

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

Chairman of the Tipperary County Council

In the Matter of the Estate of

JOHN WILLIAM BURMESTER, FARMERY JOHN LAW, and JAMES SADLEIR, ESQRS.—OWNERS AND PETITIONERS.

CONTINUED IN THE NAMES OF

JOHN WILLIAM BURMESTER, WILLIAM CORY, and JAMES ANDREW DURHAM,—OWNERS AND PETITIONERS.

RENTAL AND PARTICULARS

OF THE

Demesne of Kilcommon; Part of the Town Parks; Part of Castle-street; Farranagark; Killeenbutler; Garnavilla; Kilcommonbeg; Part of Kilcommonmore, South; and Part of Kilcommonmore, North;

SITUATE IN THE

BARONY OF IFFA AND OFFA WEST, AND COUNTY OF TIPPERARY,

HELD IN FEE-SIMPLE;

AND THE LANDS OF GRANCEBEC AND LISSAKYLE,

SITUATE IN SAID

BARONY OF IFFA AND OFFA WEST, AND COUNTY OF TIPPERARY,

Held under Lease for Lives Renewable for Ever, dated the 17th April, 1844, from Lorenzo Clutterbuck to the Earl of Glengall, containing 779a. Or. 24p., Statute Measure,

And also the Lands of Gortnahaha; Clogheraillybeg; Derry; and Part of Curraghmore,

SITUATE IN THE

BARONY OF ELIOGARTY, AND COUNTY OF TIPPERARY,

Containing 549a. 3r. 8p. Statute Measure, or thereabouts, which are held in Fee;

TO BE SOLD, BY THE COMMISSIONERS,

At their Court, Henrietta-street, in the City of Dublin, in Five Lots,

On Tuesday, the 17th day of November, 1857, at the Hour of Twelve o'Clock, at Noon.

For Rentals and further Particulars apply at the Office of the COMMISSIONERS, 14, Henrietta-street, Dublin; to Messrs. WILKINSON & STEVENS, 2, Nicholas-lane, Lombard-street, London; Messrs. J. & C. FRESHFIELD, Solicitors, New Bank Buildings, London; Messrs. HALLOWES AND HAMILTON, Solicitors, 5, Kildare-street, Dublin; Messrs. RAE & FITZGERALD, Surveyors and Valuers, 34, Up. Ormond-quay, Dublin; and Messrs. MORROGH & KENNEDY, Solicitors, having Carriage of Sale, 5, Gt. Denmark-street, Dublin.

COMHAIRLE CONTAE THIOBHRAID ÁRANN Tipperary County Council

DESCRIPTIVE PARTICULARS OF THE DEMESNE OF KILCOMMON.

(Extract from the Surveyor's Report.)

"The Demesne of Cahir, or as it is sometimes styled, 'Kilcommon Demesne,' is situate on the River Suir, along the banks of which it extends from the Town of Cahir for a distance of two-and-quarter miles, and contains an area of 779A. 0R. 24P. statute measure, of which about 155A. are covered with wood, principally oak, and also ash, elm, beech, fir, &c., varying from twenty-five to sixty years' growth, besides large quantities of gross timber in hedge-rows, park clumps, and in detached positions, and also a considerable extent of shrub and ornamental small wood. The land consists of deep alluvial meadow of the richest quality, upland pasture of good tilth, and choice herbage, and the East and West farm lands are of excellent description, and mostly a strong clay, on limestone substratum. The latter are enclosed and sheltered with hedge-rows and screens, and furnished with suitable gateways. The farm buildings contain stalls for over one hundred head of cattle; stabling for twelve horses; cart and implement houses; dairy; steaming departments; threshing machine; barn; and saw-mill. Bailiffs' and assistants' houses are enclosed in two yards, and surrounded by an exterior wall.

"The Mansion-house fronts the Town, and forms one side of 'the square;' it is a large, roomy edifice, in excellent repair, and possessing all the requirements of a gentleman's residence, and suitable out-offices are attached. The Suir, one of the most beautiful rivers in Ireland, winds gracefully through the entire length of the Demesne, and flows with a deep and even current; it is spanned about a mile from the house by an iron bridge, of light and elegant design, the drive over which leads to 'the Cottage,' a perfect model of rustic architecture, built on an abrupt wooded elevation, overhanging the river, and for beauty of design, and sylvan seclusion, cannot be surpassed. The demesne is surrounded by well built walls, and is provided with gate-lodges, and entrances."

The lands have been recently valued by MESSRS. RAE & FITZGERALD at the annual sum of £1,240, and the timber at a gross figure of £8,600.

"The Nursery grounds extend over ten acres, and are enclosed and subdivided by handsome beech hedges.

"It is almost needless to point out the manifest enhancement which railway and telegraphic communication must confer on this property; there is at Cahir a station for both these purposes, and from thence to Limerick and Waterford are three daily trains; the former is reached in two hours, and the latter in time, distance is only one and three-quarter hours. The powerful line of steamers lately established between that port and Milford afford a cheap and expeditious route to London, and the South-West of England. Clonmel, an important town, with a population of over 14,500 inhabitants, lies within half an hour's drive by rail, and the Limerick Junction is distant only fifty minutes, from which Cork and Dublin can be severally reached in two hours and seven minutes, and three hours and thirty-nine minutes. To dwell farther on the accessibility of this substantial subject of investment is unnecessary; suffice it to say, it is easier of access from London, and the Southern Shires of England and Wales, than much of the North of England, and it may be reasonably expected that the present agitation about the steam communication between the two islands will reduce the journey to within the compass of an ordinary day's excursion."

The other Estate offered for sale in the annexed Rental, is held in Fee-Simple, and comprises the Townlands of Gortnahaha, and Clogharailbeg, part of the Townland of Curraghmore, and the Townland of Derry, containing in the whole 549A. 3R. 8P., Statute Measure, and producing a well paid rental of £386 3s. 10d. a year. It is situate in the Parish of Loughmore East, Barony of Eliogarty, and County of Tipperary.

Lot No. 2 comprises the Townland of Gortnahaha, containing 72A. 1R. 6P., and producing an annual rental of £52 19s. 6d. It is distant about four miles from Templemore, an excellent market and post-town, and one of the principal military stations in Ireland, and is within three miles of the Templemore station of the Great Southern and Western Railway. The soil is of excellent quality, and well adapted for all agricultural purposes. This Lot is bounded on the West by the public road leading to Templemore, and a good farm road intersects the lands.

Lot No. 3 lies contiguous to Lot No. 2. It comprises the townland of Clogharailbeg, and contains 264A. 1R. 34P., producing a rental of £200 0s. 4d., per annum. The soil is of excellent quality; a part requires drainage, for which great facilities exist, a deep drain having been opened through the lands, which affords an excellent main drain. This lot is bounded on the East and West by public roads, each leading to Templemore.

Lot No. 4 is separated from the foregoing Lot by the Templemore road. It comprises 130A. 3R. 10P. of the Townland of Curraghmore, and produces a yearly rental of £66 13s. 0d. The soil is of the same excellent description as Lots Nos. 2 and 3. On THOMAS MORRIS' farm there is a neat Cottage residence, with suitable out-offices.

Lot No. 5 comprises the Townland of Derry, and is separated from Lot No. 4 by the public road leading to Templemore. It contains 82A. 0R. 38P., and produces a well paid rental of £66 10s. 0d. a year. The land is of good quality, and yields excellent crops. The tenants on Baronstown (the adjoining property) have a right of passage through this Lot.

The above lands are not liable to any Quit Rent.



COUNTY OF TIPPERARY.

SUMMARY OF LOTS TO BE SOLD.

No. of Lot.	Denominations.	Acreable Contents.			Yearly Rent.			Griffith's Valuation of the Land comprised in each lot.		
		A	R	P	£	S	D	£	S	D
1	Kilcommon Demesne,	779	0	24	Nearly all unlet.			1026	19	0
2	Gortnahaha,	72	1	6	48	12	0	40	0	0
3	Clogheraillybeg,	264	1	34	^{175. 18. 10} 171 5 6³/₄			158	9	0
4	Curraghmore, (part of,)	130	3	10	^{54. 4. 0¹/₂} 56 19 5¹/₄			65	0	0
5	Derry,	82	0	38	60	0	11	46	13	0

MAP
OF PART OF
THE ESTATE OF
John William Burmester
William Cory & James Andrew Durham, Esq^{rs}
SITUATE IN THE
BARONY OF IFFA AND OCHA WEST
AND
COUNTY OF TIPPERARY.

RAE AND FITZGERALD, SURVEYORS & VALUERS,
34, UPPER ORMOND QUAY, DUBLIN.

1857.



Comhairle Contae Thiobraid Árann
Tipperary County Council



Scale - 9 Inches to One Statute Mile.

LOT No. 1.

Barony of Iffa and Offa West, County of Tipperary. The Fee-Simple of KILCOMMON DEMESNE, consisting of Part of Castle-street, Part of the Townparks and Parts of the Townlands of Farranagark, Killeenbutler, Kilcommonbeg, Garnavilla, Kilcommonmore South, and Kilcommonmore North, and the Lands of Grangebeg and Lissakyle; also comprising Part of Kilcommon Demesne, (said Lands of Grangebeg and Lissakyle being held under Lease for Lives renewable for ever,) being Parts of the Manor of Cahir, in the Barony Iffa and Offa West, and County of Tipperary.

No. on Rental.	No. on Map.	Denominations.	Tenants' Names.	Quantity of Land, Statute Measure.	Yearly Rent.	Gale Days.	Tenure.	Observations.
				A R P	£ S D			
1	1	Castle-street (part of),	Patrick Ryan,	0 0 1	3 0 0	25th March and 29th Sep.	Tenant from year to year tenancy determinable 29th September in each year.	...
2	11	Grangebeg (part of),	Michael Keating, Esq.,	25 0 12	71 6 11	25th March and 29th Sep.	{ Tenant from year to year, tenancy determinable 29th September in each year.	...
	12	Farranagark (part of),		11 2 20				
3	13	Lissakyle (part of),	Patrick Ryan,	24 3 32	71 6 3	25th March and 29th Sep.	{ Tenant from year to year, tenancy determinable 29th September in each year.	...
	14	Killeenbutler (part of),		21 1 38				
4	2	Townparks (part of),	Unlet. In Owner's possession,	85 0 32	1104 10 0	Valuation of Messrs. Rae and Fitzgerald.
5	3	Grangebeg (part of),		32 1 21				
6	4	Kilcommonmore North (part of),		159 1 9				
7	5	Kilcommonmore South (part of),		172 0 29				
8	6	Kilcommonbeg (part of),		167 1 31				
9	7	Farranagark (part of),		14 3 6				
10	8	Lissakyle (part of),		14 0 3				
11	9	Killeenbutler (part of),		19 2 4				
12	10	Garnavilla (part of),		4 3 18				
	15	Water,		26 1 8				
				779 0 24	1250 3 2			
		Deduct amount of Tithe Rentcharge,		51 13 4				
		Head-Rent of Grangebeg and Lissakyle, reserved by Lease of 17th April, 1844,		377 7 3				
					429 0 7			
					821 2 7			

The Lands of Grangebeg and Lissakyle included in this lot, and forming a most beautiful portion of the Demesne, are held under a Lease for lives renewable for ever, bearing date the 17th day of April, 1844, from Lorenzo Clutterbuck, Esq., to Richard Earl of Glengall, at the rent of £377 7s. 3d. yearly. Mr. Clutterbuck held those lands, amongst others, under Lease for lives renewable for ever, bearing date the 4th day of April, 1748. A copy of the Lease of 17th April, 1844, will be handed to the purchaser.

The Head-Rent of £377 7s. 3d., above referred to, was purchased by the late John Sadleir in the year 1856; and the purchaser of this lot will have an opportunity of also purchasing up this head-rent, which is about being sold in the Court of Chancery, in the course of the present year, or the year 1858.

The purchaser will not be at liberty to require evidence of the title of the Lessor in the Lease of the 17th April, 1844, or to object by reason of any Incumbrances affecting his interest.

The Timber on this lot has been lately valued by Messrs. Rae & Fitzgerald at £8,600, exclusive of ornamental shrub and small wood, and the land has been valued by them at £1,240 yearly.

Griffith's Valuation of the land comprised in Kilcommon Demesne, including Grangebeg, and Lissakyle, is £1,026 19s. 0d. yearly.



Comhairle Contae Thiobraid Árann
Tipperary County Council



CARR COTTAGE

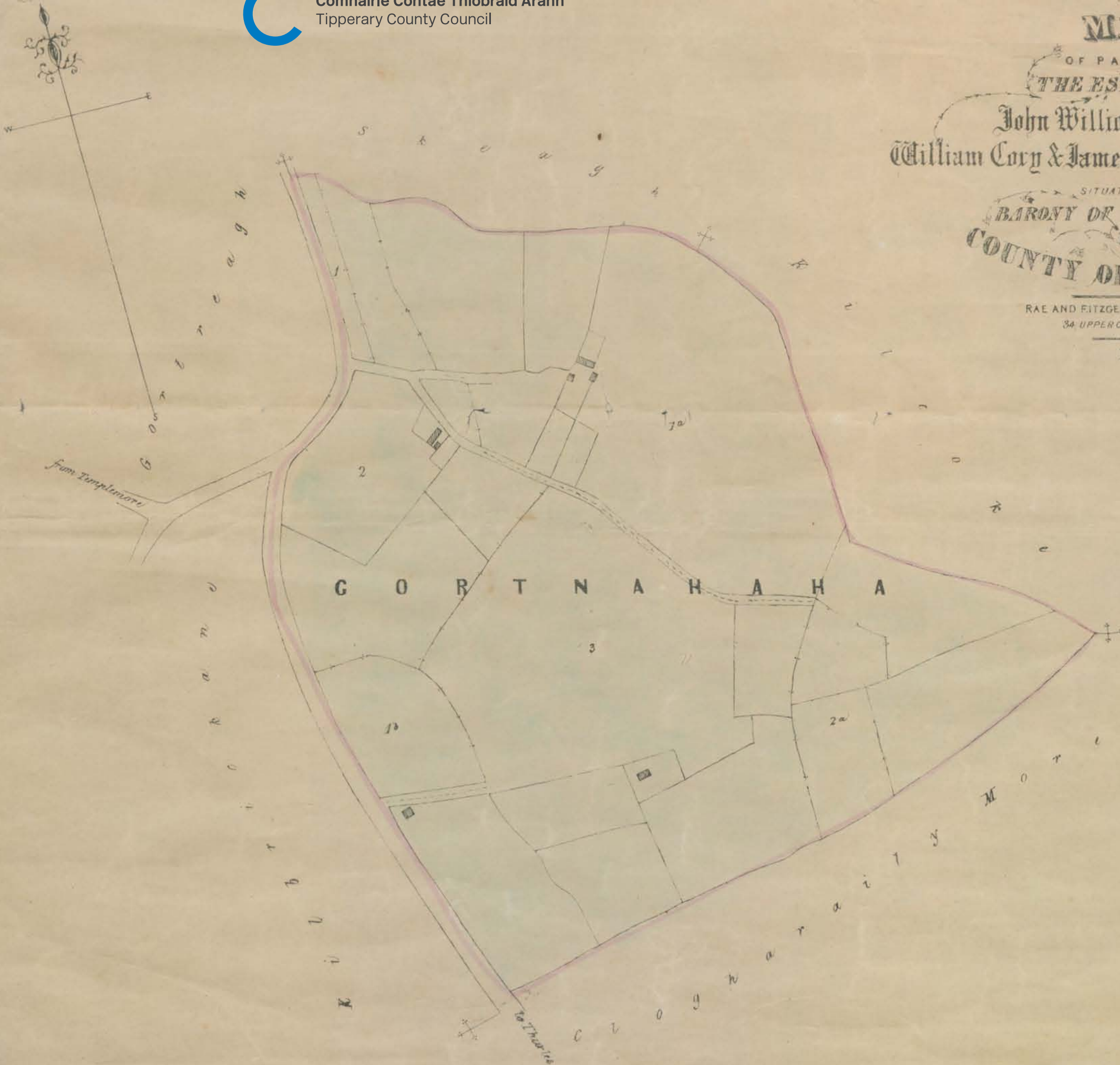
KILCOMMON DEMESNE.

Jos. & Wm. Gerald
Surveyors and Valuers
24 Upper Drumcondra Quay Dublin.



Comhairle Contae Thiobraid Árann
Tipperary County Council

MAP
OF PART OF
THE ESTATE OF
John William Burmester
William Cory & James Andrew Durham, Esq^{rs}.
SITUATE IN THE
BARONY OF ELMOGARTY,
AND
COUNTY OF TIPPERARY.
RAE AND FITZGERALD, SURVEYORS & VALUERS,
34, UPPER ORMOND QUAY, DUBLIN.
1857.



Scale 18 Inches to One Statute Mile



LOT No. 2.

The Fee-Simple of the Lands of GORTNAHAHA, situate in the Barony of Eliogarty, Parish of Loughmore, and County of Tipperary, containing 72A. 1R. 6P., Statute Measure, or thereabouts, now let at the yearly Rental of £52 19s. 6d.

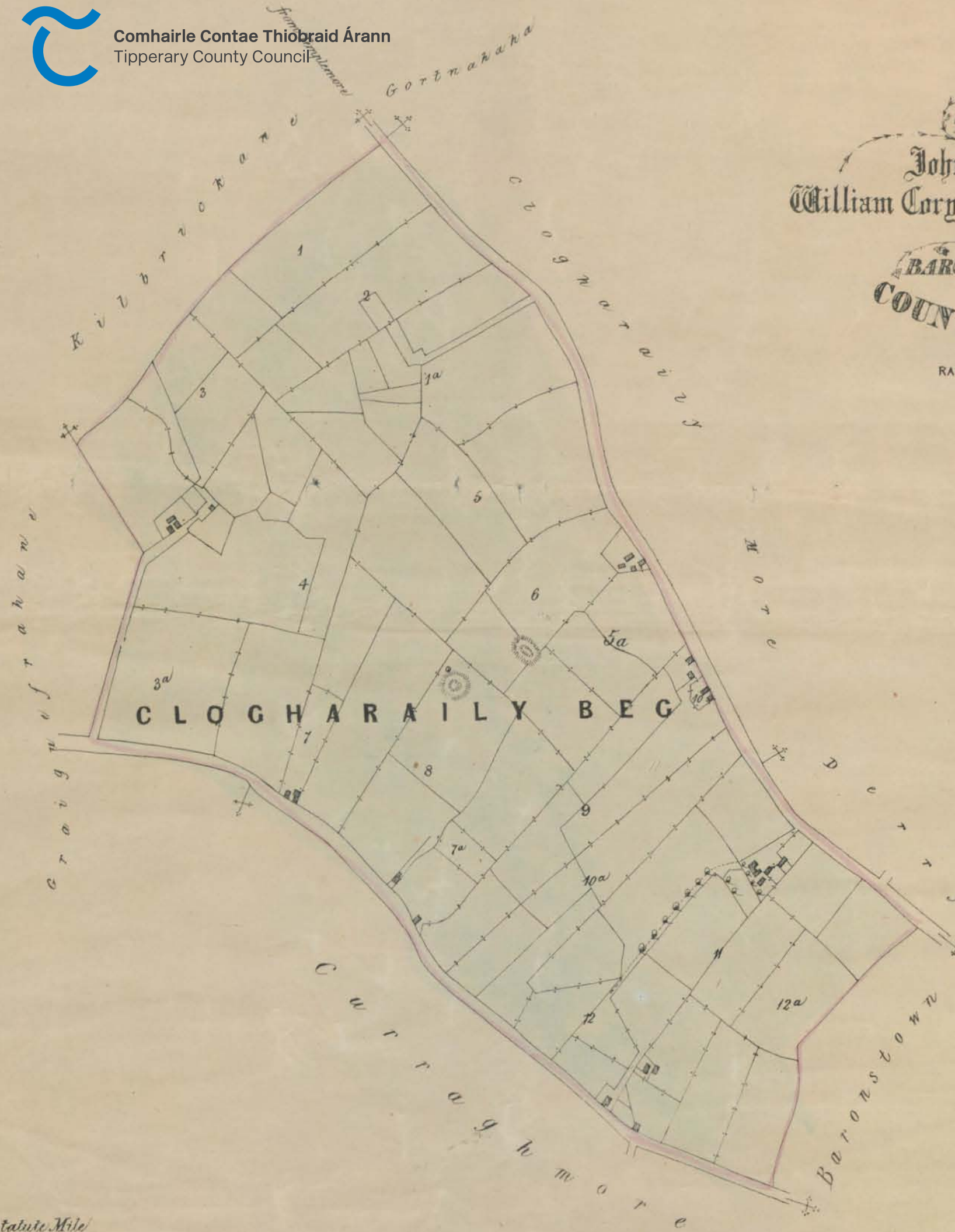
No. on Rental	No. on Map.	Denominations.	Tenants' Names.	Quantity of Land, Statute Measure.	Yearly Rent.	Gale Days.	Tenure.	Observations.
				A R P	£ s d			
1	2 2a	Gortnahaha,	Honoria Fanning,	16 0 31	13 0 0	1st May and 1st Nov.	Lease dated the 2nd day of November, 1855, from John Sadleir, since deceased, to the tenant Honoria Fanning, for the term of 31 years, from the 1st day of November, 1855.	
2	3	Gortnahaha,	Michael Shanahan,	24 1 7	19 10 0	1st May and 1st Nov.	Lease dated the 2nd day of November, 1855, from John Sadleir, since deceased, to Michael Shanahan, the present tenant, for the term of 31 years, from the 1st day of November, 1855.	
3	1 1a 1b	Gortnahaha,	Thomas Fanning,	31 3 8	20 9 6	1st May and 1st Nov.	Tenant from year to year, tenancy ending 1st May in each year.	
				72 1 6	52 19 6			
			Deduct amount of Tithe Rentcharge,		4 7 6			
					48 12 0			

Griffith's Valuation of this Lot is £40 yearly.



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1857.



Scale 9 Inches to One Statute Mile



LOT No. 3.

The Fee-Simple of the Lands of CLOGHERAILYBEG, situate in the Barony of Eliogarty, Parish of Loughmore, and County of Tipperary, containing 264A. 1R. 34P., Statute Measure, now let at the yearly rental of £200 1s. 4d.

No. on Rental	No. on Map.	Denominations.	Tenants' Names.	Quantity of Land, Statute Measure.	Yearly Rent.	Gale Days.	Tenure.	Observations.
				A R P	£ S D			
1	3 3a	Clogherailybeg,	John Fogarty,	17 3 10	13 15 0	1st May and 1st Nov.	Lease dated 2nd November, 1855, from John Sadleir, deceased, to John Fogarty (the tenant), for the term of 31 years, from the 1st day of November, 1855.	The contents of this holding according to the lease is 45A. 1R. 12P., Statute Measure, but according to a recent survey, it contains 46A. 1R. 29P., Statute Measure.
2	1 1a	Clogherailybeg,	Daniel Cormack,	33 1 19	20 7 6	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
3	6	Clogherailybeg,	Darby Ryan,	16 1 7	13 16 8	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
4	4	Clogherailybeg,	Patrick Shanahan,	46 1 29	35 6 6	1st May and 1st Nov.	Lease dated the 2nd day of November, 1855, from John Sadleir, deceased, to Patrick Shanahan, the present tenant, for the term of 31 years, from the 1st day of November, 1855.	
5	7 7a	Clogherailybeg,	William White,	3 0 38	2 10 0	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
6	8	Clogherailybeg,	Philip Cormick,	20 3 37	15 0 0	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
7	10 10a	Clogherailybeg,	James Gleeson,	12 0 19	9 0 0	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
8	9	Clogherailybeg,	James Ryan and William Gleeson,	16 0 29	11 10 0	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
9	12 12a	Clogherailybeg,	Philip Kennedy,	24 2 6	20 0 0	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
10	11	Clogherailybeg,	James Kennedy,	32 3 8	26 0 0	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
11	2	Clogherailybeg,	William Cullen,	11 1 33	9 0 0	1st May and 1st Nov.	Lease dated the 2nd day of November, 1855, from John Sadleir, since deceased, to William Cullen, the tenant, for the term of 31 years, from the 1st day of November, 1855.	
12	5 5a	Clogherailybeg,	John Ryan,	29 0 39	23 15 8	1st May and 1st Nov.	Tenant from year to year ; tenancy ending 1st May in each year.	
				264 1 34	200 1 4			
			Deduct amount of Tithe Rentcharge,		24.2-6 23 15 9 1/4			
			Nett Rental,		171 5 6 3/4 175-18-10			



Comhairle Contae Thiobraid Árann
Tipperary County Council



Scale 12 Inches to One Statute Mile



LOT No. 4.

The Fee-Simple of Part of the Lands of CURRAGHMORE, situate in the Barony of Eliogarty, Parish of Loughmore, and County of Tipperary, containing 130A. 3R. 10P., Statute Measure, or thereabouts, at the yearly rental of £66 13s. 0d.

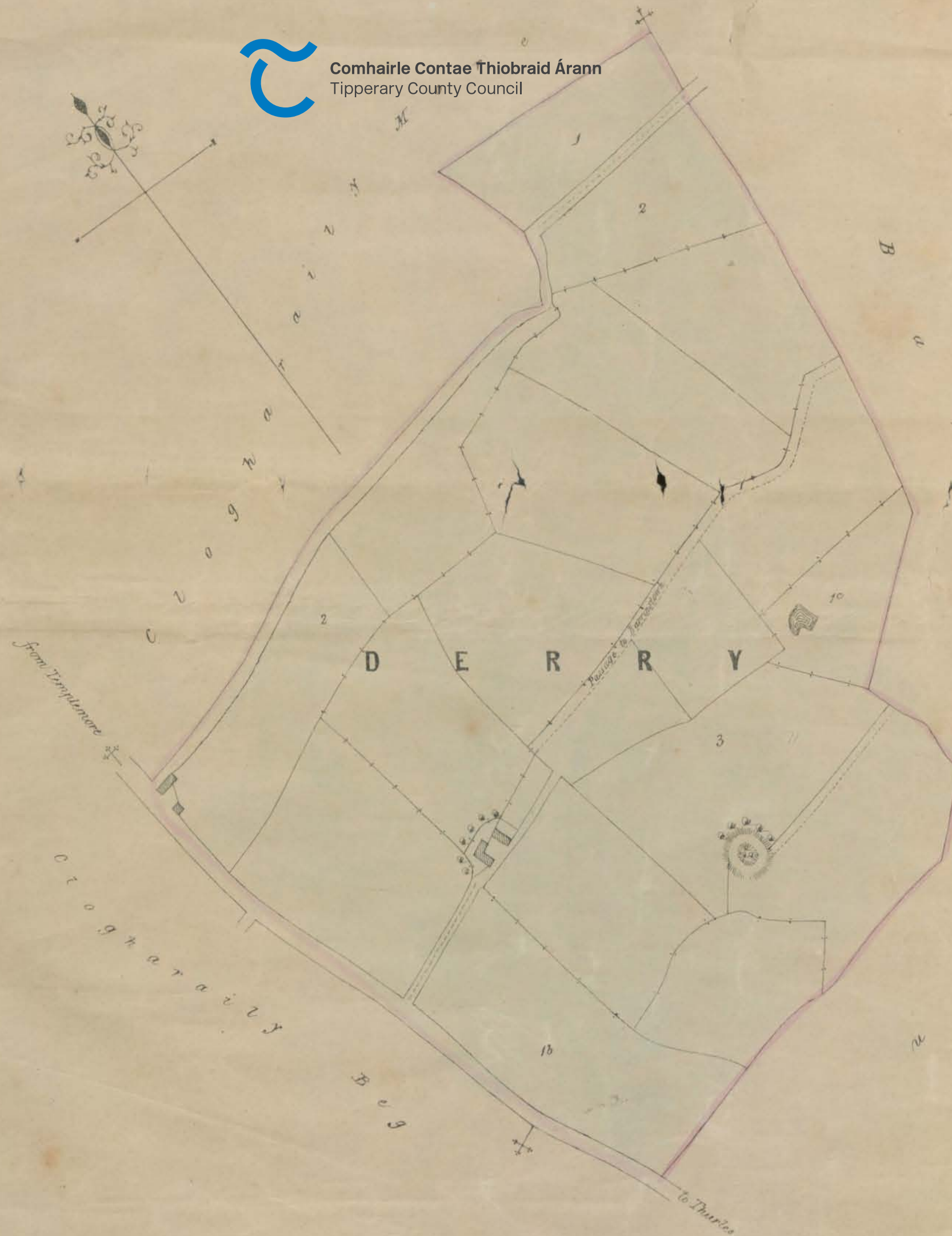
No. on Rental	No. on Map.	Denominations.	Tenants' Names.	Quantity of Land, Statute Measure.	Yearly Rent.	Gale Days.	Tenure.	Observations.
				A R P	£ S D			
1	1 1a	Curraghmore (Part of),	Philip Cormack,	20 3 32	15 0 0	1st May and 1st Nov.	Lease dated the 2nd day of November, 1855, from John Sadleir, since deceased, to Philip Cormack, for the term of 31 years, from the 1st day of November, 1855.	
2	2 2a 2b	Curraghmore (Part of),	Bridget Cormack,	38 1 11	27 0 0	1st May and 1st Nov.	Lease dated the 2nd day of November, 1855, from John Sadleir, since deceased, to Bridget Cormack, for the term of 31 years, from the 1st day of November, 1855.	
3	3	Curraghmore (Part of),	Michael Parkinson,	3 2 20	1 17 0	1st May and 1st Nov.	Tenant from year to year; tenancy ending 1st May in each year.	
4	4	Curraghmore (Part of),	Thomas Morris,	67 3 27	22 16 0	1st May and 1st Nov.	Lease dated 26th September, 1822, from Henry Michael Goold to the Reverend James Mullally, for the life of Mary Cormack, now supposed to be living in America, and for the term of 31 years from the death of said Mary Cormack.	The original of this lease is lost, but a certified copy of the tenant's part will be handed to the purchaser. The acreable contents stated in lease are 40A. plantation measure, be the same more or less, at the yearly rent of £24 14s. 0d. sterling, of the then currency.
				130 3 10	66 13 0			
			Deduct amount of Tithe Rentcharge,		12 8 11 1/2 9 13 6 1/4			
			Nett Rental,		56 10 5 1/4 54 4 0 1/2			

Griffith's Valuation of this Lot is £65 yearly.



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34, UPPER ORMOND QUAY, DUBLIN.
1857.



Scale 18 Inches to One Statute Mile



LOT No. 5.

The Fee-Simple of the Lands of DERRY, situate in the Barony of Eliogarty, Parish of Loughmore, and County of Tipperary, containing 82A. 0R. 38P., Statute Measure, or thereabouts, at the yearly Rental of £66 10s.

No. on Rental.	No. on Map.	Denominations.	Tenants' Names.	Quantity of Land, Statute Measure.	Yearly Rent.	Gale Days.	Tenure.	Observations.
				A R P	£ S D			
1	1, 1a, 1b, 1c,	Derry,	Thomas Ryan,	38 3 24	31 10 0	1st May and 1st Nov.	Tenant from year to year; tenancy ending the 1st day of May in each year.	
2	2	Derry,	John Ryan,	18 3 2	15 0 0	1st May and 1st Nov.	Tenant from year to year; tenancy ending the 1st day of May in each year.	
3	Pt. of 3	Derry,	Jane Carroll,	12 1 6	10 0 0	1st May and 1st Nov.	Tenant from year to year; tenancy ending the 1st day of May in each year.	
4	Pt. of 3	Derry,	Martin Euston,	12 1 6	10 0 0	1st May and 1st Nov.	Tenant from year to year; tenancy ending the 1st day of May in each year.	
				82 0 38	66 10 0			
			Deduct amount of Tithe Rentcharge,		6 9 1			
			Nett Rental, .		60 0 11			

Griffith's Valuation of this Lot is £46 13s. 0d. yearly.
The tenants on Baronstown (the adjoining property) have a right of passage through this lot.



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

In the Matter of the Estate of
JOHN WILLIAM BURMESTER, FARMERY JOHN LAW, and
JAMES SADLEIR, Esqrs.
OWNERS AND PETITIONERS.

Continued in the Names of
JOHN WILLIAM BURMESTER, WILLIAM CORY, and JAMES
ANDREW DURHAM,
OWNERS AND PETITIONERS.

Rental and Particulars

OF THE

DEMESNE OF KILCOMMON,

SITUATE NEAR THE

TOWN OF CAHIR, IN THE BARONY OF IFFA & OFFA WEST,

AND

COUNTY OF TIPPERARY,

CONTAINING

779A. 0R. 24P. STATUTE MEASURE, OR THEREABOUTS,

AND ALSO OF THE LANDS OF

GORTNAHAHA, CLOGHERAILLYBEG,

DERRY;

AND PART OF

CURRAGHMORE,

SITUATE IN THE

Barony of Eliogarty, and County of Tipperary,

CONTAINING

549A. 3R. 8P. STATUTE MEASURE, OR THEREABOUTS.

To be Sold in Five Lots,

BY AUCTION,

BY THE

COMMISSIONERS FOR SALE OF INCUMBERED ESTATES IN IRELAND,

At their Court, Henrietta-street, in the City of Dublin,

On Tuesday, the 17th day of November, 1857,

AT THE HOUR OF 12 O'CLOCK AT NOON.

MORROGH & KENNEDY,
Solicitors, having the Carriage of Order for Sale,
5, GREAT DENMARK-STREET, DUBLIN.