boundaries 1883 – part of Hudson Chart, JCNA

On 9 May 1895 the **Falkland Islands Company Ltd** exchanged Lease 35 Bluff Cove containing 6,000 acres more or less and Lease 38 West of Bluff Cove containing 6,000 acres more or less with the **Falkland Islands Government** for a 21 year lease of the two Government Reserves known as Darwin Harbour Reserve and Port Sussex Reserve containing 5,125 acres more or less at an annual rent of £17-8-0. The first bounded *“On the West by Darwin Harbour On the East by Teal Creek and a line running N N E ¼ E true 2 ¾ miles On the North by a line running West 1 ¾ miles and from thence by a line running S S W ¼ W true to the starting point at Darwin Harbour “* and the second *“on the North East by Port Sussex and Shepherds Brook one mile and three quarters on the East by a line running South one mile and on the South by a line running West 2 ½ miles and on the West by a line running North to the head of the Creek forming the Rincon de los Terramotos.”* The lease not to be subject to renewal at expiration. **Joseph ROBSON** leased Section 38 Fitzroy North and **John D McKAY** leased Section 35 Bluff Cove. [BUG-REG-5; 98: Lease book]

On 1 July 1895 the **Falkland Islands Company Ltd** conveyed Crown Grant 180 containing 160 acres situated in the west head of Bluff Cove Section 35, originally granted to **John Markham Dean and Sons** to the **Falkland Islands Government** for £64. [BUG-REG-5; 92]

On 5 November 1895 the **Falkland Islands Company Limited** received £77 for the shepherd's house and pen on Section 35. [FIC/ZD1; 7]



Aerial view of Bluff Cove – FIC Collection, JCNA

As sheep on **John McKAY**'s station at Bluff Cove were infected with scab the station was put under quarantine 23 June 1897. [FI Gazette 1897; pg 81, 89, 96, 100, 103,108, 110, 112, 120, 127, 130, 133, 137, 140, 142]

In the Executive Council meeting held 14 January 1903 it was resolved that **John D McKAY**'s lease of 15,485 acres being Section 35 Bluff Cove was null and void from the date when rent came overdue and that the section was to be put up for auction. John was to be appointed resident caretaker on payment of £30 a year from when the lease became void so that the farm could be sold as a going concern. [P3; 392; 415; 416]

On 10 September 1903 the lease of Section 35 Bluff Cove was sold at auction for £1,000, cost of improvements £350 and an annual rent of £25 to **Thomas WATSON**. [P6; 188]

On 31 January 1904 **John D McKAY** advised the Falkland Islands Co Ltd that he intended to shortly remove his house at Bluff Cove and he would not be able to accommodate FIC servants after its removal. [FIC/BLU/1#1]

In a notice dated 21 May 1904 the lease of Bluff Cove, now in the occupation of **John D McKAY**, was put up for auction; the lease not to be granted or transferred to anyone holding more than 20,000 acres. Bounded: "*On the north by Section 61, 62 (Vere Packe), by range of hills 6 miles, 374 yards. West by Section 38 (J Robson), a line south to Garden Point, 4 miles, 176 yards. South by Port Fitzroy. East by Section 1 (Vere Packe), North Basin and line following Stone Run to the said range of hills, containing 15,485 acres.* The 21 year lease at an annual rent of £25 was put up for auction at the upset price of £100; possession of land to be given 26 April 1905. [P3; 415; FI Gazette 1904; pg 14; 17; 19; 23]

On 17 April 1907 **Thomas WATSON** gave permission for the lease of Bluff Cove Farm in his name and bought for **Messrs MORRISON** and **GRANT** to be transferred to that firm any time. On 7 November 1917 the formal transfer was attached to the lease of Section 35 Bluff Cove. [BUG-REG-8; 255]

**Joseph ROBSON** of Fitzroy died in Stanley 7 March 1911. [FIM Apr 1911]

In October 1913 **Mrs Joseph ROBSON** held the lease of Station 38 West Bluff Cove and had 2,600 sheep and owned a woolshed, shanty and fencing on it. The lease was due to expire in 1916. The dwelling house, with the 160 acres of freehold on the station, was the property of the Falkland Islands Company Limited. [FIC/D12; pg 543; 557; 558]

In July 1915 **Mrs Joseph ROBSON** lost her house and goods through a fire. On 15 August 1915 the local cutter *Indiana* under **Bob BAILEY** was caught in a fierce gale and was driven ashore at Bluff Cove, having dragged her anchors, and Mrs Robson lost the rest of her stores which were being brought into Stanley. [FIM Sep 1915]

On 31 December 1918 **Robert GRANT** of **Messrs MORRISON** and **GRANT** applied to purchase the 15,485 acres of land known as Station 35 Bluff Cove under the Land Ordinance of 1903. The purchase was approved at a payment of 10% of the purchase price of £2,322-15-0 on 21 April 1919 with the remainder to be paid by 30 instalments of £106-13-1. [FIC/EC/BLU/1#3: P6; 188]

On 30 June 1919 **Alexander MORRISON**, the continuing partner, and **Robert GRANT**, the retiring partner, dissolved their partnership in the business of sheep farming at Bluff Cove Station. On payment of £2,000 Robert transferred all his rights and title to Alexander Morrison:

<b>Stock</b>	3000 sheep (more or less)
--------------	---------------------------

<b>Houses</b>	1 house 1 shearing shed
<b>Fencing</b>	8 miles fencing Share of Mrs J Robsons' boundary fence
<b>Cattle</b>	25 head (more or less)
<b>Horses</b>	5
<b>Other</b>	1 share in FI Transport Co
<b>Leasehold</b>	The lease from the Crown of the station known as Bluff Cove

[BUG-REG-8; 287]

**Alexander MORRISON** died in Chile 7 May 1929 and the farm known as Bluff Cove was transferred under the terms of his will to **Mrs Florence Orissa YONGE** née **HANSEN** in July 1934. Florence also took over the station known as Fitzroy North and combined them into one farm known as Bluff Cove. [BUG-REG-8; 343: 1933/34 Stock returns]

In 1934 the **Falkland Islands Company Ltd**, with assistance from the **Falkland Islands Government**, started building a bridge across the Fitzroy River. The new bridge spanned the river at Paterson's Point, joining **Mr YONGE's** Camp on the north to that of the Company's on the south, and was 607 feet long by 12 feet wide. The bridge linked the Darwin track with the Falkland Islands Company Limited's motor track at Fitzroy and reduced the travel time to Fitzroy by 1 ½ hours. The total cost to the FIC was £1,098-14-11. [Penguin 19 Oct 1934: FIC/ZD2; pg 111]



**Paterson's Point Bridge under construction – FIC Collection, JCNA**

In 1948 **Albert BONNER** moved a house and shearing shed to the settlement on Station 35 Bluff Cove.