

In the Court of the Commissioners for Sale of Incumbered Estates in Ireland.

In the Matter of the Estate of Mary Steele—Owner and Petitioner.

COUNTY OF TIPPERARY.

RENTAL AND PARTICULARS
OF
THE LANDS AND PREMISES, AND ANNUITY CHARGED ON LANDS,

Situate in the County of Tipperary,

To be Sold, in this Matter,

BY THE COMMISSIONERS, AT THEIR COURT, HENRIETTA-STREET. DUBLIN,

On Tuesday, the 22nd day of February, 1853,

At the hour of 12 o'clock at noon,

CONSISTING OF

LOT 1.—The Town and Lands of Slevyre, otherwise Slevoir, in the Parish of Terryglass, Barony of Lower Ormond, and County of Tipperary, held under a Lease for Lives, renewable for ever.

LOT 2.—A Perpetual Annuity, or Yearly Rent-charge, of £90 a year, late Irish currency, payable out of an undivided Moiety of the Lands of Coogey, Cappanalea, and Upper and Lower Knockmihill, in the County of Tipperary.

For Rentals and further Particulars, apply at the Office of the Commissioners, No. 14, Henrietta-street, Dublin, or to
Mr. GEORGE TWIBILL, Solicitor, having carriage of Sale, No. 18, Belvidere-place, Dublin.

LOT No. 1.

The Town and Lands of Slevyre otherwise Slevoir, situate, lying, and being in the Parish of Terryglass, Barony of Lower Ormond, in the County of Tipperary, held under a lease of lives renewable for ever, from Lord Baron Newport to John Blumfield, bearing date the 22nd day of February, 1748.

Townland or Denomination.	TENANT'S NAME.	Quantity in Irish Measure.	Quantity in English Measure.	Yearly Rent.	GALE DAYS.	Date and description of Instrument (if any) under which Tenants hold, and the Tenure of each Tenant.
SLEVYRE, otherwise SLEVOIR.	The Reverend Francis Synge, Representative of Thomas Monsell, deceased.	A. R. P.	A. R. P.	£ S. D.	1st May and 1st Nov.	<p>Holds by lease, bearing date the 17th day of September, 1792, from Richard Flood Firman to Thomas Monsell, for three lives, renewable for ever; renewal fine 6d., late currency, on fall of each life. The last renewal of this lease bears date the 8th day of December, 1835, and is for the lives of Thomas Gerald Hemsworth, Richard Monsell, and Ellen Smith, of whom Ellen Smith is since deceased. The lease of the 17th September, 1792, demises the lands as containing, by estimation, 251 acres, Irish plantation measure, but always to be subject to a survey, and clear from any roads or highways whatsoever, as also together with such parts of commons and commonages of Bog belonging to said demised premises in as large, ample, and beneficial a manner as the said Richard Flood Firman, and his undertenants were possessed thereof. The rent reserved is an acreable one of 17s. 6d., late currency, per plantation acre, but the rent here returned is what has been always paid. The lease gives the tenant the power of cutting down timber and to plough and burn any part of the premises. The Lessee has also power to surrender on payment of all rent and arrears of rent. Neither this lease nor the renewal of it are forthcoming, but a copy of the lease, which has been compared with the tenant's counterpart, will be handed to the purchaser.</p> <p>The Poor-law valuation is £282. The Rent-charge is payable by the tenant.</p>
		251 0 0	406 2 12	203 1 6½		
		251 0 0	406 2 12	203 1 6½		
		36 18 5½		
	Deduct Head-rent	166 3 1		
	Annual Profit-rent	£ 166 3 1		

The lands comprised in the foregoing Lot are held under a lease, dated the 22nd of February, 1748, made by Lord Baron Newport to John Blumfield, for three lives, renewable for ever, at the yearly rent of £40, late Irish currency, being equal to £36 18s. 5½d. present currency, payable on the 1st May and 1st November; and a renewal fine of 5s., late Irish currency, on the fall of each life. The lease describes the lands as containing, by common estimation, 246 acres profitable land, plantation measure, and 15 acres of red bog, be the same more or less, and gives the tenant liberty to cut timber. The lease gives the tenant the power of surrender on giving twelve months' notice and paying all rent.

The last renewal bears date the 19th day of May, 1852, and is made by Richard Steele to William Ledwich, as trustee for the parties interested, for the lives of Albert Edward, Prince of Wales, and their Royal Highnesses Victoria Adelaide Mary Louisa, the Princess Royal, and Alice Maud Mary, all in being.

The lease of the 22nd of February, 1748, is not forthcoming, but the last renewal will be handed to the purchaser.

These lands will be sold subject to and bound to indemnify all other lands from a perpetual annuity of £50 a-year, charged thereon by the will of Richard Steele, bearing date the 25th of March, 1836, in favour of the petitioner. It is provided by the will that the annuity may be discharged on payment of £1000.

These lands are situate on the banks of the River Shannon, which is navigable for several miles beyond them. They are within a few miles of Borrisokane. A considerable sum of money has been expended in building a residence and in ornamental planting on the lands, so that the rent here returned may be looked on as a well-secured profit-rent.

The purchaser shall not be at liberty to require evidence of, or object to the title of the Lessors in the said lease or renewal, or to object by reason of any incumbrances affecting their Estates.

LOT No. 2.

A Perpetual Annuity or yearly Rent-charge of £90 a year, late Irish currency, being equal to £83 1s. 6½d., present currency, charged on an undivided moiety of the Lands of Coogey, Cappanaleigh, and Upper and Lower Knockmihill, situate in the Barony of Kilnarnagh, and County of Tipperary, by deed, dated the 1st day of May, 1813, made between Richard Steele and Frances Steele, otherwise Firman, his wife, of the first part, Ralph Smith and Ellen Smith, otherwise Firman, his wife, of the second part, Thomas Hemsworth and Richard Steele, Esqrs. of the third part, and Johnston Stoney and John Steele, Esqrs., of the fourth part.

TOWNLAND OR DENOMINATION.	TENANTS' NAMES.	Annuity.	GALE DAYS.
Annuity or Rent-charge in fee payable out of an undivided moiety of the Towns and Lands of COOGEY, CAPPANALEIGH, and Upper and Lower KNOCKMIHILL, situate in the Barony of Kilnarnagh, and County of Tipperary.	Representatives of Ralph Smith Smith and William Sidney Smith	£ s. d. 83 1 6½	1st May and 1st November.

By Indenture, bearing date the 1st day of May, 1813, and made between Richard Steele and Frances, his wife, of the first part, Ralph Smith and Ellen, his wife, of the second part, Thomas Hemsworth and Robert Steele of the third part, and Johnston Stoney and John Steele of the fourth part, the said Richard Steele and Frances, his wife, conveyed to the said Thomas Hemsworth and Robert Steele an undivided moiety of the Lands of Coogey, Cappanaleigh, and Lower Knockmihill (which were held in fee), and an undivided moiety of Upper Knockmihill (which were held under a Lease for lives renewable for ever, at the yearly rent of £10, late Irish currency). In trust that the said Johnston Stoney and John Steele, their heirs and assigns, should receive thereout, and same to be chargeable thereon, an annuity or yearly rent-charge of £90, of the late Irish currency, being equivalent to £83 1s. 6½d., present currency, above taxes, payable on the 1st May and 1st November, with powers of distress and entry in case of nonpayment, and subject to said annuity, and the powers for recovery thereof upon trust that the said Johnston Stoney and John Steele, their heirs and assigns, should from time to time raise and levy by sale or mortgage of said lands, or with the rents and profits thereof, such sum as should be sufficient to pay the said annuity of £90 a year, and all arrears thereof, and all costs and charges attending thereon, and subject to said annuity or rent-charge, the said Lands were settled to certain uses therein specified.

The annuity of £90 a year, late Irish currency, created by said Indenture, is what is proposed now to be sold. The deed will be handed to the purchaser; it is executed by Richard Steele and wife, and Ralph Smith and wife, but not by the other parties.

The purchaser will not be entitled to dispute or require evidence of the title of the said Richard Steele and Frances Steele, his wife, to charge the said annuity on the said undivided moiety of the said lands.

The entire of the Lands of Coogey, Cappanaleigh, and Upper and Lower Knockmihill, it is believed, contain about ⁴⁰⁰~~350~~ acres, Irish plantation measure, and are situate within a few miles of ^{Borrisokane}~~Borrisokane~~, the undivided moiety whereof, charged with said annuity, is believed to produce a net annual rental of ~~£274 15s. 10d. per annum~~ ^{£160-11-4 per annum}

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In the matter of the Estate of

MARY STEELE,

Owner and Petitioner.

COUNTY OF TIPPERARY.

RENTAL AND PARTICULARS

OF

THE LANDS AND ANNUITY

ORDERED

To be Sold in this Matter,

By Order of the Commissioners,

At their Court, 14, Henrietta-street, Dublin,

On Tuesday, 22nd February, 1853.

GEORGE TWIBILL,

Solicitor for Owner and Petitioner,

18, Belvidere-place, Dublin.