

In the Landed Estates Court, Ireland.

KING'S COUNTY, & COUNTY OF TIPPERARY.

In the Matter of the Estate of
JAMES SAYCE BIRCH, and HENRY WARBURTON, Esquires, Trustees of the Will of DAME
MARY CARDEN, Deceased, Owners and Petitioners.

RENTAL AND PARTICULARS

*Of the Lands of Cooleeshill, otherwise Mount Butler, and the Lands of Upper Clashagad, in
the King's County, and County of Tipperary.*

To Be Sold By Public Auction,
IN TWO LOTS,

BEFORE THE HONOURABLE JUDGE LYNCH.

AT THE LANDED ESTATES COURT, INNS' QUAY, DUBLIN,

On TUESDAY, the 16th day of JUNE, 1868,

At the hour of Twelve o'clock Noon.

For Rentals and further Particulars, apply at the Landed Estates Court, Inns' Quay, Dublin; or to James Sayce Birch, Esquire, Birch Grove, Roscrea; or to Henry Warburton, Esquire, Cloneyhurke, Portarlinton.

JOHN MAUNSELL, Solicitor

Having the Carriage of the Order for Sale,

56 Dawson Street, Dublin

SUMMARY.

No. of Lot	Denominations.	Net Yearly Rent or Estimated Value.		
		£	S.	D.
1	Cooleeshill, otherwise Mount Butler -	402	11	0
2	Upper Clashagad. - -	240	19	8
		£643	10	8

Descriptive Particulars.

Lot No. 1.—The Lands of Cooleeshill, otherwise Mount Butler, are situate within two miles of the Town of Roscrea, from whence there is communication by Railway, with both the North and South of Ireland, and consist of Prime Grazing and Tillage Lands. The Mansion House is very commodious and in thorough repair, fit for immediate occupation, the Offices are extensive and also in excellent repair. The whole of the Lands except sixty acres are on hands.

Lot No. 2.—The Lands of Clashagad, are situate within about three miles of the town of Roscrea, and two hundred acres of said Lands are also in hands, and all in grass.

Maps of the Estate can be seen at the Office of the Solicitor having the Carriage of the Sale, but such Maps will be produced merely to show the position of the Estate, and the Purchasers will not be entitled to have Maps attached to their conveyances.

Tenure and Conditions of Sale.

Lot No. 1.—The whole of this Lot is held in Fee-simple, except that part thereof, containing **26a. 3r. 5** perches Statute measure, formerly known as part of the Lands of **Kilkeeran**, which is held under a Lease dated the 10th day of August, 1833, from **Samuel Cox** to **Joseph Smith**, for the lives of **William Smith** [since deceased], eldest son of **Divaeyna Smith**, of **Oakwood**, in the **King's County**, **William Dudley**, fourth son of **Sheldon Dudley**, of **Roscrea**, in the **County of Tipperary**, then aged about 10 years, and **William Smith**, eldest son of **John Smith**, of **Prospect Lodge**, then aged about 15 years, at the yearly rent of **£17 13s. 2d.** sterling, payable half-yearly on every 25th day of **March** and 29th day of **September**, the premises demised by said Lease, are therein described as follows, viz: All that and those part of the Lands of **Kilkeerin**, containing **16½** acres as now in the actual occupation and enjoyment of the said **Joseph Smith**, bounded on the East by the high-road leading from **Dublin** to **Birr**, on the West by part of the Lands of **Mount Butler**, On the North by part of the Lands of **Cooleeshill**, and on the South by part of **Delany's farm**. The said Lease reserves to the Lessor all **Royalties, Mines, and Minerals** on said demised premises, said Lease contains a **Covenant** by the lessor for perpetual **Renewal** of said lease, and does not specify any fine to be paid.

Lot No. 2—Is held in Fee-simple.

Conditions of Sale.

1. The Purchaser of Lot No. 1, shall not require any evidence of the Title of the Lessor, in the Lease of the 10th day of August, 1833

2. Lot No. 2. (The lands of Upper Clashagad), and also the lands of Lower Clashagad (which are not for sale), are together liable to Tithe-rent Charge, amounting in the whole to £40 0s. 4d. Lot No. 2 will be Sold liable to the whole of said Tithe-Rent charge in indemnification of said Lands of Lower Clashagad.

3. The Purchasers shall not object by reason of any slight inaccuracy in the quantities stated in the Rental, or on account of a greater amount of Tithe-rent charge being payable than stated at the foot of each Lot.

LOT NO. 1.

Being the Lands of Cooleeshill, otherwise Mount Butler, situate partly in the Barony of Ballybritt and King's County, and partly in the Barony of Ikerrin, and County of Tipperary, all held in Fee-simple, except 26a. 3r. 5p. which is held under a Lease for 3 lives, with Covenant for Perpetual Renewal.

No.	Denominations.	Tenant's Names.	Gale Days.	Yearly Rent or Estimated Value.	Quantity of Land Statute Measure.	Date and Description of Instrument under which Tenant holds.
1	COOLEESHILL, otherwise MOUNT BUTLER, Barony of Ballybritt, and King's County.	Representatives of Margaret, Daniel, and James Bergin,	1st May & 1st November	£ s. d. 52 16 4	A. R. P. 60 0 34	Lease dated 7th July, 1792, from John Smith to Margaret Bergin, Daniel Bergin, and James Bergin, for ninety-nine years from 1st May, 1792, at the Yearly Rent of Thirty-one Shillings per acre. Said Lease contains an agreement that, the Lessees might retain the sum of £1 2s. 9d. out of the rent yearly, as an atonement for bog lease. Also an agreement that the premises should be tithe free, and that the Lessor should not demand any penalty for ploughing up any part of the said demised premises. Also a Covenant to allow to the Lessees 31s. an acre for 1a. 2r. 15p. of the demised premises, said to be claimed by Thomas Maunsell the younger, in case they should be dispossessed thereof. The premises demised by said Lease are therein stated to contain 36a. 3r. 39p. plantation measure. The Rent stated in rent column includes the £1 2s. 9d. late currency (£1 1s. sterling), for bog lease above mentioned, and the tenants are entitled to cut sufficient turf, and draw sufficient bog mould for the use of, and consumption on the demised premises, during the continuance of said lease, on and from that part of the bog only on and from which they have heretofore cut and drawn the same, leaving the cut away bog at a proper level to be reclaimed as has been heretofore done.
2	Ditto house and part of Demesne in said Barony and County	In possession of Trustees of Will of Lady Carden,	281 0 0	134 2 18	On hands, this is the annual value, estimated by the owners who are only trustees, the low valuation of £50 only being placed on the Dwelling-house.
3	KILKEERAN, otherwise COOLEESHILL, part of Demesne in said Barony and County,	Ditto	...	48 0 0	26 3 5	On hands, this is the annual value estimated by said owners.
4	COOLEESHILL, otherwise MOUNT BUTLER afore-said, in the Barony of Ikerrin, and County of Tipperary, land and bog,	Ditto	40 0 0	129 3 34	On hands, this is the annual value estimated by said owners,
Head Rent payable out of No. 3, £17 13 2				421 16 4	351 2 11	
Tithe Rent Charge 1 12 2				19 5 4		
Estimated Profit Rent,				402 11 0		

The high road from Roscrea to Borris-in-Ossery, and Dublin, and the road leading from said last mentioned road to Parsonstown pass through the lands of Cooleeshill. The Parsonstown and Dublin Railway passes through the said lands of Cooleeshill. The Roscrea River bounds the lands of Cooleeshill on the West. The right of all persons in respect of the above mentioned roads and River will be preserved as they at present exist. The contents of the premises in the occupation of the Railway Company are excluded from the contents in this Rental.
The Government Valuation of this Lot is £248 10s. 0d. for tenure and Condition of Sale, see pages 2 and 3.

Note.—This Lot has been Sold by Private Contract.

LOT NO. 2.

Being the Lands of Upper Clashagad in the Barony of Clonlisk and King's County. Held in Fee-Simple.

No.	Denominations.	Tenant's Names.	Gale Days.	Yearly Rent or Estimated Value.	Quantity of Land Statute Measure.	Tenure of Each Tenant,
				£ s. d.	A. R. P.	
1	UPPER CLASHAGAD,	Anne Birgin,	1st May and 1st November,	5 0 0	8 2 31	Tenant from year to year, determinable on the 1st day of May in each year
2	Ditto	John Hoolan,	1st May and 1st November,	38 0 0	49 2 34	Tenant from year to year, determinable on the 1st day of May in each year
3	Ditto	William Meagher.	1st May and 1st November,	46 0 0	68 1 37	Tenant from year to year, determinable on the 1st day of May in each year
4	Ditto	Peter Egan,	1st May and 1st November,	12 0 0	13 0 38	Tenant from year to year, determinable on the 1st day of May in each year
5	Ditto	Representative of John Maher	1st May and 1st November,	20 0 0	25 0 12	Tenant from year to year, determinable on the 1st day of May in each year
6	Ditto	In the possession of the Trustees of Lady Carden's Will	...	160 0 0	199 0 37	On hands, this is the annual value estimated by said owners.
				281 0 4		
				Deduct Tithe rent Charge— 40 0 0		
				Estimated Profit Rent— 240 19 8		

The high Road from Dunkerrin to Roscrea, bounds the lands of Upper Clashagad, on the North. The road leading from said last mentioned road to the lands of Rathnaveogue, bounds said lands of Upper Clashagad on the East.

There are two streams passing through the lands of Upper Clashagad and flowing into the Lands of Franckfort, the property of James F. Rolleston, Esq. The Rights of all persons in respect of these roads and streams will be preserved in the conveyance to a Purchaser. The Government Valuation of this Lot is £232 5s. 0d. For Tenure and Conditions of Sale, see pages 2 and 3.

Landed Estates Court, Ireland.

KING'S COUNTY, AND COUNTY OF TIPPERARY.

Sale on Tuesday, the 16th day of JUNE, 1868.

In the Matter of the Estate of
JAMES SAYCE BIRCH,
And HENY WARBURTON, Trustees of the Will
of DAME MARY CARDEN, Deceased,
Owners and Petitioners

Rental a
Of the Lands of
Butler, and the La
King's County, and

LAND ESTATES COURT—JUNE 16.
SALES.
(Before Judge Lynch.)
Estate of the Trustees of Lady Carden, Owners
and Petitioners.—Lot 1. The lands of Oonahill,
near the town of Roscrea, containing 351a. 2c. 11p.
statute measure, with mansion-house, &c., producing
a net annual rent of £402 11s. Sold for £6,000 to
Mr. George Mitchell, Castlewood-avenue, Rathmines.
—Lot 2. Sold by private contract. Solicitor having
carriage of sale, Mr. John Maunsell.

TO BE SOLD,

BY THE
HONOURABLE JUDGE LYNCH,

AT THE
Landed Estates Court,
INN'S QUAY, DUBLIN,

On Tuesday, the 16th day of JUNE, 1868,

At the hour of 12 o'clock noon.

JOHN MAUNSELL, Solicitor,
Having the Carriage of the Sale,
56 Dawson Street, Dublin.

Printed by HENDRICK & Co., 20 Clare Street, Dublin.