

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

COUNTY OF MEATH.

In the Matter of the Estate of

THOMAS GERRARD and WILLIAM GERRARD, Esqrs., and JAMES CULLEN, Merchant, *Owners;*
Ex parte

WILLIAM EDWARD STEELE and ALEXANDER PARKER Esqrs. *Petitioners.*

Rental and Particulars
OF

THE CASTLE, TOWN, LANDS, AND FARM, OF LISCARTON,

Situate in the Barony of Lower Navan, and County of Meath,

A VALUABLE FREEHOLD ESTATE.

Held under a lease for three lives, renewable for ever, containing 734A. 0R. 13P., English Statute Measure, of the yearly value, or producing a nett Rental of £504 18s. 3d. Sterling, above all Quit and Head Rents, and Tithe Rent-Charge,

TO BE SOLD,

BY THE COMMISSIONERS AT THEIR COURT-HOUSE IN HENRIETTA STREET, DUBLIN,
ON FRIDAY, THE 9TH DAY OF NOVEMBER, 1855,

At the hour of Twelve o'Clock, at Noon,

IN ONE LOT.

Proposals for purchase by Private Sale will be received by the Solicitors having the Carriage of the Sale, up to the 25th day of October, 1855, but not later, and submitted to the Commissioners for approval.

For Rentals, Maps, and further particulars, apply at the OFFICE OF THE COMMISSIONERS, 14, Henrietta-street, Dublin; or to Messrs. RICHARD and GEORGE L. CATHCART, Solicitors for the Petitioners, having the carriage of the Sale, 106, Baggot-street; SAMUEL GERRARD, Esq., Solicitor, 22, Lower Ormond-quay; JOHN HENRY CHOMLEY, Esq., Solicitor, 3, Inn's-quay; Messrs. MOONEY, Solicitors, 8, Westmoreland-street; ARTHUR BAKER, Esq., Solicitor, 84, Upper Gardiner-street; MATHEW O'REILLY, Esq., Solicitor, 99, Lower Gardiner-street, Dublin; Messrs. BRASSINGTONS and GALE, 6, Bachelor's-walk, Dublin; or HENRY BAKER, Esq., the Receiver, Balheary, Swords.

DESCRIPTIVE PARTICULARS OF THE LISCARTON ESTATE.

The Castle, Mansion House, Offices, Demense and Lands of Liscarton have been for upwards of a century the residence of the Gerrard family. They are beautifully situated in the heart of one the finest Counties in Ireland—the County of Meath—on the banks of the Blackwater River, within about two miles of the Town of Navan, where the Dublin and Drogheda Railway Company have a Station, six miles of the Towns of Kells and Athboy, and seven of the Town of Trim—all Market and Post Towns—and are surrounded by the demesnes and lands of Ardraecan, Scallanstown, Mullaghard, Rathaldron, Whistlemount, and Knocknumber, the estates of the Lord Bishop of Meath, the Earl of Essex, Sir Samuel Synge Hutchinson, Fleming O'Reilly, and John J. Preston, Esqs.

The Offices are—large Coach-house, Stabling for twenty horses, Steam-house, Harness-room, Cow-house, and Root-house,—all slated—large Barns, Straw-house, Feeding-house, large Shed, Piggeries, Forge, Workshop, large Granaries, and Foddering-yard, enclosed Haggard, with several Corn Stands, and Pump attached to Steam-house.

The Lands—which are well planted, watered, sheltered, and divided—consist

of arable, pasture, and meadow land of the primest quality, capable of producing most abundant and excellent crops, are intersected by the High Road leading from Kells to Navan, and also by the Kells Extension of the Dublin and Drogheda Railway, so that their situation is peculiarly advantageous for farming purposes. There is a very valuable and extensive Corn Mill, with a Kiln and other suitable buildings, now in full work, and possessing a never-failing supply of water from the Blackwater River—belonging to and part of the Estate. The river abounds with fish of the finest description.

All these circumstances, coupled with the fact that the Purchaser can have the immediate possession of the Mansion House, Offices, and Demesne, and of the greatest portion of the lands, in consequence of their being in the hands of the owner, or held by tenants under the Court of Chancery, render this property one of the most desirable in Ireland.

The Timber on this property has been valued at £999 16s. 11d., the greater portion of which is on the lands described in the annexed Rental as being in the Owner's possession.

Conditions of Sale.

The Castle, Lands, and Farm called Liscarton are held under a Lease, bearing date the 11th day of October, 1787, whereby the Right Honorable Charles Sloane, Lord Cadogan, in consideration of a surrender of a former Lease, dated the 6th of March, 1716, and a Fine of £2,300 British, demised the same as containing 465 Acres, Plantation Measure, be the same more or less, together with all Houses, Out-Houses, Stables, Barns, Orchards, Meadows, Weirs, Fishings, Waters, Watercourses, Ways, Commodities, Advantages, Profits, Emoluments, and Appurtenances thereunto belonging, unto William Gerrard, Esq., for the lives of said William Gerrard, Thomas Gerrard, Esq., his Son (one of the Owners,) then aged about five years, and the Honorable George Cadogan, (now Earl Cadogan,) then aged about four years, and the lives and life of the longest liver of them, subject, after the expiration of five years and a-half, from the First of November, then next, to the yearly Rent of £410, of lawful money of Great Britain, payable half-yearly, without any deduction, defalcation, or abatement, on any account whatever, and subject also to the payment of £10, of like lawful money, as a renewal fine on the fall of each life. Said rent and fine have always been paid in British currency. Said Lease contains the usual covenants between Landlord and Tenant, and a clause enabling the lessor, his heirs and assigns, or his or their steward or agent, with or without workmen, twice, or oftener in every year, during the term thereby demised, in the day time to enter and come into and upon the said thereby demised premises, or any part thereof, and there to view, search, and see the state and condition thereof, and wants of reparation of the same, and of all defects, defaults, or want of reparation then and there upon every such view or views to be found, to give or leave notice, in writing, at the said demised premises, or some part thereof, for the lessee, his heirs, executors, administrators, or assigns, to repair or amend the same within the space of six months next after every notice so to be given or left as aforesaid, within which time the lessee thereby covenanted for himself, his heirs, executors, administrators, and assigns, well and sufficiently to repair and amend the same defects, defaults, and want of reparation accordingly.

Said Charles Earl of Cadogan by deed, dated the 19th of September, 1806, renewed the said lease to the said Thomas Gerrard, (the owner) for the life of his brother William Gerrard, then aged thirteen years, or thereabouts, in the place of their father, the said William Gerrard, the lessee, who was then deceased. The three lives named in said renewal, viz., the said Thomas Gerrard, the owner, William Gerrard, his brother, and the said George Earl of Cadogan, are all now living.

The purchaser will be entitled to said original lease of the 11th October, 1787, and the said renewal thereof, but will not be entitled to require evidence of the title of the said Charles Earl of Cadogan to make and execute same, or to object by reason of any incumbrance affecting his interest.

A Survey and Map were lately made of said lands, under the direction of the Court of Chancery, whereby it appears that they contain in the whole 771a. 1r. 15p. English Statute Measure, of which 25a. 2r. 37p. have been purchased by the Dublin and Drogheda Railway Company for the extension of their Railway from Navan to Kells, whereby the rent of £410, reserved by said lease of 11th October, 1787, has been abated to £396 per annum. And 11a. 2r. 5p. of said lands have been appointed by Thomas Gerrard, Esq., one of the owners, to Catherine Gerrard, Maryanne Gerrard, and Samuel Gerrard, his children, which are excepted from the Order of Sale, leaving 734a. 0r. 13p., English Statute Measure, to be sold, subject to said abated rent of £396 above quit rent, and also to the renewal fine of £10 on the fall of each life.

The lands will be sold subject to an annuity of £120 late Irish currency, being equivalent to £111 15s. 4d. sterling, granted by Thomas Gerrard, one of the owners, by deed dated 20th December, 1825, to the late Sir Thomas McKenny, Baronet, for the life of the said Thomas Gerrard, who is now in his 74th year. This annuity is a charge only upon the life estate of said Thomas Gerrard, and is secured by a term of 100 years, if he should so long

CONDITIONS OF SALE—continued.

long live, and is redeemable on payment of £1,000 Irish. The gale days of the annuity are 1st January and 1st July, and any arrear will be paid out of the purchase money, so that the purchaser will not be liable thereto.

The Lands will also be sold subject to a charge of £2,000 sterling, created and charged thereon by the said Thomas Gerrard for his daughters, Catherine Sophia Gerrard, now Osborne, and Mary Anne Gerrard, afterwards Adams, and now deceased, by deed dated the 4th March, 1828, with interest at 5 per cent. per annum from the day of the decease of the said Thomas Gerrard, during whose life neither the principal nor the interest can be raised.

By indenture dated the 18th June, 1829, Maria Anne Cusack, the Widow and Executrix of Christopher Cusack, who was the lessee in the lease of 20th October, 1821, hereinafter mentioned, subdemised the premises numbered 60, 61, and 62 on map to William Gerrard, one of the owners, for 61 years, from 1st November, 1828, (provided her interest therein should so long continue,) at the yearly rent of £80.

This sub-lease was confirmed by indenture dated the 14th March, 1825, made between said Maria Anne Cusack and Marcella Cusack, (heiress-at-law of the said Christopher Cusack,) and Richarda Kearney and Adelaide Kearney, of the first part, said William Gerrard of the second part, and said Thomas Gerrard of the third part.

By indenture dated 5th October, 1841, the said William Gerrard assigned his interest under the sub-lease of the 18th June, 1829, to Peter Verdon, Michael Cullen, and Thomas Cullen, and by the same indenture the said Thomas Gerrard and William Gerrard conveyed the premises Nos. 60, 61, 62, 63, and 64 on map, subject to the lease in rental of 20th October, 1821, to James Cullen, and his heirs, upon trust to indemnify the said Peter Verdon, Michael Cullen, and Thomas Cullen, and the premises included in the sub-lease of 18th June, 1829, from the payment of the annual rent of £80, reserved by said sub-lease.

These lands will be sold subject to the two leases of 20th October, 1821, and 5th October, 1841, and to the foregoing indemnity.

The purchaser, therefore, will not be entitled to receive any rent under either of the leases of 5th October, 1841, and 20th October, 1821, until the expiration of the latter lease.

On the expiration of that lease the purchaser will be entitled to the actual possession of the premises described on the map as Nos. 63 and 64, and also to the rent and reversion of the premises comprised in and demised by the said lease of the 5th of October, 1841, being the premises described on the map as Nos. 60, 61, and 62.

MAP OF
THE LANDS OF
LISCARTAN

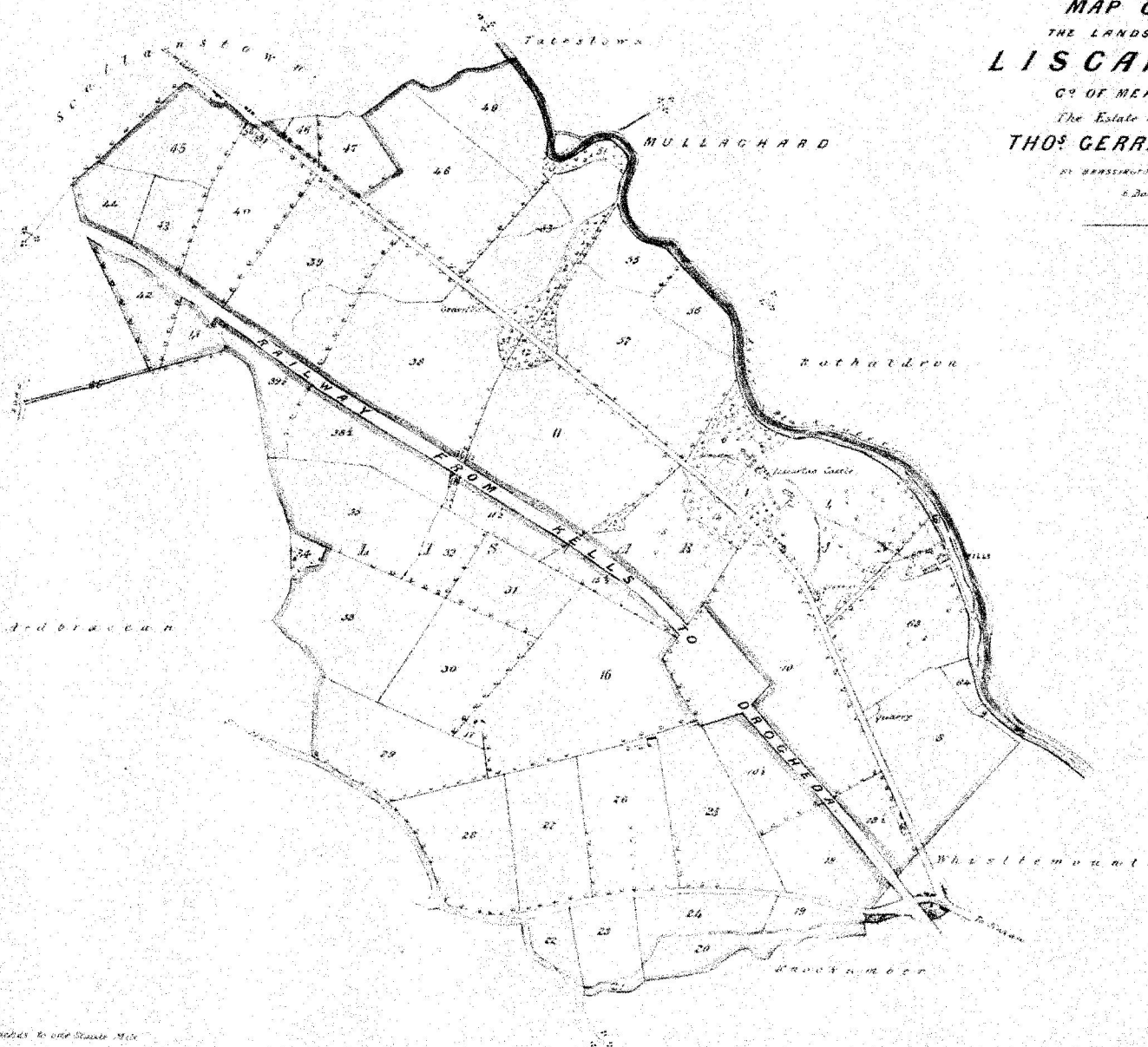
CO. OF MEATH

The Estate of

THO: GERRARD, ESQ.

BY HANSEY & SONS

6, Ranelagh Road, Dublin, 1865.



Scale: 6 inches to one Statute Mile

101. 54-85310-1A-5 4-10-41

* Secretary Walter Fisher, D.S.



Rental of the Liscarton Estate.

No. on Map.	Denominations.	Teants' Names.	No. of Acres, Statute Measure.	Yearly Value, as ascertained by Messrs. Brassington & Gale.	Yearly Rent.	Gale Days.	Tenure.	Observations.
			A. R. P.	£ s. d.	£ s. d.			
1 to 10, 11, 12, 13, 14	The Castle of Liscarton, with the Offices, Garden, Lawn and Shrubberies, and Plantations thereto belonging, and part of the Lands of Liscarton	In the possession of Thomas Gerrard, Esq., one of the Owners	139 2 37	254 14 8	254 14 8			Messrs. Brassington and Gale's valuation returned as rent. The owner will be entitled to emblements, if any, and the right of entry incident thereto. On this portion of the lands there is a quantity of valuable timber, which was not taken into consi- deration by Messrs. Brassington and Gale, save so far as it affords shelter and ornament. The land is of excellent quality, and is divided into two parts by the high road from Navan to Kells. Of the timber on the entire pro- perty, valued at £999 10s. 11d., the greater portion is on the Lands here described as in the possession of the owner.
10½, 18 to 28	Part of Liscarton ...	Patrick Gilshenan	139 3 29	202 18 0	220 0 0	1st May and 1st November	Lease dated 11th January, 1854, from Edward Litton, Esq., for seven years, pending the matter of Rotherham, Petitioner, Ger- rard, Respondent, and another matter and cause	Tenancy determines by the sale, subject to the tenant's emble- ments, if any, and the right of entry incident thereto. This is a superior and compact farm, in the highest condition, well watered, and divided into parks of convenient size, shel- tered with trees and hedge-rows.
11½	Ditto ..	James Murtagh	5 1 11	5 6 4	5 0 0	1st May and 1st November	Proposal dated 6th of February, 1854, to Henry Baker, Esq., the Receiver, for seven years, pending said matters and cause	Tenancy determines by the sale, subject to the tenant's emble- ments, if any, and the right of entry incident thereto.
		Carried forward ...	284 3 37	462 19 0	479 14 8			

No. on Map.	Denominations.	Tenants' Names.	No. of Acres, Statute Measure.			Yearly Value, as ascertained by Messrs. Bramington & Gale.			Yearly Rent.	Gale Days.	Tenure.	Observations.
			A.	R.	P.	£	s.	d.				
		<i>Brought forward</i> ...	284	3	37	462	19	0	479 14 8			
15, 54 to 57	Part of Liscarton ...	Richard O'Reilly ...	68	1	18	95	2	5	105 0 0	1st May and 1st November	Lease dated 28th January, 1854, from said Edward Litton, Esq., for seven years, pending said matters and cause	Tenancy determines by the sale, subject to the tenant's emblements, if any, and the right of entry incident thereto. This farm extends from the high road to the Blackwater River, and is of superior quality.
16, 17 29 to 33 35, 36	Ditto ...	James Murtagh ...	138	1	4	191	14	0	150 0 0	1st May and 1st November	Lease dated 9th January, 1854, from said Edward Litton, Esq., for seven years, pending the aforesaid matters and cause	Tenancy determines by the sale, subject to the tenant's emblements, if any, and the right of entry incident thereto. This is a capital farm, in good condition, and well sheltered and divided. The lease of this holding not only includes said 138a 1r. 4p., but also No. 34 on Map, containing 1a. 2r. 23p., appointed to Mary Anne Gerrard, which is not to be sold, being excluded from the Order of Sale. The rent is payable out of the entire.
37 to 45 48 to 53 58, 59	Ditto ...	John O'Reilly ...	208	3	28	250	15	10	205 0 0	1st May and 1st November	Lease dated 10th January, 1854, from said Edward Litton, Esq., for seven years, pending said matters and cause	Tenancy determines by the sale, subject to the tenant's emblements, if any, and the right of entry incident thereto. This holding contains some very good land, and also a portion of inferior quality. The whole is divided into well sheltered parks of convenient size, forming a very desirable farm; it is intersected by the high road from Navan to Kells, and extends to the Blackwater River. The lease of this holding not only includes said 208a. 3r. 28p. but also No. 46 on Map, containing 2a. 3r. 1p., appointed to Catherine Gerrard, and also No. 47 on Map, containing 7a. 0r. 21p., appointed to Samuel Gerrard, which are not to be sold, being excluded from the Order of Sale. The rent here returned is payable out of the entire
		<i>Carried forward</i> ...	700	2	7	1000	11	3	939 14 8			

No. on Map.	Designations.	Tenants' Names.	No. of Acres, Statute Measure.	Yearly Value, as certained by Messrs. Brassington & Gale.	Yearly Rent.	Gale Days.	Tenure.	Observations.
60, 61, & 62	Part of Liscarton, with the Mill and Kilns, and the Dwelling House, Edifices and Buildings thereon, and the Water and Water- course belonging to said Mill	<i>Brought forward</i> ...	A. R. P. 700 2 7	£ s. d. 1000 11 3	£ s. d. 939 14 8		Lease dated 20th October, 1821, from Thomas Gerrard to Chris- topher Casack, for the lives of William Gerrard, Thomas Ger- rard, jun., and Samuel Gerrard, first, second, and third sons of said Thomas Gerrard, or thirty- one years, from the 1st of May, 1817, at the rent of £79 3s. 9d. late currency. The years have expired, but William Gerrard and Samuel Gerrard, two of said lives, are still living	The mill and other buildings on this holding are extensive and most permanently built. They comprise a large mill and stores, suitable kilns, engine house, &c., with a well circumstanced dwell- ing house. The water-power is abundant, and the entire con- cern in perfect working order. Messrs. Brassington and Gale's valuation of the mill premises is £350 per annum, and of the land £50 7s. 6d. A compared copy of the lease of 20th Oc- tober, 1821, and the co-part of the lease of 5th October, 1841, will be handed to the purchaser.
63 and 64	Part of Liscarton ...	Repres. Fleming Pinkston { O'Reilly, Esq. {	7 2 37 23 3 22	361 11 3 38 16 3			The parts of this holding de- scribed on map as Nos. 60, 61, and 62 are also subject to a lease dated the 5th of October, 1841, from said Thomas and William Gerrard to Peter Verdon, Michael Cullen, and Thomas Cullen, for the lives of the Queen, Prince Albert, and the Princess Royal, renewable for ever, subject to the yearly rent of £7 sterling, payable half-yearly on the 25th March and 29th September, above taxes, and to one shilling as a re- newal fine on the fall of each life.	
65	Part of Liscarton ...	Thomas Gilshenan	1 0 31	1 14 7	0 2 6	1st May and 1st November	Lease dated 24th April, 1804, from Thomas Gerrard, Esq., to said Thomas Gilshenan, for the life of said Thomas Gilshenan, and twenty-one years after his death	This tenant will attorn to the purchaser. Lease not forth- coming.
66	Ditto ...	Untenanted	0 2 36	1 1 0	1 1 9	A passage from Ardbraccan road, Messrs. Brassington and Gale's valuation returned as rent.
			734 0 13	1403 15 1	940 18 11			
	Head Rent		£410 0 0					
	Deduct Rent of 25a. 2r. 37p. of the lands purchased by the Dublin and Drogheda Railway Company ...		14 0 0					
			396 0 0					
	Quit Rent		8 5 6					
	Tithe Rent-charge		31 15 2					
				436 0 8	436 0 8			
	Present nett Rental and Value... ..			£967 14 5	£504 18 3			
	On expiration of said lease of 20th October, 1821, there will be an increase on the rental of The rent reserved by said lease of 5th October, 1841...		7 0 0					
	And yearly value of Nos. 63 and 64 on map ...		38 16 3		45 16 3			
				£967 14 5	£550 14 6			