

In the Landed Estates Court. Ireland.

COUNTY OF TIPPERARY.

In the Matter of the Estate of FREDERICK RICHARD FALKINER and FREDERICK FALKINER TARLETON,
Trustees for Sale, Owners and Petitioners.

RENTAL

OF THE

Lands of Rodeen ; Garrane, part of the Lands of Ballyluskey ; one undivided fourth part of the Lands of Ballyrickard ; the Lands of Coolnagour : and the Lands of Garranes, part of the Lordship of Lackagh,

ALL SITUATE IN THE

BARONY OF LOWER ORMOND AND COUNTY OF TIPPERARY,

TO BE SOLD BY PUBLIC AUCTION,

BEFORE THE HONORABLE JUDGE DOBBS,

At the Landed Estates Court, in the City of Dublin,

On THURSDAY, the 5th day of JULY, 1860, at the hour of 12 o'clock at noon.

For Rentals and further information apply at the Landed Estates Court, Inns' Quay, Dublin ; or to LYNN CAREW, Solicitor having carriage of the Sale,
No. 96, Lower Mount-street, Dublin.

TRANSFER OF PROPERTY
under the
LANDED ESTATES COURT.

ORDNANCE SURVEY OF IRELAND

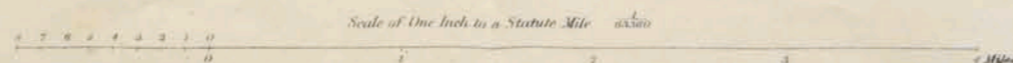
SHEETS 125 & 126 (part of) GENERAL



Lithographed at the Ordnance Survey Office, Phoenix Park

Colonel B. James R.E.F.R.S. Director of the Ordnance

The locality in which the Estate of FREDERICK R. FALKINER is situated is marked by a Green color.



Descriptive Particulars.

THE Lands of Rodeen, comprising Lots 1, 2, 3, are situate about 2 miles from the market and post town of Borrisokane, 11 miles from Parsonstown, where there is station of the Great Southern and Western Railway, and 7 miles from Nenagh, the Assizes town for the North Riding of the County of Tipperary. A Railway from the latter town to Roscrea, a station of the Great Southern and Western Railway, has already been approved of by Grand Jury, under promise of their guarantee.

Rodeen House is an excellent well-planned moderate-sized residence, having extensive and commodious office, all in perfect order. There is a good Fruit, Vegetable, and Flower Garden and Orchard, in full bearing. The Demesne consists of good meadow, pasture and tillage Land, and is principally under Grass.

Three miles from Rodeen is Lough Derg, the most beautiful of the Lakes of the River Shannon, famous for the best Salmon and Trout fishing in Ireland, and on which an Annual Regatta is held.

The Kennel of the Ormond Fox Hounds is but 2 miles distant, in the centre of an unrivalled hunting country.

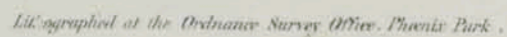
LOT 4.—The Lands of Garrane are situate about 1 mile from Rodeen, 3 miles from Borrisokane, and 7 miles from Nenagh. The tenant has a considerable interest in these Lands, having paid a large fine and expended a considerable sum in building on and improving the premises.

LOT 5.—Part of Ballyrickard, now called Congor, is situate about 2 miles from Borrisokane, and 6 miles from Nenagh. The tenant has a very valuable interest in these Lands, having paid a fine of £500 and expended a large sum of money in building the dwelling-house and offices.

LOT 6.—The Lands of Ballyluskey, which is a prime Grazing Farm, is situate about 6 miles from Nenagh and 3 miles from Borrisokane. The Land is all under Grass. The purchaser can have immediate possession.

LOT 7.—Coolnagour, now called Tennessee House, is situate about 8 miles from Nenagh, and 1 mile from Cloughjordan. The tenant has a very considerable interest in these Lands, having expended a large sum of money in building the dwelling-house and offices.

LOT 8.—The Lands of Garranes, now called Hazelfort, are situate about midway between the Towns of Parsonstown and Borrisokane, and 1 mile from the Village of Ballingarry, where there is a Church and Post-office. The Lands, which are let considerably under the value, are held by the present occupier as tenant from year to year. There is a good Farm-house and offices on the Lands.



Colonel Sir Henry James R.E. F.R.S. Director of the Ordnance

Explanation - Lot Boundaries, Colored Red - Boundary Initials - C.S. Centre of Stream - C.F. Centre of Fence - C.R. Centre of Road - F.F. Face of Fence - R.H. Root of Hedge - F.W. Face of Wall - C.W. Centre of Wall

Scale Six Inches to One Statute Mile



LOT No. 1.

Part of the Lands of RODEEN, situate in the Barony of Lower Ormond and County of Tipperary, held in Fee-simple.

Denominations	Tenants' Names.	Quantity in statute measure.	Yearly Rent	Gale Days	Tenure.	Observations.
		A. R. P.	£ s. d.			
Part of the Lands of RODEEN, being the House Division, situate in the Parish of Finoe, Barony of Lower Ormond, and county of Tipperary	Mrs. Anne Falkiner and Richard J. Falkiner, Esq.	105 2 10	128 0 0			<p>The rent stated is the estimated value of these Lands.</p> <p>The purchaser will be entitled to the immediate possession of these lands, subject to the emblements of Mrs. Anne Falkiner and Richard Joseph Falkiner, and to such right of entry as is incident thereto.</p> <p>These lands are liable with other lands under the Land Improvement Act to an annual charge of £52; the proportion payable out of these lands will be redeemed out of the purchase money.</p>
	Deduct proportion of Rent-charge		3 5 0			
	Net Estimated Rent	£124-15-0			

LOT No. 2.

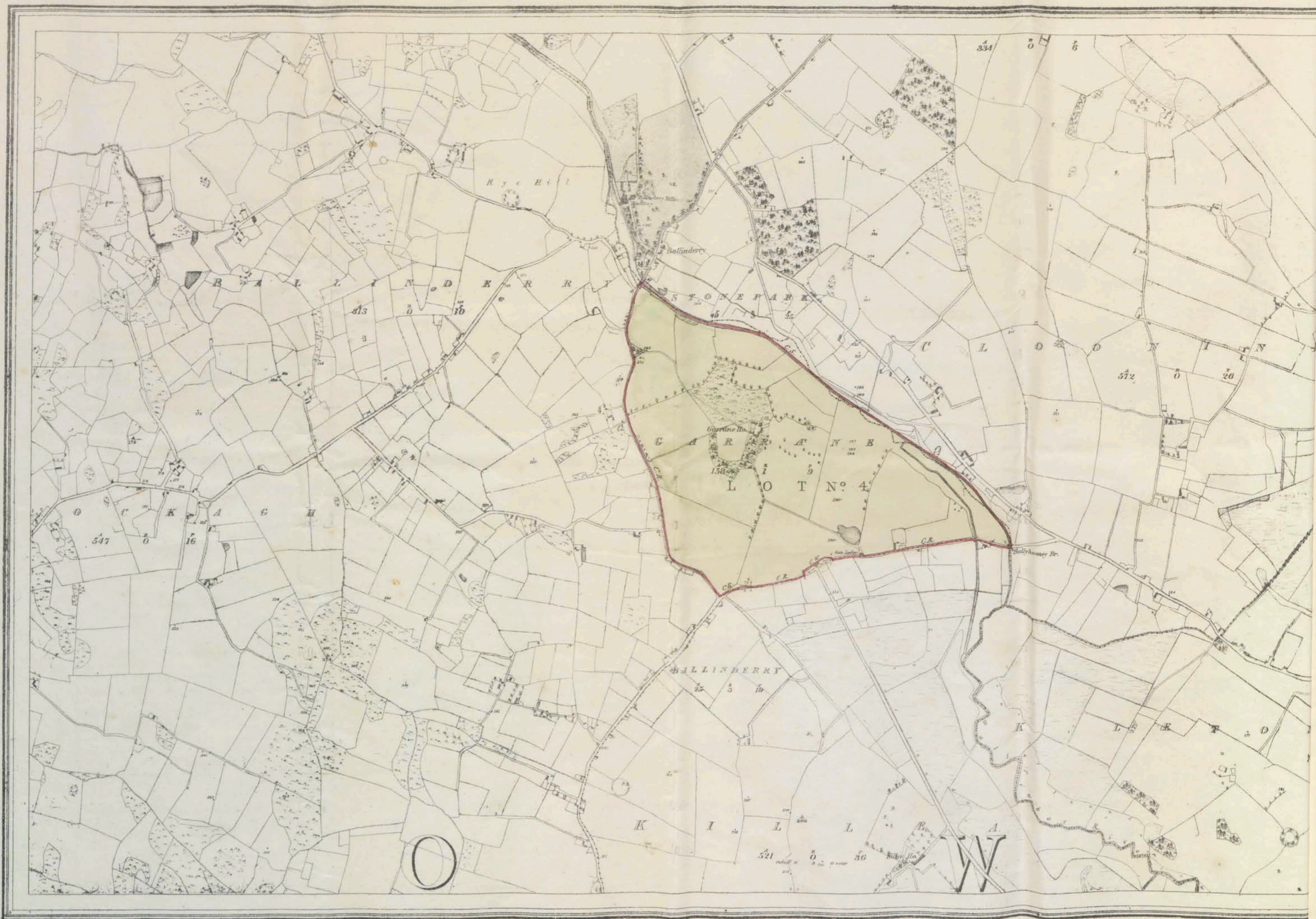
Part of the Lands of RODEEN, held in Fee-simple.

Denominations	Tenants' Names.	Quantity in statute measure.	Yearly Rent.	Gale days	Tenure.	Observations.
		A. R. P.	£ s. d.			
Part of the Lands of RODEEN	Richard J. Falkiner Esq. ...	87 3 31	54 18 9	1st May and 1st Nov	<p>Lease dated the 3rd July, 1857, from Joseph Falkiner to Richard Joseph Falkiner, for lives of Richard Joseph Falkiner, Joseph Robert Falkiner, and Nicholas Martin, all in being; with covenant for perpetual renewal, upon payment of 6d. renewal fine.</p>	<p>This Lease reserves the right of sufficient turbary for the house of Rodeen (Lot 1), with right of passage to draw same.</p> <p>The public has a right of way along the foot-path which runs East and West through this Lot, and is marked on map.</p> <p>Ballyfinboy river forms the Northern boundary of this Lot, and is part of the water-power of mills above and below. The conveyance will be made subject to existing rights in respect of the flow of water.</p> <p>The river was straightened in 1846, and there is an annual charge payable by reason thereof, which will be redeemed out of the purchase-money.</p>
	Deduct proportion of Rent charge		3 1 0			
	Net Rent	£51 17 9			

TRANSFER OF PROPERTY
under the
LANDED ESTATES COURT.

ORDNANCE SURVEY OF IRELAND

SHEET 6 (part of) CO. TIPPERARY



Lithographed at the Ordnance Survey Office, Phoenix Park

Colonel Sir Henry James R.E. F.R.S. Director of the Ordnance Survey

The Estate of **FREDERICK R. FALKINER ESQ^{RE}** is Colored Green.

Area 157.1.25

Explanation Boundary Initials. C.R. Centre of Road. F.F. Face of Fence. U.W. Centre of Wall. C.S. Centre of Stream.

Scale Six Inches to One Statute Mile



LOT No. 3.

Part of the Lands of RODEEN, held in Fee-simple.

Denominations	Tenants' Names.	Quantity in statute measure.	Yearly Rent	Gale days	Tenure.	Observations.
Part of said Lands of RODEEN	Richard J. Falkiner, Esq. ...	A. R. P. 5 2 29	£ s. d. 7 0 0			<p>The rent stated is the estimated value of these Lands.</p> <p>The purchaser will be entitled to immediate possession of these lands, subject to the emblements of Richard Joseph Falkiner, and such right of entry as is incident thereto.</p>
	Deduct proportion of Rent charge ...		0 3 0			
	Net Estimated Rent ...		£6 17 0			

LOT No. 4.

The Lands of GARRANE, situate in the Barony of Lower Ormond and County of Tipperary, held under a Lease for 999 years.

Denominations	Tenants' Names.	Quantity in statute measure.	Yearly Rent	Gale days.	Tenure.	Observations.
GARRANE, situate in the parish of Finoe, barony of Lower Ormond, and county of Tipperary	David Fortune, Esq. ...	A. R. P. 157 1 25	£ s. d. 100 0 0...	1st May and 1st Nov	<p>Lease dated 1st September, 1853, from Joseph Falkiner to David Fortune, for 99 years from 1st May, 1853. In addition to the rent reserved, the lessee is bound to pay two annual sums of £8 9s. 9d. and £4 0s. 6d. charged on these lands in respect to the Land Improvement and Drainage Acts, so long as the same shall be payable.</p>	<p>Ballyfinboy river, forms part of the boundary of these lands and is part of the water-power of mills both above and below.</p> <p>The conveyance will be made subject to the existing rights in respect to the flow of water.</p> <p>The river was straightened in 1846, and there is an annual charge payable by reason thereof, which is paid by the tenant: the lands will be sold subject thereto.</p>
	Deduct Head Rent ...		96 0 0			
			£4 0 0			

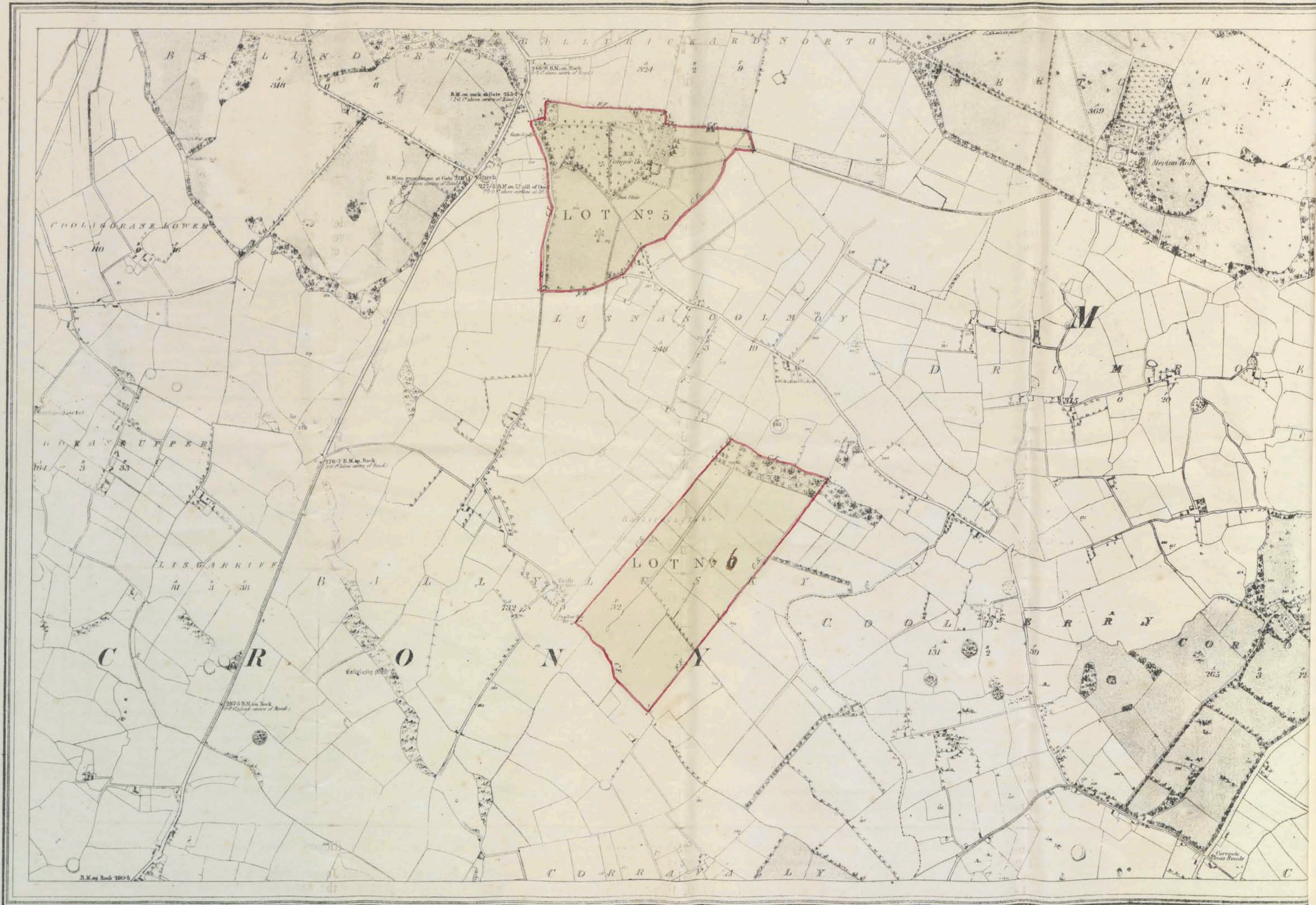
This Lot is held under Lease bearing date the 30th day of September, 1834, from Michael Legge to Joseph Falkiner, for the term of 999 years, from the date of said Lease. The Lands are described as All That and Those the Lands of Garrane, containing by estimation 96 acres late Irish measure, more or less,

The Lease contains the usual covenants between landlord and tenant.

TRANSFER OF PROPERTY
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LANDED ESTATES COURT.

ORDNANCE SURVEY OF IRELAND

SHEETS 10 & 15 (part of) C^o TIPPEE



Lithographed at the Ordnance Survey Office, Phoenix Park

Colonel Sir Henry James R.E. F.R.S. Director of the Ordnance

The Estate of FREDERICK R. FALKINER ESQ^{RE} is Colored Green.

	<i>J.</i>	<i>H.</i>	<i>P.</i>
Area	133.0	6	

Explanation—*Boundary Initials*—C.F. Centre of Fence—R.H. Root of Hedge—F.W. Face of Wall—F.F. Face of Fence—C.S. Centre of Stream.

Scale. Air Picture in One Statute Mile



LOT No. 5.

One undivided 4th part of the Lands of BALLYRICKARD, situate in the barony of Lower Ormond and county of Tipperary, held under a lease for lives renewable for ever.

Denominations.	Tenants' Names.	Quantity in statute measure.	Yearly Rent	Gale days	Tenure.	Observations.
		A R P	£ s. d.			
One undivided fourth part of the Lands of BALLYRICKARD, now called CONGOR, situate in the Parish of Ardcrony, Barony of Lower Ormond and County of Tipperary	Representatives of Frederick Falkiner, Esq., deceased	63 0 38	79 1 11	1st May and 1st Nov	Lease dated 24th October, 1823, from Richard Daniel Falkiner and others to Frederick Falkiner, for 3 lives, with a covenant for perpetual renewal on payment of a pepper-corn as a renewal fine. The last renewal thereof is dated 24th February, 1838, for the lives of John Falkiner, Richard Falkiner, and Michael Biddulph, all of whom are living.	The lease describes the premises as the lands of Ballyrickard, containing 38a. 2r. 10p. plantation measure, more or less, with liberty to cut turf and turf-mould on the bog originally belonging to said premises, together with the timber on the lands, reserving to the lessors liberty at all times to enter upon the premises with workmen and carts, for the purpose of clearing and keeping in order the canal or drain leading from Ballyluskey Lough, for the purpose of keeping it drained. A small stream flowing through these lands, forms part of the water-power of a mill below. The conveyance will be made subject to existing rights in respect of the flow of water.
	Deduct Head Rent	...	46 3 1			
			32 18 10			
	4th of Profit Rent	...	£8 8 4			

This Lot is held under a lease dated the 15th day of July, 1806, from Rev. Richard Falkiner and Richard Falkiner to Samuel Falkiner, for 3 lives, with covenant for perpetual renewal on payment of a pepper-corn as a renewal fine. The lease describes the premises as the lands of Ballyrickard, as then held by said Samuel Falkiner, containing, by a late survey, 38a. 3r. 25p. arable, plantation measure, with liberty to cut and carry away turf and turf-mould from the Bog originally belonging to said premises, together with the timber and timber trees then or thereafter to be thereon, and liberty to cut down same, at the yearly rent of £50 late currency. The last renewal thereof bears date the 1st May, 1826, and is for the lives of Rev. Richard Falkiner, Frederick Falkiner, and John Falkiner. Rev. Richard and John Falkiner are living.

LOT No. 6.

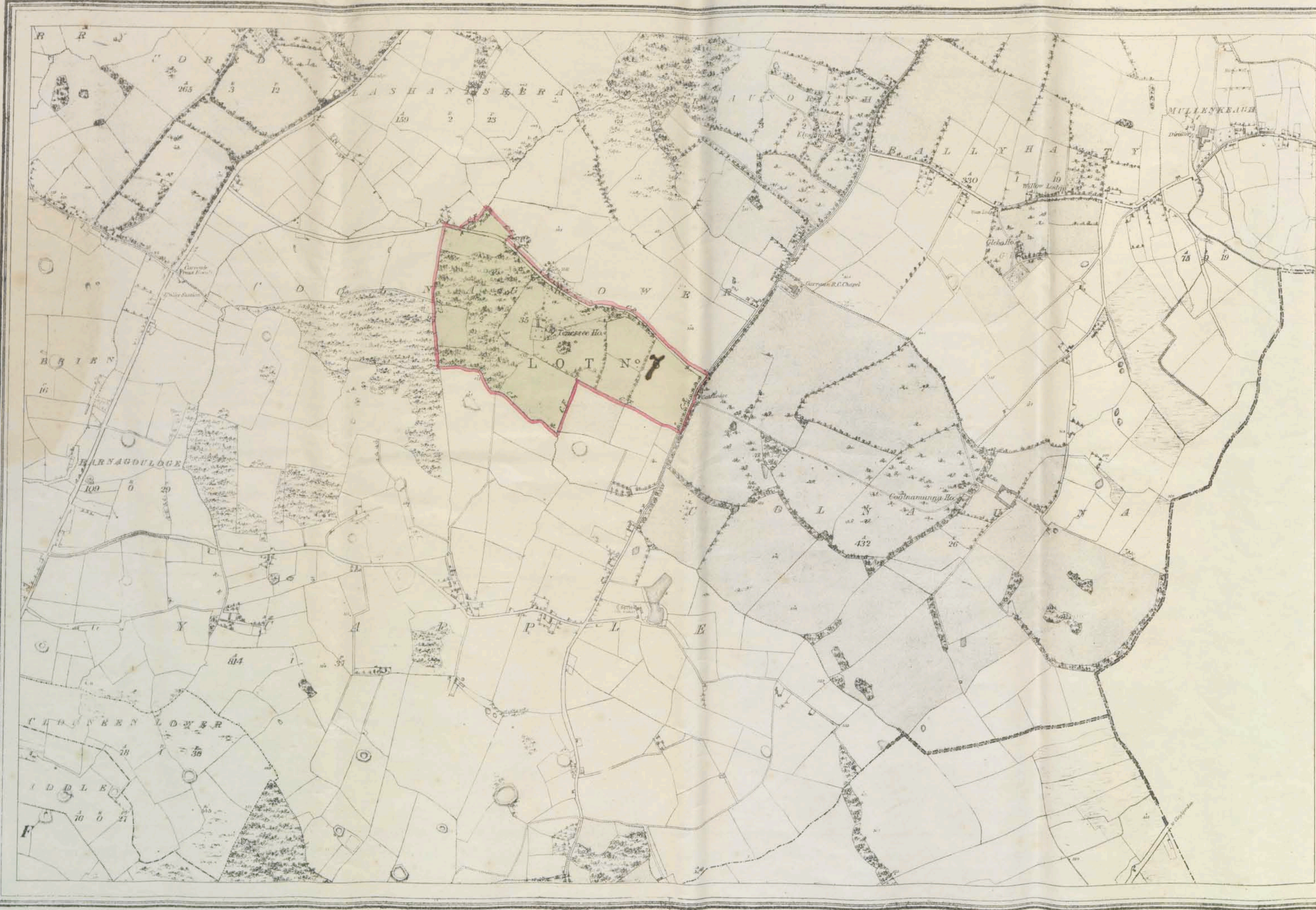
Part of the Lands of BALLYLUSKEY, situate in the barony of Lower Ormond and county of Tipperary, held under a lease for lives renewable for ever.

Denominations.	Tenants' Names.	Quantity in statute measure.	Yearly Rent.	Gale days	Tenure.	Observations.
		A. R. P.	£ s. d.			
Part of the Lands of BALLYLUSKEY, situate in the Parish of Ardcrony, barony of Lower Ormond, and County of Tipperary	Rev. William Molloy	69 3 8	65 5 0	...		The rent stated is the estimated value of these lands. The purchaser will be entitled to immediate possession of these lands, subject to the emblements of the Rev. Wm. Molloy, and such right of entry as is incident thereto. The entire of the lands of Ballyluskey are liable to an annual charge of £8, under the Land Improvement Act; the proportion thereof payable out of this Lot is £2 a-year. The land will be sold subject to said charge.
	Deduct proportion of Head Rent Rent-charge	5 5 0 } 1 11 9 }	6 16 9			
	Net estimated Profit Rent	£58 8 3			

This Lot is held, with other portions of the lands of Ballyluskey, under a lease bearing date the 25th day of September, 1799, from the Earl of Ormond to Rev. Richard Daniel Falkiner, for 3 lives, with covenant for perpetual renewal on payment of £1 2s. 9d. late currency, on the fall of each life, at the yearly rent of £22 15s. 0d. for the entire.

The last renewal of said lease bears date 25th October, 1831, and is for the lives of Richard Falkiner, Nathaniel Falkiner, and Joseph Frederick Robbins—said Joseph Frederick Robbins only is living. The lease describes the premises as the Lough or Lake of Ballyluskey, containing, by a survey made in 1770, 168a. 1r. 0p. more or less, with liberty to the lessee to draw the water from the said Lough upon paying for any damage to be done thereby.

A fee-farm grant of the entire lands has been approved of by the landlord's Solicitor, and will be executed, at the expense of the Estate, to the purchaser, jointly with the other parties entitled thereto.

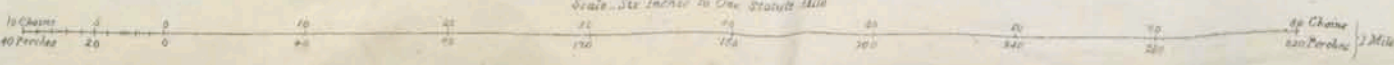


Lithographed at the Ordnance Survey Office, Phoenix Park.

The Estate of FREDERICK R. FALKINER ESQ. is Colored Green.

Area 76 2 54

Explanation. Boundary Initials - C.R. Centre of Road - C.F. Centre of Fence.

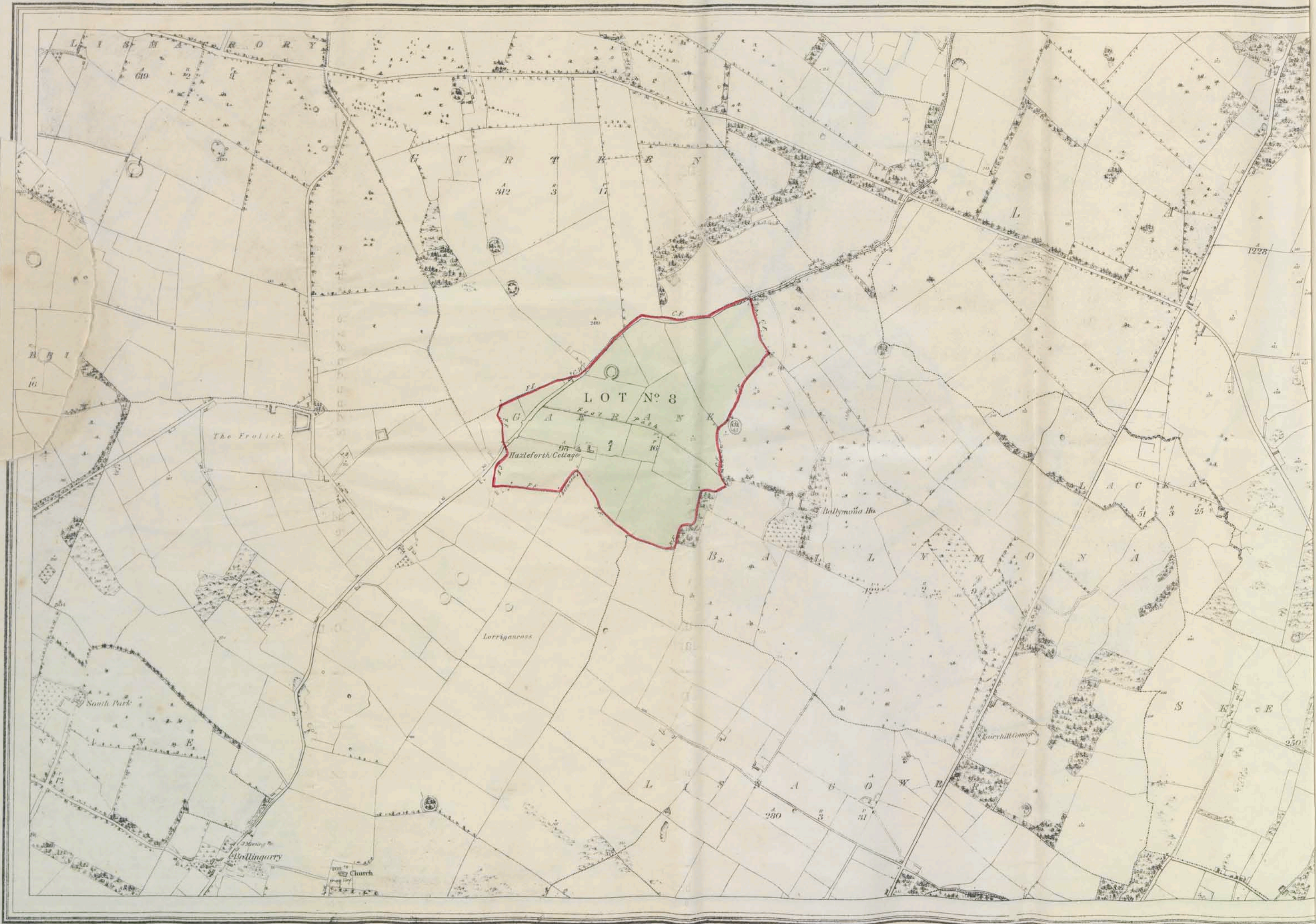


Colonel Sir Henry James R.E. F.R.S. Director of the Ordnance Survey

TRANSFER OF PROPERTY
under the
LANDED ESTATES COURT.

ORDNANCE SURVEY OF IRELAND

SHEET 8 (part of) C9 T1P



Lithographed at the Ordnance Survey Office, Phoenix Park

The Estate of FREDERICK R. FALKINER ESQ^{RE} is Colored Green.

Area 98. 1 : 16

Explanation - Boundary Initials - C.F. Centre of Fence - F.F. Face of Fence - C.W. Centre of Wall

Scale Six Inches to One Statute Mile

Colonel Sir Henry James R.E.F.R.S. Director of the Ordnance Survey

LOT No. 7.

Part of the Lands of COOLNAGOUR, situate in the Barony of Lower Ormond and County of Tipperary, held under a lease for lives renewable for ever.

Denominations	Tenants' Names	Quantity in statute measure.	Yearly Rent	Gale Days	Tenure.	Observations.
		A. R. P.	£ s. d.			
The Lands of COOLNAGOUR, situate in the Parish of Mordreeny, Barony of Lower Ormond and county of Tipperary	Thomas Barnes, Esq. ...	76 2 34	52 9 8	1st May and 1st Nov	Lease dated 1st November, 1833, from Joseph Falkiner to Thomas Barnes, for the lives of Thomas Dancer, Henry Trench and Edwin Barnes (all living), with covenant for perpetual renewal on payment of £2 as a renewal fine. The Lease describes the premises as part of the lands of Coolnagour, containing 34a. 1r. 0p. plantation measure, or thereabouts, and one other part of said lands containing 13 acres, like measure, then under timber, together with all mines, minerals, and royalties, and all timber then or thereafter to be on said lands, with liberty to cut same; and reserves an acreable rent of £1 7s. 6d. out of the first-mentioned portion of said lands, and the rent of 8s. 1½d. per acre out of the other portion.	The small portion colored Red in map, and containing 3r. 25p., will not be conveyed to purchaser, and forms no portion of the 76a 34p. stated in Rental. There is a right of way along a foot which runs from the county road on the north along the North-western portion of the perty marked A. B. on the map.
	Deduct Head Rent ...		19 12 7			
	Net Profit Rent ...		£32 17 1			

This Lot is held under a lease bearing date the 10th day of August, 1826, from Lord Dunally to Joseph Falkiner, Esq. for lives of Joseph Falkiner, Richard Falkiner, and Jane Falkiner, with a covenant for perpetual renewal on payment of a pepper-corn as a renewal fine, at the yearly rent of £19 12s. 7d. The lease describes the premises as part of the lands of Coolnagour, then in possession of said Joseph Falkiner and formerly in the possession of Thomas Ely, containing by estimation 47a. 1r. 0p. plantation measure, more or less; reserving to the lessor liberty to hunt, hawk, fish and fowl, and all wood and under-wood, quarries, mines, minerals, and all royalties whatsoever, with liberty to cut, raise, and carry away the same. Richard and Jane Falkiner, two of the lives in this lease, are living.
A fee-farm grant of these lands has been approved of by the landlord's Solicitor, and will be executed to the purchaser, at the expense of the Estate.

LOT No. 8.

The Lands of GARRANES, being part of the Lordship of Lackagh, situate in the Barony of Lower Ormond and County of Tipperary, held under Fee-farm Grant.

Denominations	Tenants' Names.	Quantity in statute measure.	Yearly Rent	Gale Days	Tenure.	Observations.
		£ s. d.	£ s. d.			
GARRANES, being part of the Lordship of LACKAGH, situate in the parish of Ballingarry, barony of Lower Ormond, and county of Tipperary	Mrs. Mary Ellen Fraser ...	98 1 16	55 0 0	1st May and 1st Nov	Tenant from year to year; tenancy determinable on the 1st day of May, in each year	There is a right of way along a footpath, which runs East and West through this lot, and is marked on Map.
	Head Rent and accates ...	£7 5 0				
	Rent charge ...	3 6 8	10 11 8			
	Net Profit Rent ...		£44 8 4			

This Lot is held under a Fee-farm Grant, bearing date the 4th day of September, 1702, from the Duke of Ormond to Thomas Sadlier, Esq., at the yearly rent of £4 13s. 4d. and two fat wethers' as accates, or 4s. sterling in lieu thereof at the election of the lessor, and 6d. per pound receiver's salary. The Grant describes the premises as the Garranes, part of the Lordship of Lackagh, containing by estimation 60 acres plantation measure, more or less; reserving to the grantor liberty to hunt, hawk, fish, and fowl on said premises, and also reserving all royalties and franchises whatsoever, with liberty of ingress and egress to carry away the same. The sum now paid for rent, accates, and receiver's salary is £7 5s. 0d. per annum.
The Ordnance Valuation of this Lot is £60 per annum.

Landed Estates Court.

COUNTY OF TIPPERARY.

In the Matter of the Estate of
FREDERICK RICHARD FALKINER and
FREDERICK FALKINER TARLETON, Trustees
for Sale, Owners and Petitioners.

RENTAL

OF THE

Lands of Rodeen; Garrane, part of the Lands of Bally-
luskey; one Undivided 4th part of the Lands of Bally-
rickard; the Lands of Coolnagour; and the Lands of
Garranes, part of the Lordship of Lachagh,

ALL SITUATE IN THE

BARONY OF LOWER ORMOND,

AND

COUNTY OF TIPPERARY.

To be Sold by Public Auction,

BEFORE THE HON. JUDGE DOBBS,

AT THE LANDED ESTATES COURT,

IN THE CITY OF DUBLIN,

on THURSDAY the 5th day of JULY, 1860,

At the hour of Twelve o'Clock at Noon.

*Henry French &
Langort Park
Roscrea*

LYNN CAREW, Solicitor,

Having Carriage of Sale,

96, Lower Mount-street, Dublin.

*Lewy French &
Langort Park
Roscrea*

589