

In the Landed Estates Court, Ireland.

**CITY OF LIMERICK.**

VALENTINE WILLIAM BARING WALL	.....	In the Matter of the Estate of	OWNER;	ALFRED W. HARRIS	.....	PETITIONER.
MARY D'ESTERRE ACHESON, continued in the name of VALENTINE WILLIAM B. WALL,		And of	OWNER;	ALFRED HARRIS	.....	PETITIONER.

**RENTAL AND PARTICULARS**

OF PART OF

**THE LANDS OF BOHERBEE AND SOUTH PRIORS LAND,**

SITUATE IN THE

PARISH OF SAINT MICHAEL, AND SOUTH SUBURBS OF THE CITY OF LIMERICK,

NOW KNOWN AS PART OF

**BOHERBEE, QUEEN STREET, QUARRY LANE,**

BEING THE PREMISES ON WHICH THE HOUSES KNOWN AS NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 QUEEN STREET AND QUARRY LANE,  
OR BACK QUEEN STREET, THE RAILWAY HOTEL, NELSON STREET, AND THE PREMISES ON THE EAST  
SIDE OF QUEEN STREET, WHEREON THE HOUSES NOS. 1 TO 8 NOW STAND,

Held under Leases dated respectively 1st July, 1805, 14th December, 1803, for lives renewable for ever, and under Fee-farm Grants dated 1st day of December, 1859, and 25th day of November, 1875, and Lease dated the 20th of February, 1804, for 981 years.

**To be Sold in Five Lots, by Direction of the Court,**

At the Auction Mart of Mr. John Bernal, Auctioneer, Thomas Street, Limerick.

**ON TUESDAY, THE SECOND DAY OF MAY, 1876,**

AT THE HOUR OF ONE O'CLOCK IN THE AFTERNOON.

The biddings will be submitted to the Right Honorable Judge Ormsby on the 4th day of May, 1876.  
Private Proposals will be received by the Solicitor having Carriage of Sale up to the 20th day of April, 1876, and if satisfactory submitted to the Judge for approval.

For Rentals and Particulars of Sale apply to the Landed Estates Court, Inns'-quay, Dublin; JAMES NASH, Esq., Glentworth-street, Limerick; WM. P. McEVOY, Esq., Solicitor for Owner, 65 Dame-street; JNO. RYAN, Esq., Solicitor, Limerick; or to THOMAS V. RYAN, Solicitor, having Carriage, 35 Stephen's-green, Dublin.



## DESCRIPTIVE PARTICULARS.

This property will be sold in five Lots. It is in the best and most improving part of the City of Limerick, and in the immediate vicinity of and faces the Termini of the following Railways, viz.:—The Waterford and Limerick Railway, Great Southern and Western Railway, Limerick and Cork Direct, Limerick and Foynes, Limerick and Ennis and Athenry, Limerick and Castleconnell and Killaloe. The Limerick and Kerry will have its Terminus here.

From its proximity to those Railways, and the great traffic and thoroughfare thereby made, the property is daily increasing in value. The houses have been kept in thorough repair, and are all now in the best condition and in the hands of excellent tenants. Nos. 1, 2, 3, and 4, Queen-street (west side), have been newly roofed and repaired in the very best, substantial, and durable manner. Nos. 5, 6 and 7, as well as the houses in Quarry-lane, have been kept and are in the most perfect repair.

The houses 1, 2, 3, 4, and 6 west side of Queen-street, beginning with Michael Shiel, James Owens, &c., are all greatly underlet. If the entire range were converted into shops they could be relet at a considerably increased rent. Large stabling is attached to each house in this Lot, except No. 1.

An additional storey could be added at a trifling outlay to the houses in Quarry-lane, and thus increase the rent fully 25 per cent.

The enlargement and conversion of Pery-square (in the immediate vicinity) into a public park, which will shortly be opened, must add materially to the value of this property.

LOT 1 consists of GROUND RENTS. The tenants have large interests in their holdings.

LOT 2 consists of Houses and GROUND RENTS—viz., Houses west side of Queen-street, Nos. 1 to 7 both inclusive, with Stables and Smith's Forge, also the GROUND RENTS of O'Brien's yard, McInerney's and Lawless's holdings.

LOT 3 consists of Eight Houses in range in Quarry-lane, indemnified from head rent and yielding a clear annual average income of £51 13s. 4d. sterling.

LOT 4 consists of GROUND RENT for ground on which John Manning has built Three Three-storey brick houses.

LOT 5 consists of the Railway Hotel, Nelson-street, now occupied by John Toomey. It has been about eighteen months since repaired throughout at large cost. There is a valuable license attached and the tenant has now a considerable interest in this Lot.

## PARTICULARS OF TENURE.

LOT 1.—Comprises the premises at the east side of Queen-street, and is held with other premises under leases dated the 20th February, 1804, for 981 years, and 1st July, 1805, for lives renewable for ever, and fee-farm grant dated 21st December, 1859. By the lease of 20th February, 1804, William Hickie demised to Henry D'Esterre, that plot of ground, part of South Priorsland, in the South Suburbs of the City of Limerick, containing in front, in breadth twenty-feet, in rear twenty feet, and in depth three hundred and forty-nine feet, bounded on the north by Lord Pery's ground, on the south by the said William Hickey's yard or garden, on the east by the said Widow Murnane's holding, and on the west by the holdings of the said Henry D'Esterre, formerly Richard O'Dell's. TO HOLD said premises with the appurtenances to the said Henry D'Esterre, his executors and administrators, for the term of 981 years from the 25th of March, 1804, at the yearly rent of £7, equivalent to £6 9s. 2½d., present currency, payable 25th March and 29th September in each year. By indenture of lease dated the 1st day of July, 1805, the said William Wallace demised unto the said



### PARTICULARS OF TENURE.—Continued.

Henry D'Esterre, and to his heirs and assigns, the premises which were heretofore demised to the said Henry D'Esterre by James Dondon Michael, consisting of one new "dwelling-house, out-offices, yard and ground thereunto belonging, containing on the "north three hundred and forty-seven feet, on the south four hundred and three feet, on the east one hundred and thirty-five "feet six inches, and on the west one hundred and eighty-one feet, bounded on the north by the late William Hogg's holdings, "on the south also by the holdings of the said William Hogg; and partly by Sir Henry Hartstonge's holdings, on the east by "Boherbee Road, and on the west by Edward Ryve's holdings, and also the plot of ground part of South Priorsland, containing in front "fifty-nine feet, in rear forty-seven feet seven inches, and in depth two hundred and sixty-eight feet, together with two thatched houses which had "been built thereon, and all other buildings and improvements on said premises, bounding on the north by Mr. Ryves' holdings, on the south by "the High Road leading from Mungret Gate to Ballinacurra Turnpike, on the east by the late holdings of the said James Dondon Michael, and on "the west by the said Mr. Ryves' holdings, the outside walls of the said respective demised premises being thereby declared to be party walls, and "all which said premises are situate in Boherbee, in the Parish of St. Michael, South Liberties of the City of Limerick, aforesaid, reserving the "piece of ground being part of the said hereinbefore mentioned premises marked No. 5, on the map thereunto annexed, containing in front to "Glenworth-street, forty-seven feet or thereabouts, whereof a certain lease bearing date the 18th April, 1805, was granted by the said Henry "D'Esterre to Samuel Rochford, also saving and reserving that other plot of ground being part of the hereinbefore mentioned premises marked "No. 6, on the map thereunto annexed, situate on the east side of Upper Glenthworth-street aforesaid, containing in front to said street, one hundred "and thirty-five feet, which was demised by the said Henry D'Esterre unto Robert Baker, by indenture dated the 26th of April, 1805, for three "lives renewable for ever." TO HOLD the said premises unto the said Henry D'Esterre, for the three lives therein mentioned, subject to the yearly rent of £56 17s. 6d (late currency, equivalent to the sum of £52 10s. 0d., sterling) which said lease contains a covenant by the lessor for the perpetual renewal thereof on payment of one barley-corn as a renewal fine if demanded.

The last renewal of this lease bears date the 2nd day of November, 1875, and is made between Mary Anne Wilson of the one part, and Valentine W. B. Wall of the other part, and is for the lives of Ellen Toomey, youngest daughter of John Toomey, of the Railway Hotel, Nelson-street, Limerick, their Royal Highnesses Prince Albert and Prince George, two sons of His Royal Highness the Prince of Wales—all the lives are now in existence.

By indenture of fee-farm grant dated the 21st day of December, 1859, made in pursuance of the provisions of the Renewable Leasehold Conversion Act, between Catherine O'Dell of the one part, and Valentine William B. Wall and Barbara Wall of the other part, after reciting a certain lease dated the 13th May, 1803, made by Richard O'Dell to Henry D'Esterre, for lives renewable for ever, the said grant witnessed that in pursuance of the provisions of the Renewable Leasehold Conversion Act, and in consideration of the yearly fee-farm rents and the covenants therein, the said Catherine O'Dell, granted to the said Valentine Wall and Barbara Wall, "one front thatched house, back-house and background "thereunto belonging, in as large and ample a manner as the said Richard O'Dell held and enjoyed, the same bounded on the south by Boherbee- "road, on the west by the holdings of said Henry D'Esterre, on the north by the late Sir Henry Hartstonge's holdings, and on the east by the "holdings of Mr. Hickey, all situate at Boherbee aforesaid, Parish of Saint Michael, and what were formerly the south liberties of the said City "of Limerick, but now the City of Limerick, and being the premises demised by said original lease." TO HOLD the same unto the said Valentine



## PARTICULARS OF TENURE—Continued..

Wall and Barbara Wall, in fee-farm for ever. To the use and behoof of said Barbara Wall, her heirs and assigns for ever, subject to the yearly rent of £18 9s. 2½d., sterling, payable on every 25th March and 29th September.

Since the date of the lease of the 20th February, 1804, and of the lease of 13th May, 1803, in lieu of which the grant of 1859, was made, and of said lease of 1st July, 1805, the premises granted were built over by Mr. D'Esterre, and the plots demised by each cannot now be identified separately. This Lot will be sold subject, in conjunction with all other premises liable thereto, to the rents reserved by said leases and grant, but as to the rent reserved by said lease of 1st July, 1805, indemnified therefrom by Lot 2.

LOTS 2 and 3, are with other premises held under the aforesaid lease of the 1st day of July, 1805.

The premises demised by this lease comprised ground more extensive than these Lots, and on which buildings and a street have been built, but the boundaries are not defined.

That part of the demised premises comprised in Lot 2 has been built upon, and the houses now known as Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9, Queen-street, and that part of the demised premises comprised in Lot 3, is now known as Quarry-lane or Back Queen-street, City of Limerick. These Lots will be sold primarily liable to the entire rent reserved by said lease, viz.: £52 10s. 0d. yearly, but Lot 2 will be sold subject thereto, and bound to indemnify all other premises including Lots 1 and 3, from the payment thereof.

LOT 4.—Is held under lease dated the 14th day of December, 1803, made between John Sexton of the one part, and Henry D'Esterre of the other part, whereby the said John Sexton, in consideration of the rent and covenants therein demised unto the said Henry D'Esterre, one thatched cabin or tenement together with "the background thereunto belonging, bounded on the south by Boherbee Road, on the north by the late "William Hogg's holdings, on the west by Michael Galvin's holdings, and on the east by William Davis' holdings," all which said demised premises are situate in the Parish of Saint Michael, and south liberties of the City of Limerick. TO HOLD unto the said Henry D'Esterre, his executors, administrators, and assigns, for the three lives therein named, and all now deceased, subject to the yearly rent of £5 0s. 0d., old currency, equivalent to £4 12s. 3½d., sterling, payable half-yearly on each 25th March, and 29th September, which said lease contains a covenant by said lessor for perpetual renewal on the fall of any of the lives therein named, on payment of one barleycorn as a renewal fine (if demanded.)

On the 28th May, 1850, by an informal instrument William Honrigan, the owner of the rent of £5 0s. 0d. reserved by this lease, purported to sell same to Mrs. Barbara Acheson, a former owner of these premises, and since that date the yearly rent paid for this Lot has been £1 16s. 11d., being the head-rent to which Hourigan was liable in respect thereof.

These premises are now in the occupation of John Manning, who built a few years ago, three houses on the premises thereby demised. This tenant has a substantial interest in his holding. See Conditions of Sale.

LOT 5.—Is held under Fee-farm Grant, dated the 25th March, 1875, made in pursuance of the Renewable Leasehold Conversion Act, between the Rev. Henry M. J. Bowles of the one part, and Valentine William B. Wall of the other part, whereby the said Rev. Henry M. J. Bowles granted to said Valentine William B. Wall, and to his heirs and assigns, one dwelling-house and back-yard thereunto belonging, bounded on the north by James Dondon's holdings, on the south by Boherbee Road, on the east by John Sexton's holding, and on the west by Mary Green's holdings, which said demised premises are situate in Boherbee aforesaid, Parish of, Saint Michael, and south suburbs of the City of Limerick, TO HOLD same with the appointments unto the said Valentine William B. Wall, his heirs and assigns for ever, pursuant to the provisions of the Renewable Leasehold Conversion Act, subject to the payment of the perpetual yearly rent of £1 16s. 10d.

These premises are in the possession and occupation of Mr. John Toomey, and are now known as the Railway Hotel, Nelson-street.



## GENERAL CONDITIONS OF SALE.

Purchasers shall be bound to pay with their purchase money the Auctioneers commission of £1. 5s., per cent. on their purchase money.

The premises will be sold subject to all such rights of way of passage and other rights and easements as shall legally exist at the date of Sale. The purchaser shall not require evidence of the title of the lessor in any of the said leases, nor of the grantors in said Fee-farm Grants, nor shall any objection be made by reason of any incumbrances or superior rent affecting the interest of the lessors or grantors in the aforesaid leases or grants.

The purchasers of any of the Lots shall not be at liberty to object by reason of any trifling inaccuracy, error, or misdescription in quantity of land in this rental or to seek for compensation in respect thereof.

The originals of some of the tenant's leases are not forthcoming, but copies of same as set forth in the rental will be handed the purchasers and no purchaser shall be at liberty to object by reason of such leases not being forthcoming.

The purchasers of Lots 1, 2 and 3, shall not object by reason of the non registration of the lease of 1st July, 1805.

It has been found impossible to define accurately the boundaries of the premises demised by the several leases for sale. The statements in this rental touching them have been carefully examined into and are believed to be correct, but no purchaser shall object to the rental in respect of the boundary, nor require evidence as to their correctness.

LOT 1.—This Lot is held with other premises under leases dated the 20th February, 1804, for 981 years; lease dated 1st July, 1805, for three lives renewable for ever; and Fee-farm Grant of 21st of December, 1859. It will be sold subject, in conjunction with all other premises liable thereto to the rents reserved by said leases and grant, but indemnified by Lot 2 against the rent reserved by said lease of 1st July, 1805, of £52 10s., yearly, and will be sold subject to the rents reserved by the lease of 20th February, 1804, and grant of 21st December, 1859, in full exoneration of all other premises liable thereto. The purchaser of this Lot will be entitled to certified copies only of the lease of 1st July, 1805, and renewal of 2nd March, 1875, and shall not be at liberty to object or make any claim for compensation because the boundaries of the premises demised by said instruments respectively, are not now defineable or set forth on the maps in the rental.

LOT 2.—Will be sold subject, in conjunction with other premises liable thereto, to the rent reserved by said lease of 1st July, 1805, viz. : £52 10s., and bound to indemnify all other premises, including Lots 1 and 3 from the payment thereof.

LOT 3.—The purchaser of this Lot will only be entitled to certified copies of the lease of the 1st July, 1805, and renewal 2nd November, 1875. This Lot will be sold subject, in conjunction with all other premises liable thereto to the rent reserved by this lease but indemnified therefrom by Lot 2.

LOT 4.—The lives in this lease are all dead. The Lot will be sold with such right of Renewal of the Lease of the 14th December, 1803, in respect of the covenant for perpetual renewal therein as shall legally exist at the time of the Sale and the purchaser shall not require evidence of the right to renew said lease, nor object if same for any reason has lapsed. As stated previously by an informal instrument dated 28th May, 1850, William Hourigan, the owner of the rent of £5 old currency, reserved by the lease of 14th December, 1803, purported to sell same to Mrs. Barbara Acheson, a former owner of this property, and since that date the rent paid for this Lot has been £1 16s. 11d. The Lot will be sold subject to the rent reserved by the lease, with whatever benefit the owner is entitled to in respect of said purchase under the instrument of 28th May, 1850, of which, however, no conveyance will be made by this Court; but the owner will execute any conveyance the purchaser may suggest of said interest, so far as same is now vested in him.



# LOT 1.

Part of the Lands of BOHERBEE, and part of SOUTH PRIORSLAND, situate in the Parish of Saint Michael, and south suburbs of the City of Limerick, now known as part of QUEEN STREET and NELSON-STREET. Held with other premises under lease dated 20th February, 1804, from William Hickey to Henry D'Esterre for 981 years from 25th March then next, at the yearly rent of £7, old currency, equivalent to £6 9s. 2½d. sterling, and fee-farm grant dated 21st day of December, 1859, from Catherine O'Dell to Valentine and Barbara Wall at the yearly rent of £18 9s. 2½d., and lease dated 1st July, 1805, from William Wallace to Henry D'Esterre, for lives renewable for ever, at the yearly rent of £52 10s. sterling, but indemnified from the last mentioned rent.

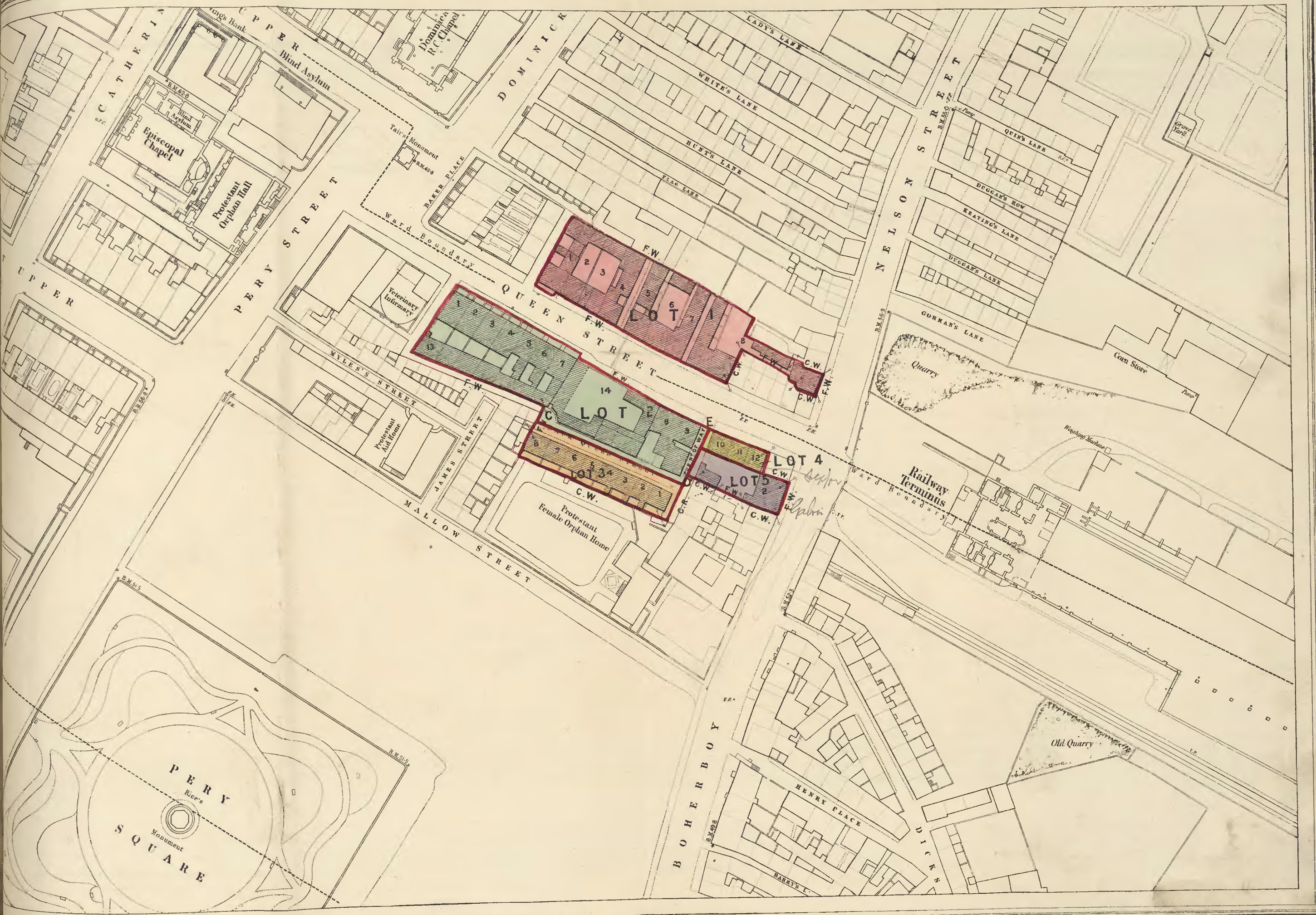
No on map	Denominations	Tenants' names and persons entitled to rights or asements	Weekly rents	Gale days	Yearly rent	Quantity of land statute measure	Date and description of instrument, if any, under which tenant holds, and the tenure of each tenant	Rights of common or of cutting turf, rights of way and other easements admitted to exist.
			£ s. d.		£ s. d.	A. R. P.		
1	Boherbee and part of South Priorsland, situate in the Parish of Saint Michael, and south suburbs of the City of Limerick, now known as part of Queen-street and Nelson-street, in the Parish of St. Michael, in the City of Limerick	Arthur Langley, ....		25th March and 29th September.	4 16 0	0 0 7	Lease dated 12th March, 1844, Henry D'Esterre to William Langley, for lives renewal for ever. This lease contains a covenant by lessor for perpetual renewal on the fall of each life on payment of 1s. renewal fine, and a covenant by lessee to nominate new lives within six months after the death of the lives then existing. The original or any copy of this lease is not forthcoming; a copy of the memorial will be handed to the purchaser.	These premises will be sold subject to all such rights and easements as shall legally exist at the date of the sale.
2	Queen-street,	John Treacy, ....		1st May and 1st Nov.	3 2 0	0 0 4½	Fee-farm grant dated 19th January, 1869, made between Mary D'Esterre Acheson and Catherine Acheson of the one part, and John Treacy of the other part. The original of this grant is not in hands, but a copy of it from the tenants will be handed to the purchaser.	
3		Mary Grogan, repre- sentative of John Grogan,		25th March and 29th September.	4 10 0	0 0 6½	Lease dated 28th February, 1844, Mary D'Esterre to John Grogan for the lives of John Grogan Patrick Grogan, and Robert Maunsel, and for the natural life and lives of such other persons as might thereafter for ever be added thereto pursuant to the covenant for per- petual renewal therein contained. This lease contains a covenant by lessor for perpetual renewal of said lease on the fall of each life on payment of 1s. as a renewal fine on the fall of each life, provided the new life be nominated within six months after such fall.	
				Forward	12 8 0	0 0 18		



TRANSFER OF PROPERTY  
under the  
LANDED ESTATES COURT.

SHEETS 75 & 76 (part of) CITY OF LIMERICK

SURVEY OF IRELAND



Major General Cameron, C.B. R.E. F.R.S. Director of the Ordnance Surveys.

The Estate of VALENTINE W.B. WALL & ANOTHER is Colored

Explanation... C.S. Centre of Stream... S.S. Side of Stream... C.R. Centre of Road... S.R. Side of Road... F.F. Face of Fence... C.F. Centre of Fence... F.B. Face of Bank... C.D.D. Centre of Double Ditch.  
R.H. Root of Hedge... F.W. Face of Wall... C.W. Centre of Wall... UND. Undefined.

Scale: Five Feet to One Statute Mile

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Recd of } Lee farm Grant 16 Decr 1859 of the Thatched Cabin  
to } and for built ground. the same to.  
father Odele } yearly Rent

L1-12-72



LOT 1—continued.

No. on map	Denominations	Tenants' names and persons entitled to rights or easements	Weekly rent	Gale days	Yearly rent	Quantity of land statute measure	Date and description of instrument, if any, under which tenant holds, and the tenure of each tenant	Rights of common or of cutting turf, rights of way and other easements admitted to exist
			£ s. d.		£ s. d.	A. R. P.		
4	Boherbee and South Priorsland, Queen- street—continued.	Mary Kelly, repre- sentative of Stephen Grogan,		Brought forward, 25th March and 29th September.	12 8 0 4 17 6	0 0 18 0 0 5	Lease dated 19th February, 1844, Henry D'Esterre to Stephen Grogan for lives of Daniel Clarke, John Skinners; and Stephen Grogan, the lessee, and such other lives as might thereafter for ever be added thereto pursuant to the covenant for perpetual renewal therein contained. This lease contains a covenant by lessor for perpetual renewal of said lease on the fall of each life on payment of 5s. as a renewal fine, provided said new life be nominated by the lease within six months from the fall of the last life.	
5		Mary Hoey, represent- ative of Peter Ryan		25th March and 29th September.	5 5 0	0 0 10	Lease dated 24th January, 1844, Henry D'Esterre to Peter Ryan for lives of John Winter, John Fitzgerald, and Gerald Fitz- gerald, and such other lives as should for ever thereafter be added thereto pursuant to the covenant for perpetual renewal therein contained. This lease contains a covenant by lessor perpetually to renew said lease on the fall of each life on payment of 1s. as a renewal fine, provided said lives be nominated within six months after the fall of each life.	
		John Kelly,		25th March and 29th September.	4 16 0	0 0 7½	Lease dated 24th January, 1844, Henry D'Esterre to John Kelly for lives of John Kelly, the lessee, John Kelly, his son, and John Enright, and such other lives as should for ever thereafter be added thereto pur- suant to the covenant for perpetual renewal therein contained. This lease contains a covenant by lessor for perpetual renewal on the fall of each life on payment of 1s. as a renewal fine, provided said lives be nominated within six months after the fall of each life.	
				Forward,	27 6 6	0 1 0½		



LOT 1--continued.

No on map	Denominations	Tenants' names and persons entitled to rights or easements.	Weekly rent	Gale days.	Yearly rent	Quantity of land statute measure	Date and description of instrument, (if any, under which tenant holds, and the tenure of each tenant	Rights of common or of cutting turf, rights of way and other easements admitted to exist.
			£ s. d.		£ s. d.	A. R. P.		
7	Boherbee and part of South Priorsland.— continued.	Christopher Winter, ....		Brought forward, .... 25th March and 29th September.	27 6 6 7 10 0	0 1 0½ 0 0 12½	Lease dated 18th January, 1844, Henry D'Esterre to Christopher Winter for lives of John Winter, Michael Fitzgerald and Gerald Fitzgerald, and such other lives as for ever thereafter should be added thereto pursuant to the covenant for perpetual renewal therein contained. This lease contains a covenant for perpetual renewal of said lease on fall of each life on payment of 1s. as a renewal fine, provided that such new life be nominated with six months from fall of each life.	
8		William Mullane, repre- sentative of John Cusack,  39.7		1st May and 1st Nov.	7 4 0	0 0 12	Lease dated 1st November, 1840, from Henry D'Esterre to John Cusack for lives of John Cusack, Patrick Naughton, and John Collins, renewable for ever on payment of a renewal fine of 6d. on the fall of each life. The rent reserved by this lease is £6 6s., but by a memorandum endorsed thereon dated 8th August, 1842, and signed by said Henry D'Esterre and John Cusack, the said Henry D'Esterre in pursuance of said lease demised to said John Cusack a further portion of said ground, containing 6 feet in front to Nelson-street, and in rear to Murnane's houses, at the rent of 3s. per foot yearly, making the rent of said John Cusack £7 4s. to be paid and payable as the former rent. The tenant has always paid the sum in rent column.	
		X Deduct head rent payable under lease of 20th February, 1804, .... £6 9s. 2½d. X Like head rent, rent under fee-farm grant 21st December, 1859, .... £18 9s. 2½d.			42 0 6 24 18 5½	0 1 25		
		Net Profit Rent, ....			17 2 0½	0 1 25		

8 This lot is sold subject in conjunction with all other premises liable thereto to the rents reserved by said leases of the 20th February, 1804, and 1st July, 1805, and said grant of the 21st December, 1859, but indemnified against the rent of £52 10s. reserved by the lease of 1st July, 1805, by Lot 2. The Tenement Valuation of this Lot is £67.

24.18.5  
52.10.0  
77.8.5



# LOT 2.

Part of BOHERBEE and SOUTH PRIORSLAND, in the Parish of Saint Michael, and said City of Limerick, on which the houses and premises known as Nos. 1 to 9 Queen-street now stand, held with other premises under Lease dated 1st July, 1805, for lives renewable for ever.

No on map	Denominations	Tenants' names and persons entitled to rights or easements,	Weekly rents	Gale days	Yearly rent	Quantity of land statute measure	Date and description of instrument, if any, under which tenant holds and the tenure of each tenant	Rights of common or of cutting turf, rights of way, and other easements admitted to exist
			£ s. d.		£ s. d.	A. R. P.		
1	Queen-street, No. 1 ...	Michael Sheil	....	1st April and 1st Oct.	22 0 0	0 0 4	Tenant from year to year; tenancy determinable 1st October in each year.	The public have a right of way for all purposes through this Lot over Back Queen-street, between the points letter C D, and from D northwards to the point E on map, and same will be preserved in the conveyance to the pur- chaser.  The premises will be sold subject to the above rights of way, and to all such other rights and ease- ments as shall legally exist at the date of the sale.
2	Do. 2 ...	James Owens	....	1st May and 1st Nov.	23 0 0	0 0 5½	Tenant from year to year; tenancy determinable 1st November in each year.	
3	Do. 3 ...	John Guinane	....	1st April and 1st Oct.	23 0 0	0 0 5½	Tenant from year to year; tenancy determinable 1st October in each year.	
4	Do. 4 ...	Jas. Daly	....	1st June and 1st Dec.	25 0 0	0 0 5½	Tenant from year to year; tenancy determinable 1st December in each year.	
5	Do. 5 ...	Michael M'Donnell	....	1st May and 1st Nov.	25 0 0	0 0 5	Tenant from year to year; tenancy determinable 1st November in each year.	
6	Do. 6 ...	Eliza Higgins	....	1st April and 1st Oct.	18 0 0	0 0 5	Tenant from year to year; tenancy determinable 1st October in each year.	
7	Do. 7 ...	Thomas Field	....	1st June and 1st Dec.	25 0 0	0 0 5	Tenant from year to year; tenancy determinable 1st December in each year.	
				Forward,	161 0 0	0 0 35½		



LOT 2—continued.

No on map	Designations	Tenants' names and persons entitled to rights or easements	Weekly rents	Gale days	Yearly rent	Quantity of land statute measure	Date and description of instrument, if any, under which tenant holds, and the tenure of each tenant	Rights of common or of cutting turf, rights of way and other easements admitted to exist.
	Queen-street—continued		£ s. d.		£ s. d.	A. R. P.		
14	Do. ....	James O'Brien, representa- tive of E. P. Nagle		Brought forward ... 25th March and 29th September	161 0 0 24 15 0	0 0 35½ 0 0 26	Lease dated 19th March, 1860, from Valentine Wall and Barbara Mary, his wife, to Edward Preston Nagle, for 999 years. This Lease contains a clause of surrender on part of lessee, on every 25th March and 29th September, on his giving six months previous notice in writing.	
8	Do. 8 ...	Michael M'Inerney ....		1st May and 1st Nov.	4 8 0	0 0 7	Lease dated 12th May, 1852, from Valentine Wall and Barbara Wall, to Michael M'Inerney, for ever. Covenant by lessees not to open in front of the street any passage or way to the cellars or kitchen, under a penalty of £5, recoverable in the same manner as the rent, and should such passage be opened it should be lawful for said lessors to re-enter said pre- mises. Covenant by the lessees against the trade of coffin makers and undertakers, and against building on the rere wall bounding the lane to the rere higher than the houses at present on the opposite side of said lane, under a like penalty of £5. Clause of surrender on part of lessees, on every 1st May and 1st November, during said demise, on giving six months previous notice in writing.	
9	Do. 9 ....	Michael Lawless, repre- sentative of O'Donovan		1st May and 1st Nov.	4 0 0	0 0 6½	Lease dated 16th January, 1852, from Valentine Wall and Barbara Wall, and Geo. Birch, to William and Mary O'Donovan for ever. Covenant by lessees against coffin making, or permitting the trade of an undertaker, on said premises, and against building on the rere wall bounding the lane, to the rere higher than the houses at present on the opposite side of said lane, under a like penalty of £5. Clause of surrender on part of lessees, on every 1st May and 1st November, during said demise, on giving six months previous notice in writing.	
13	Rere of No. 1 Queen- street.	Timothy Carroll ....	0 1 6	Monday each week.	3 18 0	0 0 1½	Weekly tenant; tenancy determinable Monday in each week.	
					198 1 0	0 1 36½		
				Deduct Head Rent ... ..	52 10 0			
				Nett Profit Rent ... ..	145 11 0			

10 This lot is sold subject, in conjunction with all other premises liable thereto, to the rent of £52 10s., reserved by said lease of 1st July 1805, and bound to indemnify therefrom Lots 1 and 3.  
The tenement valuation of this Lot is £133.



28  
14

### LOT 3.

Part of BOHERBEE and SOUTH PRIORSLAND, in the Parish of Saint Michael, and said City of Limerick, on which the houses and premises known as Nos. 1 to 9 Quarry-lane, now known as Back Queen-street, now stand, held with other premises under lease dated 1st July, 1805, for lives renewable for ever.

No on map	Denominations	Tenants' names, and persons entitled to rights or easements	Weekly rent	Gale days	Yearly rent	Quantity of land statute measure	Date and description of instrument, if any, under which tenant holds, and the tenure of each tenant	Rights of common or of cutting turf, rights of way and other easements admitted to exist
			£ s. d.		£ s. d.	A. R. P.		
1	BACK QUEEN-STREET, otherwise Quarry-lane	Patrick Collopy Michael Cahil	{ 0 1 4 0 1 4	Monday each week	{ 3 9 4 3 9 4	0 0 4½	Weekly tenants; tenancy determinable Monday in each week.	
2	" "	David Halloran	0 2 4	Monday	6 1 4	0 0 3	Weekly tenant; tenancy determinable Monday in each week.	
3	" "	Mary Collins, widow Anne Nolan, widow	{ 0 1 4 0 1 4	Monday	{ 3 9 4 3 9 4	0 0 2½	Weekly tenants; tenancy determinable Monday in each week.	
4	" "	Denis M'Grath and James Loughlin	{ 0 1 4 0 1 4	Monday	{ 3 9 4 3 9 4	0 0 2½	Weekly tenants; tenancy determinable Monday in each week.	
5	" "	Denis M'Inerney and Edward Kelly	{ 0 1 4 0 1 4	Monday	{ 3 9 4 3 9 4	0 0 2½	Weekly tenants; tenancy determinable Monday in each week.	
6	" "	Jeremiah Anglim		1st April and 1st Oct.	4 0 0	0 0 3	Lease dated 1st January, 1840, from Henry D'Esterre to Robert Irwin, for life of Clarke. A copy of the memorial only will be handed the purchaser.	
7	" "	Robert Burke Mary Coney, widow	{ 0 1 4 0 1 4	Monday	{ 3 9 4 3 9 4	0 0 3	Weekly tenants; tenancy determinable Monday in each week.	
	" "	John White and John Devane	{ 0 1 4 0 4	Monday	{ 3 9 4 3 9 4	0 0 3	Weekly tenants; tenancy determinable Monday in each week.	
		Nett Profit Rent			51 13 4	0 0 24½		

This Lot is sold subject, in conjunction with all other premises liable thereto, to the rent reserved by the Lease of 1st July, 1805, but indemnified therefrom by Lot 2. The tenement valuation of this Lot is £28.



# LOT 4

Comprises the premises demised by said indenture of lease of the 14th December, 1803, for lives renewable for ever, and therein described as One Thatched Cabin or tenement, with the back ground thereunto belonging, bounded on the south by Boherbee Road, on the north by the late William Hogg's holding, on the west by Michael Galvin's holdings, and on the east by William Davis' holdings, all which said premises are situate in the Parish of St. Michael and South Liberties of the City of Limerick.

No. on map	Denominations.	Tenant's name.	Weekly rents.	Gale days:	Yearly rent.	Quantity of land statute measure.	Date and description of instrument, if any, under which tenant holds, and the tenure of each tenant.	Rights of common or of cutting turf, rights of way and other easements admitted to exist.
10 to 12.	City of Limerick, Queen Street, Nos. 10 to 12 inclusive.	John Manning ....		1st May and 1st Nov.	14 0 0	0 0 5½	Lease dated 8th January, 1869, Mary D'Esterre Acheson and Kate D'Esterre Acheson to John Manning, for 900 years. This lease contains a clause of surrender on part of lessee on any 1st May or 1st November, on giving six months previous notice in writing.	
			Net rent ....	....	14 0 0	0 0 5½		
			Deduct Head-rent ....	....	1 16 11			
			Profit rent ....	....	12 3 1			

The rent deducted at foot of this lot is that which has been paid since the execution of the informal instrument of the 28th May, 1850 (see Conditions of Sale); but the lot is sold subject to the rent reserved by the lease of 14th December, 1803, with such benefit to the reduced rent as is now vested in the owner under said instrument of 28th May, 1850.  
The Tenement Valuation of this lot is £33.



LOT

The dwelling-house and back yard, situate at BOHERBEE, in the Parish of Saint Michael and south sub-division known as the Railway Hotel, Nelson-street, in

of the City of Limerick, held under fee-farm grant dated 2nd Dec 1840, in the Parish of Saint Michael, and City of Limerick.

No. on map.	Denominations.	Tenants' Names.	Weekly Rents.	Gale days.	Yearly Rent.	Quantity of land statute measure.	Date and description of instrument, if any, under which tenants hold, and the tenure of each tenement.
2	BOHERBEE, part of aforesaid, now known as The Railway Hotel, No. 2 Nelson-street, BOHERBEE, in the Parish of St. Michael, and City of Limerick.	John Toomey, ....		1st June and 1st Dec.	£ 8 40	A. R. P. 0 0 11½	Tenant from year to year ; tenancy terminable 1st December in each year.
					Deduct head-rent	1 10 1	
					Net profit rent, £38	1 0 0 11½	

The tenement value of this lot is £28.



ESTATES COURT, IRELAND.  
**OF LIMERICK.**

*In the Matter of the Estate of*

WILLIAM BARING WALL, ...  
HARRIS, ...  
of MARY D'ESTERE ACHESON, continued in the name of  
VALENTINE WILLIAM B. WALL,  
ALFRED HARRIS, ...

**RENTAL AND PARTICULARS**  
OF PART OF THE  
**LANDS OF BOHERBEE**  
AND  
**SOUTH PRIORSLAND,**

Situate in the Parish of Saint Michael and south suburbs of the  
City of Limerick, now known as part of

**BOHERBEE, QUEEN-STREET, QUARRY-LANE**

Being the premises on which the houses known as

Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12

**QUEEN-STREET & QUARRY-LANE**

OR BACK QUEEN-STREET,

The Railway Hotel, and the Houses and Premises on the  
east side of Queen-street, known as Nos. 1 to 8,  
now stand,

Held under leases dated respectively 1st July, 1805, 14th December, 1815,  
lives renewable for ever; and under fee-farm grants dated 21st  
day of December, 1859, and 25th day of November, 1875;  
and lease dated the 20th of February, 1804,  
for 981 years,

**TO BE SOLD**  
IN FIVE LOTS,

BY DIRECTION OF THE COURT,

At the Auction Mart of Mr. John Bernal,  
Auctioneer, Thomas-street, Limerick,

ON TUESDAY, THE 2ND DAY OF MAY, 1876,

At the hour of One o'Clock in the Afternoon.

THOMAS V. RYAN,  
Solicitor having Carriage,  
35 Stephen's-green, Dublin.

*Copy  
with sheet  
in which*