

In the Landed Estates' Court, Ireland.

KING'S COUNTY, COUNTY OF WESTMEATH, AND CITY OF DUBLIN.

IN THE MATTER OF THE ESTATE OF

JOHN EMERSON, *Owner and Petitioner.*

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R E N T A L

OF

PARTS OF THE LANDS OF CASTLETOWN,

Situate in the Barony of Ballyowan, and King's County—Held in Fee;

And One Undivided Seventh Part of the LANDS of BALLYNASUDRY and SURIN,

Situate in the Barony of Moycashell, and County of Westmeath—Held under Lease for Lives renewable for ever;

And One Undivided Seventh Part, and a Moiety of another Undivided Seventh Part of PREMISES, situate at LITTLE GREEN,

In the City of Dublin—Held in Fee;

TO BE SOLD IN FOUR LOTS.

AT THE LANDED ESTATES' COURT, BEFORE JUDGE LONGFIELD, INN'S-QUAY, DUBLIN,

On TUESDAY, the 12th day of NOVEMBER, 1861.

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AT TWELVE O'CLOCK AT NOON.

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For REALS and further PARTICULARS, apply at the LANDED ESTATES' COURT; to
Messrs CNEVIN & WHITNEY, Solicitors, having Carriage Sale, 8, Middle Gardiner-street, Dublin.

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DESCRIPTIVE PARTICULARS.

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LOT No. 1

Is situate within two miles and a half of Clara, and eight miles of Tullamore, Stations on the Great Southern and Western Railway. The farm of one of the two tenants on this Lot, containing sixty-two acres, is held under manny from year to year, and has been recently greatly improved by the drainage works.

LOT No. 2

Is situate within two miles of Clara station on the Great Southern and Western Railway, and within six miles of Mount, on the said Great Western Railway; and, being held by tenants at leases renewable for ever, is a value head rent payable by two solvent tenants who have large interests in their farms.

LOT No. 3

Is situate within half a mile of Kilbeggan, and four miles of Tullamore, and four of Strathgalloway, being in the hands of Sir Benjamin Bart., as the only tenant (who is entitled to six divided portions) and is valued at £100 upon as a head rent.

LOT No. 4

Is purely a Head Rent; the premises out of which the same are valued in the Ordnance at £100 a-year.

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averagance to the
Sale.

LOT No. 1.

CONDITIONS OF SALE.

This Lot, with other lands, is liable to an Arterial Charge for Arterial Drainage of £95 15s. 2d.; but said charge will be redeemed out of purchase money.

Part of the Lands of CASTLETOWN, situate in the Barony of Ballycowan, and King's County, HELD IN FEE.

Designation	Tenant's Names, and Persons entitled to Rights or Easements	Gale Days	Yearly Rent	Quantity of Land, Statute Measure	Tenure	Observations
	John Wetherall	May & November	£ s. d. 9 10 7	A. R. P. 28 3 0	Fee farm grant, bearing date the 20th day of July, 1861, between John Emerson of the one part, and John Wetherall of the other part, in said John Emerson for the considerations therein granted to John Wetherall, part of the lands of Castletown, containing 14 a., Irish plantation measure, with 3a. of bog, like measure equal to 28a. 3a., statute measure, at the yearly rent of £9 10s. 7d. per annum in currency, which said fee farm grant contains the usual covenants between landlord and tenant. The landlord's part of this grant will be handed to the purchaser.	(See Foot Note.)
	Edward Kernahan, got	May & November	65 0 0	62 2 33	Tenant from year to year, terminable 1st November in each year.	
	Deduct probable amount of Tithe Rent-charge.		74 10 7 1 0 0	91 1 33		
	Net Profit Rent.		73 10 7			
The right of the Public to use the road bounding the lands on the south, will be preserved in the conveyance to a purchaser, and the rights in the water of the River Brosna, which bounds the lands on the north and west, will be preserved as they at present exist.—See Conditions of Sale. The probable amount of Tithe Rent-charge payable out of this Lot, is about £1 a-year. The Ordnance Valuation of this Lot is £69 5s.						

The on conveyance to a purchaser. All The Ordnance

LOT No. 2.

CONDITIONS OF SALE.

THIS Lot will be sold liable to £3 11s. Quit Rent, but entitled to be indemnified by the other part of the Lands of Castletown, under the provisions of Deed of Partition with the Owner, dated 13th July, 1861, from £1 10s. 6d. of said Quit Rent, and liable to bear the residue of said Quit Rent full exoneration of all other Lands liable thereto. Copy of the Deed of Partition will be handed to the purchaser.

PART of the Lands of CASTLETOWN, known as CLONSHANNY, situate in the Barony of Ballycowan, and King's County HELD IN FEE.

Denominations	Tenant's Name and Persons entitled to rights or covenants	Gale Days	Yearly Rent	Quantity of Land Statute Measure	Tenure	Observations
Part of the Lands of CASTLETOWN, known as CLONSHANNY,	William Finnamore,	May and November,	£ s. d. 33 6 11	A. R. P. 80 2 29	Lease of Lives renewable for ever, bearing date the 16th April 1785, between Milo Bagot and Sophia Bagot, otherwise Wetfall, of the one part, and John Finnamore, of the other part, for the lives therein mentioned, of part of the Lands of Clonshanny, and in the renewal next mentioned, stated to contain 53 A. 3 R., Irish plantation measure, at the yearly rent of £36 20s. late currency, with a renewal fine of £2 5s. 6d., like curren on the fall of each life.	(See foot notes.)
					The last renewal bears date the 19th May, 1847, and is made between Amelia Emerson, Thomas Drought, and the Rev. Sam Drought, of the one part, and William Finnamore of the other part, and is for the lives of Richard Dunne, the said Sam Finnamore, now aged 36 years, and Thomas Turp, Esq., Solicitor, Maryborough. The Tenant is entitled to cut, carry and draw away turf sufficient for the use and consumption said demised premises, on that part of the Bog of Clonshanny, which is in the possession of Mr. Joseph Telford. The Tenant also entitled to an abatement in his rent of £1 3s. 4d. per ann for land taken by the Railway.	The Owner has not this original Lease or last renewal, but certified copies will be handed to the purchaser.
	Charles Bagot,	May and November,	5 10 9	37 3 7	Lease for lives renewable for ever, bearing date the 20th April 1776, Milo Bagot and Sophia Bagot, his wife, to Daniel Bagot, for the lives therein. This Lease, and the renewal next mentioned, states the quantity demised to be 6 A. 2 R. 39 P. of the Lands Clonshanny, together with the Bog thereunto belonging said concerns, containing in the whole 23 A. 1 R. 14 P., Irish plantation measure, at the yearly rent of £6, and late currency, as a fine on the fall of each life. There is right reserved by the said Lease of 20th April, 1776, to the said Milo Bagot, his Heirs and Assigns, to cut, carry, and carry away Turf said Bog for the use of Clonshanny. The last renewal bears date the 10th December, 1824, and is made between Amelia Daght, Widow, and Horatio Emerson, to Charles Bagot, for the use of Charles Bagot, now aged 70 years; Charles Amelius Bagot, now aged 45 years, and Ulysses North Bagot, now aged 40 years.	The Owner has not the original Lease, but has his part of the last renewal. A certified copy of the original Lease, and the Owner's part of the last renewal will be handed to the purchaser.
			38 17 8 1 10 6	124 1 1		
	Debet Proportion Quit Ren., ...		37 7 2			
	Net Profit Rent, ...					

The only right of way admitted to exist over the Lands for Sale is the Public Road from Clonsilla and Ballycumber to Tullamore; and the right of the public in respect thereto will be preserved in the conveyance to the purchaser. The Tullamore and Athlone Branch of the Great Southern and Western Railway passes through these Lands, and the land used by it will be excepted from the conveyance to the purchaser. All rights in respect of the water of the River Brosna, which bounds the Lands on the Nth, will be preserved in the conveyance to a purchaser as they at present exist. See Conditions of Sale.

The Ordnance Valuation of this Lot is £65 16s.

LOT No. 3.

CONDITIONS OF SALE.

This Lot is held under a Lease of Lives Renewable for ever, dated 9th day of August, 1697, at the year rent of £16 sterling of the then currency, payable quarterly, above taxes; and said Indenture contained a covenant for perpetual renewal, on part of £8 sterling, of like currency, as a fine on the full of said life.

The last renewal of said Lease of 9th Aug. 1697, bears date the 28th day of June, 1827, and is made between Sir Thomas Chapman, Bart., of the one part, Richard Hornidge, Esq., Sarah Ann Codd, Widow, and John Swift Emerson, of the other part, in consideration of the covenant for perpetual renewal said original Lease contained, and in consideration of renewal fines paid to said Sir Thomas Chapman, The said Sir Thomas Chapman did give, unto the said Richard Hornidge, Sarah Ann Codd, and John Swift Emerson, said Lands of Ballinasudry and Surin, for the lives of John Aylmer, Richard Joseph Hornidge, and Robert Hornidge, and second sons of Richard Hornidge, one of the Leases. The present Tenant, Sir Benjamin Chapman, when paying his rent, deducts from it £2 2s. 2d., the 1-7th of the Head-rent of £16 Irish, equal to 4 15s. 4½d. present currency, to which the owner is liable. One of the lives in said last renewal is alive, namely, Richard Hornidge, Esq., of Twickenham, Ballycumber, aged about 43 years.

In consequence of only one of the lives in said last renewal of 28th of June, 1827, being in existence, either a Renewal of said Lease of 9th August, 1697, or a letter from Sir Benjamin Chapman, Bart., the present Landlord, will be obtained at the expense of the Estate, stating that the right of Renewal has not lapsed.

The Owner has not the original Lease of 9th August, 1697, or a copy of it. The recital of it is taken from a copy of the last renewal procured from Sir Benjamin Chapman, Bart., which will be handed to the purchaser. The purchaser of this Lot is to make such evidence of the Title of Lease to make said Lease of 9th August, 1697, or last renewal thereof, as will be necessary to release of any incumbrance affecting his interest.

One undivided 1-7th part of the Lands of SURIN and BALLYNASUDRY, situate in the Barony of Moycashell, and County Westmeath, held under Lease for Lives Renewable for ever, dated 9th August, 1697.

Denomination	Tenants' Names, names entitled to rights or shares	Gale Days	Yearly Rent	Quantity of Land Statute Measure	Tenure	Observations
One undivided seventh part of the Lands of SURIN and BALLYNASUDRY, situate in the Barony of Moycashell and County of Westmeath.	Sir Benjamin Chapman, Bart.,	May and November,	£ s. d. 27 13 10	A. R. P. 24 1 8	Lease, bearing date the 21st day of September, 1808, between Margaret Johnston, Widow, of the one part, and Sir Benjamin Chapman, of the other part: the said Margaret Johnston demise to said Sir Benjamin Chapman one undivided seventh part of the Town and Lands of Ballinasudry and Surin, therein stated to contain, by estimation, 15 A. 0 R. 04 P., Irish plantation measure, to hold for the lives of John Tandy, Thomas Leamy and Edward Brady, the yearly rent of £30, late currency, payable 1st November and 1st May. Two of the lives, namely, Thomas Leamy, aged about 66 years, and Edward Brady, aged about 65 years, are still in being.	(see foot note.)
	Deduct 1-7th of Head-rent of £14 15s. 4½d., present currency payable to Sir Benjamin Chapman,	...	2 2 2		The Land of Surin and Ballinasudry, contain 171 A. 0 R. 36 P., statute measure; one undivided seventh is the portion for sale in this map, and it has been leased in the manner above mentioned.	The Owner has not the original or counterpart of this Lease. A compared copy will be handed to the purchaser.
	Net Rent		25 11 8		The above lease of 21st September, 1808, therefore, operates as a Lease of the undivided seventh, and not of any specified part of the Land	

The only right of way, or other easement, admitted to exist over the Lands, is the Public Road from Gay and Monte to Dublin, and from Tullamore to Ballymore; and the rights of the public in respect of these roads, will be preserved in the conveyance to the purchaser.

For further particulars, see Condition of sale.

The Ordnance Valuation of the entire of Surin and Ballinasudry, is £134 10s.

LOT No. 4.

One Undivided Seventh Part and a Moiety of another Undivided Seventh Part of Premises situate of St. Mary's-abbey, and County of the City of Dublin.—HELD IN FE

Denominations	Tenants Names, and entitled to Rights or Easements	Gale Days	Yearly Rent	Quantity of Land by Statute Measure	Tenure
			£ s. d.	A. P.	
One undivided Seventh Part and a Moiety of another undivided Seventh Part of Premises situated in the <u>Little Green</u> , Lordship of St. Mary's-abbey, and County of the City of Dublin.	Richard Coffey, Esq., representing Joseph	May and November,	7 2 5	0 1	of lives renewable for ever, dated 22nd May, 1727, made between Mary Wetherall and Elizabeth his wife, of the one part, and John Aylmer of the other part, of all that and those the premises therein described as follows:—"The parcel of ground fronting to the Little Green, <u>near Abbey Green</u>, and fronting to the west end of a lane called <u>Call Hill</u>, <u>now George's Hill</u>, <u>the same</u> <u>hill</u>, <u>the north</u> <u>by Cookoo-lane</u>, and on the south bounded by <u>Mr. Fitzsimon's holding</u> and the holding of <u>Mr. Holmes</u>, containing <u>93 feet</u> to said hill, and is in front from Cookoo-lane, <u>the</u> <u>holding</u> of <u>Dr. Martin</u>, formerly set to <u>Mr. Purvis</u>, <u>part</u> of said ground, fronting said Green, adjoining a <u>holding</u> on the north, being about 19 feet, together with <u>the</u> <u>holding</u> house on the said 19 feet of ground, and all <u>the</u> <u>walls</u>, <u>buildings</u>, <u>improvements</u>, and <u>appurtenances</u> <u>thereon</u>, <u>in</u>, <u>upon</u>, and belonging to the premises, being all the <u>lands</u>, <u>tenements</u>, and <u>hereditaments</u> of the said Henry and <u>John</u> <u>Wetherall</u>, in and about said Hill, Green, and Lane, <u>the</u> <u>said</u> <u>holding</u>, being two houses, now <u>Dr. Martin's</u>, and <u>for</u> <u>his</u> <u>holding</u>, with the <u>appurtenances</u>;" to hold for the <u>term</u> <u>years</u> <u>therein</u> at the yearly rent of £36, late currency, together with <u>the</u> <u>rent</u> <u>therein</u> <u>the</u> <u>currency</u>, as a renewal fine on the fall of each life. The last renewal bears date the 28th day of April, 1849, and is made between John Aylmer, Emily Emerson, widow, Thomas Drou, John Emerson, Henry Pilkington, and Richard Hornidge of the one part, and the Rev. William Black, guardian of the fortune of Henry William Lovett Hime, a minor, of the other part; and the premises demised are therein described as the parcel of ground, the houses and premises thereon, as formerly demised by said lease of 22nd May, 1727, situate in Oxmanstown, in the County of the City of Dublin; which said parcel of ground and premises were then called and known by Nos. 8, 9, 10, and 11, George's-hill, Nos. 18, and 20, Halston-street, and two small holdings in Cookoo-lane, in the Parish of St. Michans, and County of the City of Dublin; to hold for the lives of Maurice Hime, now aged about 58 years, Nathaniel Callwell, now aged about 58 years, and William Lovett Hime, now aged about 22 years. The deed bearing date the 6th February, 1861, the said William Black and Henry William Lovett Hime assigned said demised premises described in said original lease of 22nd May, 1727, to the last renewal thereof, to Richard Coffey (in consideration of £1,000), under the description of "the houses and premises therein described as Nos. 7, 8, 9, and 10, George's-hill, and 18, 19, 20, Halston-street, and the two small holdings now in possession of the late Fleet and Thomas Fitzsimons, in Cookoo-lane," in the Parish of St. Michans, and County of the City of Dublin.
The Ordnance Valuation of the premises paying the above Head Rent is £104.					

LOT No. 4.

One Undivided Seventh Part and a Moiety of another Undivided Seventh Part of Premises situate of St. Mary's-abbey, and County of the City of Dublin.—HELD IN FE

Denominations	Tenants Names, and Persons entitled to Rights or Estates	Gale Days	Yearly Rent	Quantity of Land by Statute Measure
One undivided Seventh Part and a Moiety of another undivided Seventh Part of Premises situate in the Little Green, Lordship of St. Mary's-abbey, and County of the City of Dublin.	Richard Coffey, Esq., representative of Joseph Brymer,	May and November,	£ s. d. 7 2 5	A. R. 0 1

of lives renewable for ever, dated 22nd May, 1727, made between Mary Wetherall and Elizabeth his wife, of the one part, and John Aymer of the other part, of all that and those the premises described as follows:—"The parcel of ground fronting to the Little Green, alias Abbey Green, and fronting to the west side of the street called Call Hill, alias George's Hill, alias Stoney Hill, and bounded on the north by Cookoo-lane, and on the south bounded part by Fitzsimon's holding and the holding of Mr. Holmes, containing 93 feet to said hill, and is in front from Cookoo-lane, and is the holding of Dr. Martin, formerly set to Mr. Purvis, and is a part of said ground, fronting said Green, adjoining the holding on the north, being about 19 feet, together with the building house on the said 19 feet of ground, and all the walls, buildings, improvements, and appurtenances which are in, upon, and belonging to the premises, being all the lands, tenements, and hereditaments of the said Henry and John Wetherall, in and about said Hill, Green, and Lane, and the said holding, being two houses, now Dr. Martin's, and formerly Dr. Martin's holding, with the appurtenances;" to hold for the term therein at the yearly rent of £36, late currency, together with the renewal bears date the 28th day of April, 1849, and is made between John Aymer, Emily Emerson, widow, Thomas Dromedary, John Emerson, Henry Pilkington, and Richard Hornidge of the one part, and the Rev. William Black, guardian of the fortune of Henry William Lovett Hime, a minor, of the other part; and premises demised are therein described as the parcel of ground, the houses and premises thereon, as formerly demised by said lease of 22nd May, 1727, situate in Oxmanstown, in the County of the City of Dublin; which said parcel of ground and premises were then called and known by Nos. 8, 9, 10, and 11, George's-hill, Nos. 18, 19, 20, Halston-street, and two small holdings in Cookoo-lane, in the Parish of St. Michans, and County of the City of Dublin; to hold for the lives of Maurice Hime, now aged about 58 years, Nathaniel Callwell, now aged about 58 years, and William Lovett Hime, now aged about 22 years. And bearing date the 6th February, 1861, the said William Black and Henry William Lovett Hime assigned said premises described in said original lease of 22nd May, 1727, and the last renewal thereof, to Richard Coffey (in consideration of £1,000), under the description of "the houses and premises then known as Nos. 7, 8, 9, and 10, George's-hill, and 18, 19, 20, Halston-street, and the two small holdings now in possession of the late Fleet and Thomas Fitzsimons, in Cookoo-lane," in the Parish of St. Michans, and County of the City of Dublin.

The Ordnance Valuation of the premises paying the above Head Rent is £104.

Landed Estates' Court, Ireland.

KING'S COUNTY—COUNTY OF WESTMEATH—
AND CITY OF DUBLIN.

In the Matter of the Estate of

JOHN EMERSON,

Owner and Petitioner

RENTAL

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PARTS OF THE LANDS OF CASTLETOWN

Situate in the Barony of Ballycowan and King's County

AND

One Undivided Seventh Part of the Lands of

BALLYNASUDRY & SURROUNDINGS

Situate in the Barony of Moycashell & County of Westmeath

AND

One Undivided Seventh Part, and a Moiety of
another Undivided Seventh Part of the

PREMISES SITUATE AT LITTLE GREEN,

In the City of Dublin;

TO BE SOLD IN FOUR LOTS,

BY THE LANDED ESTATES' COURT, IRELAND,

AT THEIR COURT, INN'S QUAY, DUBLIN,

On TUESDAY, the 12th day of NOVEMBER, 1867,

AT TWELVE O'CLOCK NOON.

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MACNEVIN AND WHITNEY,

Solicitors having Carriage of the Sale,

8, Middle Gardiner-street, Dublin.

JOHN FALCONER, Printer, 53, Upper Rockville-street, Dublin.

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