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Mullinahone 1789-1917: Hackett Land Holdings

By John Hackett

INTRODUCTION

The development through the 19th century of two land holdings in Mullinahone — one bounding Carrick Street, the other the modern farm called Compsey Cottage — is traced in this article through deeds and related documents. These papers, which belonged to the Hackett family, illustrate the value of preserving and listing such documents as sources for local studies. Micro-studies based on such sources can be aggregated to provide significant information on family history, land holdings and the development of the modern community.*

Carrick Street and Adjoining Lands (1789-1885)

The first document is a lease for 1799 for land adjoining Carrick Street. In 1799 John Nicolson Constable of Kilkenny leased to Richard Bradshaw of Beeverstown, Co. Tipperary, lands situated in Mullinahone (bounded on the east by Carrick Street) in the Barony of Slievardagh. Constable had held these lands from Sir Biggs Falkner, baronet, of Annmount, Co. Cork, since 1789.

In July 1830 John Rose Bradshaw, (described as a gentleman) son of Richard Bradshaw, then deceased, leased the lands to a merchant named John Hackett from Mullinahone. The lands leased consisted of 101 acres, along with houses, passages, appurtenances and the right to draw turf from the bog of Monevela. The lease between Bradshaw and Hackett was registered on 4 February, 1833.

Two ledgers, the first opened on 10 November, 1831, show that John Hackett was already an established merchant in the area. Accounts exist for many households in the area who were purchasing a variety of household goods, spirits and tobacco. An excise receipt dated 15 June 1837 (Clonmel district) for the removal of 22 lbs of roll tobacco from stock and conveyance by cars to Mullinahone, survives. One ledger also contains a rent account for land at Mullinahone.

In an undated document notice of ejectment was served on the widow of John Hackett by Sir Charles Falkner. All tenants under Constable were dispossessed as a result of his non-payment of rent and subsequent eviction. A note written on the notice (unsigned, but probably by the widow of Hackett) expressed the view that, as redemption had taken place within six months, all tenants should be considered to be re-instated. However, Constable had reached an agreement with the chief landlord which gave him the right to dispossess all tenants under him.

As neither Bradshaw or Hackett appears as tenant in the Consolidated Final Notice to tenants and adjoining owners and occupiers of 29 May, 1885 (Transfer of property under the Land Judges), it seems that the Widow Hackett was unsuccessful in this. The only interest that the Hacketts would have had in the lands at this time was as an adjoining occupier.

The Rev. John Nicholas Constable is described as owner, and tenants and holdings are identified on a map and schedule. A detailed map of Carrick Street, Mullinahone is attached. Some of the occupiers named in the schedule are still in Mullinahone, such as the Vaughans, whose farm now occupies a substantial portion of this land.

* The papers described in this article may be inspected in the Kickham Museum, Mullinahone, in which they were deposited by the writer in 1986.



Compsey Cottage (1836)

In November 1836 the Rev. Richard Wright, Bridgerule Vicarage, near Holsworthy, Devonshire, clerk, on behalf of his sister Mary Wright, Compsey Cottage, widow, leased to John Hackett, Mullinahone, that part of the lands of Mullinoly known as Compsey Cottage and 20 acres, including all houses, outhouses, timber and trees.

This residential holding forms the nucleus of the modern farm called Compsey Cottage. By 1917 the residential holding had been expanded to 107 acres. This seems to have included the first of three additional holdings which were added to create the modern farm.

Priest's Garden (1842)

In October 1842 Patrick Dwyer, Mullinoly, farmer and Catherine Smith, widow of Patrick Smith, Fethard, shopkeeper, leased to John Hackett, Mullinahone, approximately six acres of land known as the Priest's Garden, Mullinoly.

Mullinoly Lands (1827-1881)

In May 1827 John and Mary Wright leased 31 acres in Mullinoly to Patrick and Joanna Dwyer. This was bounded on the south by the tenure of Terence Bain, on the west by the river separating it from Beeverstown and part of the Mill Lands, on the east by the tenure of John Bivin, and on the north by the road to Carrick-on-Suir.

In October 1848 Patrick Dwyer, and Catherine and Thomas Smith leased to William Conway, baker, Mullinahone, the 31 acres at Mullinoly. In addition to the indenture, there is a receipt for rent received from Conway in connection with the deed completed on that date.

In June 1878 the 31 acres at Mullinoly, held under lease from John and Mary Wright by Patrick Dwyer, was auctioned and purchased by James Hackett. H.J. Sayers, solicitor, acted for James Hackett, who died on 31 March, 1887.

However, Conway, the leaseholder from Dwyer and Smith, was declared a bankrupt. On 2 March 1881 the Court of Bankruptcy confirmed the sale of William Conway to James Hackett of lands at Mullinoly. An agreement by Conway to leave his daughters a portion of land was set aside.

On 12 July 1881 an order was made to Charles Henry James and Lucius Henry Deering, Dublin, assignees under the Court of Bankruptcy, and Thomas Breen, Dublin, assignee of the estate of William Conway, bankrupt, to convey the land at Mullinoly to James Hackett. The three assignees had become the lessors under the terms of the 1827 lease. An account dated 3 June 1881 of the legal transactions carried out by H.J. Sayers, Solicitor, for purchase of Mullinoly from Conway still exists.

Cappoge Holding (1908)

In May 1908 John Hackett agreed to purchase lands in Cappoge adjoining his farm Compsey Cottage from Mary Alexandra Homan, Donnybrook, Co. Dublin. This added 77 acres to Compsey Cottage and completed the farm, which has remained unchanged to the present day.

Farm Called Compsey Cottage (1887-1908)

The modern farm is thus an aggregation of four holdings. A Schedule of Rents drawn up by Richard R. Wright for James Hackett and dated 29 September, 1881, lists four holdings:— (i) Compsey Cottage; (ii) John Ryan's holding; (iii) Priest's Garden; (iv) Mullinoly.

As Ryan's holding is described in the 1815 lease as a plot of waste ground near Carrick Street, it does not form part of the present farm.

The farm is first described as a single holding in an account of the succession in real property of John Hackett on the death of James Hackett on 31 March, 1887. This is a valuation of property, two houses in Mullinahone and the farm at Compsey Cottage.



In a succession and legacy duty office questionnaire (from Inland Revenue) to John Hackett, dated 11 June, 1891, concerning the property of James Hackett, deceased, further particulars were required on a farm called "Compsey Cottage". In May 1908 the Cappoge holding was purchased, completing the modern farm.

Disposal by the Hacketts

A newspaper cutting dated 24 March, 1917 describes the sale at Compsey Cottage of lands, stock and assets of late John Hackett. The land was sold in three lots:

- (i) The residential holding, Compsey Cottage with 100 acres, being part of the lands of Mullinoly:
- (ii) Cappoge, 77 acres:
- (iii) Mullinoly, 32 acres.

The priest's Garden is no longer listed as a separate holding and appears to have been included in the adjoining residential holding, which had expanded from 20 to 107 acres. The Mullinoly holding is unchanged, and the acquisition of the Cappoge holding (above) had completed the modern farm.

The Hackett connection with Mullinahone ended with the death of John Hackett in March 1917 and the subsequent disposal of the farm.

APPENDIX

<p>Doc. No.: DO1a Document: Indenture Parties: John Nicholas Constable, City of Kilkenny, Richard Bradshaw, Beeverstown, Co. of Tipperary Date: Jan. 22, 1799 <i>Constable leased to Bradshaw lands situated in Mullinahone (bounded on the East by Carrick Street) in the Barony of Slievardagh and Compsey. Constable held these lands from Sir Biggs Falkner, baronet, of Annmount, Co. Cork since 1789.</i></p>	<p>Doc. No.: DO1c Document: Notice of ejection Parties: Sir Charles Falkner, John Constable, Robert Constable, John Rose Bradshaw, John Hackett; the Widow Hackett Date: Undated. <i>From the 101 acres in Mullinahone. All tenants under Constable dispossessed, Note written on the notice, unsigned, on redemption and reinstatement</i></p>
<p>Doc. No.: DO1b Document: Indenture Parties: John Rose Bradshaw, Mullinahone, gentleman. John Hackett, Mullinahone, merchant. Date: Jul. 19, 1830 <i>Bradshaw leased to Hackett that part of Mullinahone, bounded on the East by Carrick Street and situated in the barony of Slievardagh and Compsey. 101 acres, with houses, passages, apurtenances and the right to draw turf from the bog of Monevela. Registered 4th Feb. 1833. Formerly leased by Richard Bradshaw (deceased) from John Nicolson, (deceased) 22nd. Jan 1799.</i></p>	<p>Doc. No.: DO1d Document: Consolidated Final Notice to tenants and adjoining owners and occupiers; (Transfer of property under the Land Judges). Parties: John Nicolson Constable, All parties named in the schedule. Date: Apr. 5, 1876 <i>Transfer of property, c.101 acres (bounded on the East by Carrick Street) to existing tenants. Tenants and holdings identified on map and schedule. Detailed map of Carrick Street, Mullinahone.</i></p>
	<p>Doc. No.: DO1d APPDX1.01 Document: Parties: Owner Date: Map no 1 - ib.</p>



Doc. No: DO1d APPDX1.02
Document: Lease
Parties: Robert Constable to James Cavanagh (Pat)
Date: Mar 1, 1839
Map no. 2- 2b

Doc. No.: DO1d APPDX1.03
Document: Lease
Parties: Robert Constable to James Cavanagh (James)
Date: Lease for his own life.
Map no 3 -3b.

Doc. No.: DO1d APPDX1.04
Document: Lease
Parties: John Nicholson Constable to Laurence O'Brien (Represented by John O'Brien)
Date: Jan 11, 1869
Map no. 4 - 4a

Doc. No: DO1d APPDX1.04b
Document: Lease
Parties: John Nicholson to Laurence O'Brien (Represented by John O'Brien).
Date: Jan 17, 1870
Map no. 4b

Doc. No: DO1d APPDX1.04c
Document: Tenant from year to year
Parties: John O'Brien
Date: Map no. 4c, 4d, 4f, 4h.

Doc. No.: DO1d APPDX1.04e
Document: Lease
Parties: John Nicholson Constable and Robert Constable to John O'Brien (Representative of Laurence O'Brien)
Date: Jan 15, 1851
Map no. 4e

Doc. No.: DO1d APPDX1.04g
Document: Statutory Tenancy
Parties: John O'Brien
Date: Feb 25, 1885
Statutory tenant from year to year, under order of Land Commission, dated from 25th Feb. 1885.
Map No. 4g

Doc. No.: DO1d APPDX1.05
Document: Lease
Parties: Robert Constable to Thomas O'Connor
Date: Jun 18, 1839
Map No. 5

Doc. No: DO1d APPDX1.05a
Document: Tenant from year to year
Parties: Thomas O'Connor
Date: Map no. 5a

Doc. No: DO1d APPDX1.12
Document: Lease
Parties: Robert Constable to Thomas Norton John St. John (Tenant)
Date: Apr. 17, 1849
Map no. 12

Doc. No: DO1d APPDX1.13
Document: Tenant from year to year
Parties: Honora Norton
Date: Map no. 13

Doc. No.: DO1d APPDX1.14
Document: Tenant from year to year
Parties: Patrick Byrne (Senior)
Date: Map no. 14

Doc. No.: DO1d APPDX1.15
Document: Tenant from year to year
Parties: John Mullally
Date: Map no. 15

Doc. No.: DO1d APPDX1.16
Document: Vacant
Parties:
Date: Map no. 16

Doc. No.: DO1d APPDX1.17
Document: Tenant from year to year
Parties: Patrick Byrne (Junior)
Date: Map no. 17

Doc. No.: DO1d APPDX1.18
Document: Tenant from year to year
Parties: Thomas Kennedy
Date: Map no. 18

Doc. No.: DO1d APPDX1.06
Document: Tenant from year to year
Parties: Timothy Vaughan
Date: Map no. 6a - 6c



Doc. No.: DO1d APPDX1.07
Document: Tenant from year to year
Parties: Edmond Crotty
Date: Map no. 7 - 7a

Doc. No.: DO1d APPDX1.08
Document: Tenant from year to year
Parties: Patrick Slattery
Date: Map no. 8 - 8a

Doc. No.: DO1d APPDX1.09
Document: Lease
Parties: John Constable to Eleanor Kickham
Date: Mar 1, 1839
Map no. 9

Doc. No.: DO1d APPDX1.10
Document: Tenant from year to year
Parties: Patrick O'Connor
Date: Map no. 10

Doc. No.: DO1d APPDX1.11
Document: Lease
Parties: John Constable to Stephen O'Connor
Date: Jan 16, 1869
Map no. 11

Doc. No.: DO1d APPDX1.19
Document: Tenant from year to year
Parties: Edward Ryan
Date: Map no. 19

Doc. No.: DO1d APPDX1.20
Document: Tenant from year to year
Parties: William Tobin
Date: Map no. 20

Doc. No.: DO1d APPDX1.21
Document: Tenant from year to year
Parties: Anastasia O'Connor
Date: Map no. 21

Doc. No.: DO1d APPDX1.22
Document: Tenant from year to year
Parties: Patrick Watters
Date: Map no. 22

Doc. No.: DO1d APPDX1.23
Document: Tenant from year to year
Parties: Thomas Ryan
Date: Map no. 23

Doc. no.: DO1d APPDX1.24
Document: Tenant from year to year
Parties: John Delahunty
Date: Map no. 24

Doc. No.: DO1d APPDX1.25
Document: Tenant from year to year
Parties: Thomas Maher
Date: Map no. 25

Doc. No.: DO1d APPDX1.26
Document: Tenant from year to year
Parties: William Conway
Date: Map no. 26

Doc. No.: DO1d APPDX1.27
Document: Tenant from year to year
Parties: Ann Maher
Date: Map no. 27

Doc. No.: DO1d APPDX1.28
Document: Tenant from year to year
Parties: Jane Tobin
Date: Map no. 28

Doc. No.: DO2a
Document: Indenture
Parties: John Rose Bradshaw, gentleman,
Patrick Ryan, victuallar, Mullinahone
Date: Sep 29, 1809
Bradshaw leased to Ryan the land bounded by on the East by the Carrick Road, on the North by the lands held by Constable in Slievardagh and Compsey and the river running on South of Mullinahone by a field commonly called the forge meadow.

Doc. No.: DO2b
Document: Indenture,
Parties: Patrick Ryan, victuallar, Mullinahone,
John Wright, gentleman, Mullinahone
Date: Mar 27, 1815
Ryan leased to Wright the land bounded by on the East by the Carrick Road, on the North by the lands held by Constable in Slievardagh and Compsey and the river running on South of Mullinahone by a field commonly called the Forge Meadow. Described as a plot of waste ground in Carrick Street.

Doc. No.: DO3a
Document: Indenture
Parties: John and Mary Wright, Patrick and Johanna Dwyer
Date: May 19, 1827
Wright leased to the Dwyers 31 acres in Mullinoly, bounded on South: tenure of Terence Bain. West: river separating it from Beeverstown and part of the Mill lands. East: tenure of John Bivin. North: road to Carrick-on-Suir. In the barony of Slievardagh and Compsey (and copy)

Doc. No.: DO3b
Document: Indenture
Parties: John and Mary Wright, Patrick and Johanna Dwyer
Date: May 19, 1827
COPY
Leasing to Dwyer 31 acres in Mullinoly. South: tenure of Terence Bain. West: river separating it from Beeverstown and part of the Mill lands. East: tenure of John Bivin. North: road to Carrick-on-Suir. In the barony of Slievardagh and Compsey.

Doc. No.: DO3c
Document: Indenture
Parties: Patrick Dwyer, Mullinoly, Farmer, Catherine Smith, widow of Patrick Smith, Fethard, Shop keeper. John Hackett, Mullinahone.
Date: Oct 1, 1842
Dwyer and Smith lease to Hackett approx. 6 acres of land known as the Priest's Garden, Mullinoly.

Doc. No.: DO3d
Document: Indenture
Parties: Dwyer Patrick, Smith Catherine & Thomas, William Conway, baker, Mullinahone.
Date: Oct 24, 1848
Dwyer and Smith lease to Conway 31 acres at Mullinoly.

Doc. No.: DO3e
Document: Indenture
Parties: Dwyer Patrick, Smith Catherine & Thomas, William Conway, baker, Mullinahone
Date: Oct 24, 1848
COPY:
Dwyer and Smith lease to Conway 31 acres at Mullinoly.

Doc. No.: DO3f
Document: Receipt
Parties: Patrick, Dwyer, Catherine & Thomas Smith, to William Conway, baker, Mullinahone
Date: Oct 4, 1848
For consideration received in connection with the deed completed on that date.

Doc. No.: DO3g
Document: Notice of Sale of the land of Mullinoly
Parties: J. Sayers, solicitor, James Hackett
Date: Jun 18, 1878
By auction, 31 acres at Mullinoly. Held under lease from John and Mary Wright, by Patrick Dwyer, 19th May 1827. Purchased by James Hackett.

Doc. No.: DO3h
Document: Abstract and Tile
Parties: Court of Bankruptcy. Trustees of late James Hackett, William Conway
Date: Mar 2, 1881
Confirming sale by William Conway to James Hackett of lands at Mullinoly. An agreement by Conway to leave his daughters a portion of the land was set aside. An order to the assignees to convey the land to William Hackett.

Doc. No.: DO3i
Document: Indenture
Parties: Charles Henry James & Lucius Henry Deering, Dublin assignees under the Court of Bankruptcy, Thomas Breen, Dublin, assignee of the estate of William Conway, bankrupt James Hackett
Date: Jul 12, 1881
Conveying the land at Mullinoly to James Hackett. The three assignees become the lessors under the terms of the 1827 lease.

Doc. No.: DO3j
Document: Statement of Account
Parties: H.J. Sayers, solicitor, in account with James Hackett
Date: Jun 3, 1881
For legal transactions carried out by H.J. Sayers, Solicitor, for purchase of Mullinoly from Conway.



Doc. No: DO4
Document: Indenture
Parties: Rev. Richard Wright, Bridgerule Vicarage, near Holsworthy, Devonshire, Clerk, Mary Wright, Compsey Cottage, Widow, John Hackett, Mullinahone
Date: Nov 30, 1836
Leasing to John Hackett, that part of the lands of Mullinoly known as Compsey Cottage and twenty acres, including all houses, outhouses, timber and trees.

Doc. No.: DO5a
Document: Agreement of Sale
Parties: Alicia Hackett, Mullinahone, Widow, James and Patrick Hackett, Mullinahone
Date: Mar 22, 1866
Agreement to transfer all lands and assets, for a sum to be paid to John and Kate Hackett.

Doc. No.: DO5b
Document: Cash Account
Parties: Samuel & Richard C. Walker in a/c with James Hackett
Date: May 5, 1887
Legacy holdings, purchase money and interest.

Doc. No.: DO5b
Document: Form for property chargeable under the Succession Duty Act
Parties: John & Alicia Hackett; Patrick, James and John Hackett.
Date: August 1866
Describes properties derived by Alicia Hackett from the late John Hackett, at the time of her death. The properties include Compsey Cottage and twenty acres; an adjoining field (Priest's Garden, Mullinoly) of six acres; the police barracks and two houses in Fethard Street; houses and premises in Carrick Street.

Doc. No.: DO6a
Document: Succession Duty form (Inland Revenue)
Parties: James Hackett, deceased, John Hackett
Date: Mar 1, 1889
An account of the succession in real property of John Hackett, on the death of James Hackett 31st march 1887. Valuation of property (two houses in Mullinahone and the farm at Compsey Cottage) derived from James Hackett.

Doc. No.: DO6b
Document: Form for property chargeable under the Succession Duty Act
Parties: James and John Hackett
Date: Mar 1, 1889
Describes properties inherited from the late James Hackett. The properties include a farm at Compsey Cottage and three houses in the village of Mullinahone.

Doc. No.: DO6c
Document: Legacy Duty Form (Inland Revenue)
Parties: James Hackett, deceased, John Hackett
Date: Mar 1, 1889
Valuation of property and assessment of duty owed by heirs of James Hackett.

Doc. No.: DO6d
Document: Succession and legacy duty office questionnaire, (Inland Revenue)
Parties: James Hackett, deceased, John Hackett
Date: Jun 11, 1891
Further particulars required on farm called "Compsey Cottage".

Doc. No.: DO6e
Document: Statement of Account
Parties: Messers Hackett, Butler and Cummins, trustees for James Hackett, Edward Burke (Solicitor)
Date: Dec 15, 1887
Legal expenses involved in executing the will of the late James Hackett.

Doc. No.: DO7
Document: Schedule of Rents
Parties: Richard R. Wright, James Hackett
Date: Sep 29, 1881
 for
 Compsey Cottage,
 John Ryan's Holding,
 Priest's Garden,
 Mullinoly.

Doc. No.: DO8
Document: Receipt
Parties: Mary Hackett to Jane Tobin
Date: Jul 25, 1889
Receipt for rent received for holding in Carrick Street, due 1st May 1889.

Doc. No.: DO9a
Document: TENANCY AGREEMENT
Parties: C. Homan; Mary Hackett
Date: 7th Feb. 1903
For 77 acres in Cappoge at a yearly rent of 40.

Doc. No.: DO9b
Document: Agreement between Vendor and Tenant for sale of a holding (Irish Land Commission Estate Commissioners form F).
Parties: Mary Alexandra Homan, Donnybrook, Co. of Dublin, John Hackett, Compsey Cottage, Mullinahone
Date: May 30, 1908
An agreement, by John Hackett, to purchase lands held at Cappoge, barony of Slievardagh.

Doc. No.: D10a
Document: Newspaper articles
Parties:
Date: Mar 13, 1917
Death notice for Mary Hackett, Widow of the late James Hackett.

Doc. No.: D10b
Document: Newspaper articles
Parties:
Date: Mar 21, 1917
Death notice of John Hackett, son of late James and Mary Hackett.

Doc. No.: D10c
Document: Newspaper articles
Parties:
Date: Mar 24, 1917
*Sale, at Compsey Cottage, of lands, stock and assets of late John Hackett. Land in three lots:
The residential holding, Compsey Cottage with 107 acres, being part of the lands of Mullinoly; Cappoge, 77 acres; Mullinoly, 32 acres.*

Doc. No.: LO1
Document: Ledger
Parties: John Hackett
Those listed on alphabetical index of names of account holders at the front of the ledger, in the rent accounts, promissory note and memorandum of expenditure.
Date: Nov 10, 1831
*From the 10th November 1831, accounts for goods purchased, spirits, tobacco, household goods etc. Rent accounts for lettings in the lands of Ballyduggan and Mullinahone.
Promissory note, (copy). Memorandum of expenditure for the building of premises (for Thomas Burke).*

Doc. No.: L02
Document: Ledger
Parties: John Hackett, the account holders
Date: Nov 3, 1841
From 11 March 1841, accounts for goods purchased, spirits, tobacco, household goods, etc.

Doc. No.: L03
Document: Receipt
Parties: John Hackett
Date: Jun 15, 1837
Exise receipt, Clonmel district, for removal of twenty-two lbs of roll (tobacco) from stock and conveyance by cars to Mullinahone.



The residence at Compsey Cottage as it is today.