

P23/13

IRELAND

COUNTY OF LIMERICK.

PARTICULARS & CONDITIONS OF SALE

OF THE

MOUNTSHANNON ESTATE,

(THE SEAT OF THE EARLS OF CLARE),

COMPRISING THE MANSION-HOUSE, PLEASURE GROUNDS, GARDENS, FARM BUILDINGS, OFFICES, &c.,

TOGETHER WITH ABOUT

947 Statute Acres (equal to about 600 Irish Acres) of rich Dairy Pasture, Fattening and Meadow Land, as well as the valuable and thriving Woods, all being in hand.

WHICH WILL BE SOLD BY AUCTION BY MR. F. W. MCCARTHY,

AT HIS MART, 60 GEORGE STREET, IN THE CITY OF LIMERICK,

On Tuesday, 27th May, 1890, at the Hour of Half-past One o'clock in the Afternoon,

EITHER IN ONE OR ELEVEN LOTS,

By directions of LA MARCHESA DELLA ROCCELLA (Lady Louisa Fitzgibbon).

Conditions of Sale and Particulars can be had from MESSRS. STEVENS, BAWTREE & STEVENS, Solicitors, 73A Queen Victoria Street, London, E.C., and Witham, Essex; MESSRS. J. H. MOORE & SONS, Solicitors, 31 Molesworth Street, Dublin; MESSRS. J. MAUNSELL & SONS, 18 Stephen's Green North, Dublin; MESSRS. R. HUNT AND SON, 88 George Street, Limerick; JAMES G. BARRY, Esq., 90 George Street, Limerick; or, F. W. MCCARTHY, Auctioneer, 60 George Street, Limerick.

SUMMARY OF LOTS.

	STATUTE
	A. R. P.
Lot 1. Garraunkee and The Brook Field ...	119 2 30
2. The Back Lawn ...	97 1 6
3. The Front Lawn ...	111 3 19
4. The House Division ...	42 0 38
5. Hall's Field and Lisnagry Wood ...	96 3 10
6. Ballyvollane ...	176 0 16
7. Rivers ...	129 2 7
8. Another part of Rivers ...	111 1 17
9. Bundolia, or The Annacotty Field ...	31 3 36
10. Plot of Ground adjoining the Castleconnell Railway ...	16 1 33
11. Another Plot of Ground adjoining the Castleconnell Railway ...	2 1 10
	936 2 21
Waste of Rivers ...	9 2 30
	946 1 11

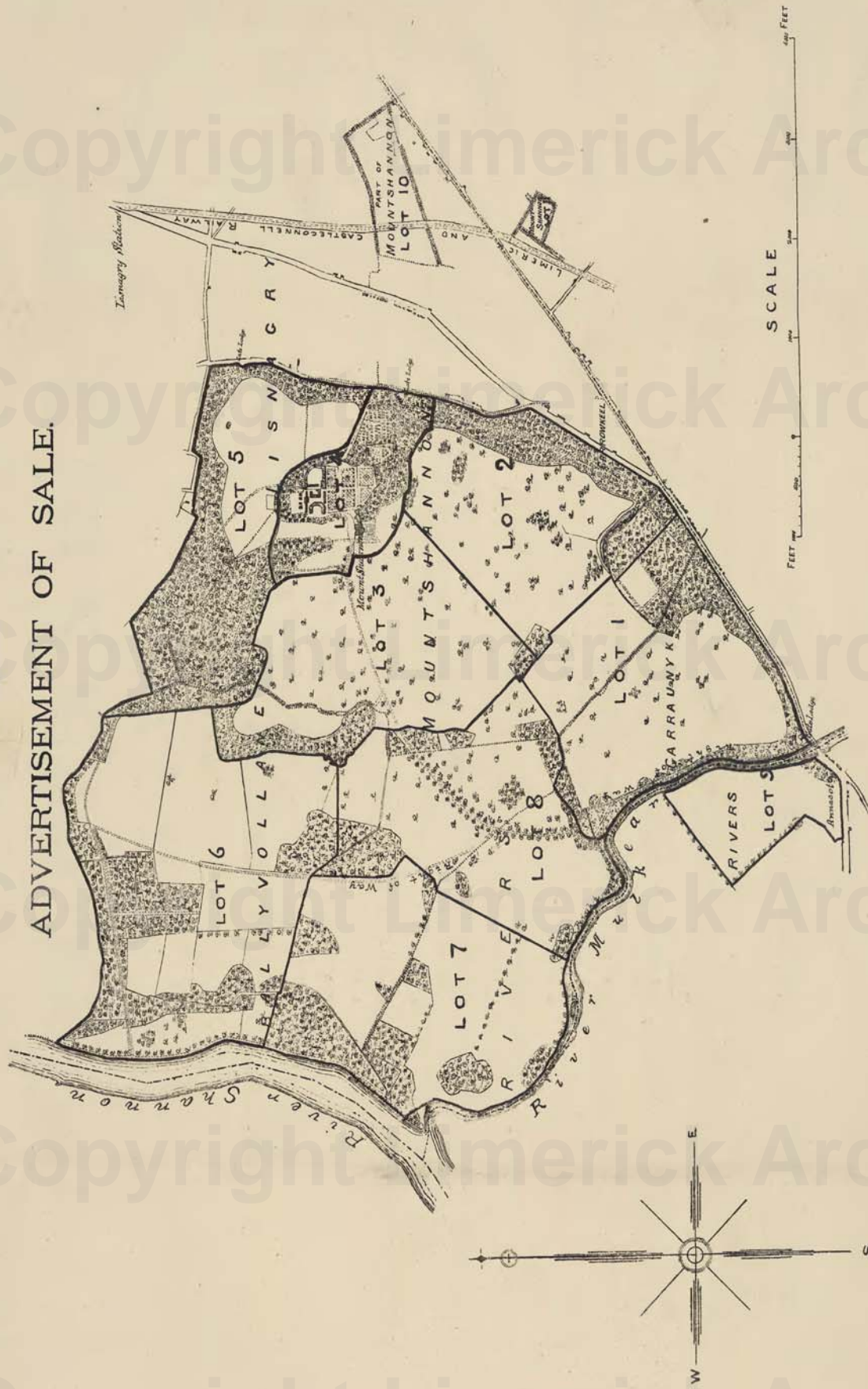
The Estate of La Marchesa della Roccella,

(Lady Louisa Fitzgibbon.)

MAP REFERRED TO

IN ANNEXED

ADVERTISEMENT OF SALE.



W. Purving
Solicitor at Law
21st March 1890

IRIELAND

COUNTY OF LIMERICK.

MOUNTSHANNON, The Seat of The EARLS OF CLARE,

One of the most valuable and delightfully situated Freehold Properties in the valley of the Shannon; five minutes' walk from Lisnagry Station, affording constant communication with Dublin and other centres; six miles from the City of Limerick, and two miles from the far-famed fishing waters of Castleconnell.

The Estate comprises—The Manorial Residence, containing about sixty apartments, elegantly appointed and interiorly fitted in the highest decorative art; Stables, Farm-yards, Out-offices, Steward's and Gardener's Houses, Kitchen Gardens, Pleasure Grounds, &c. A Hydraulic Ram commands house, offices, and grounds, insuring an abundant supply of water, and miniature Gas Works adjoin the house for domestic lighting.

The Mansion House is approached by three Lodge Entrances, with fine Carriage Drives and Walks.

The Demesne is surrounded by thriving Woods, filled with valuable and ancient growths of Oak, Larch, Sycamore, Elm, Beech, &c., and stocked with plenty of Game and Wild Fowl.

The Property is bounded on one side by the River Shannon, and by the Mulcair or Annacotty River, and on the other side by an extensive demesne wall. It encloses

about 947 STATUTE ACRES, or about 600 IRISH ACRES,

which include valuable tracts of rich Dairy, Fattening, Meadow, and fine old Pasture, with plenty of shelter, well watered, divided, and in a high state of cultivation, as well as the valuable Woods, Plantations, &c., intersected by good roads and approaches.

The Mountshannon Estate will be first offered for competition in One Lot as a whole, and if not so sold, will be offered in Eleven well-arranged Lots. The Mansion House, Stables, Farm-yards, Out-offices, Gardens, and about Forty-two Statute Acres of superior Land, forming one of the eleven lots, presents a high-class Residence for a Nobleman or a Gentleman, or with its extensive accommodation and surroundings, would be highly suitable for a Religious Community Foundation or Public Institution. The remaining Ten Lots will embrace the Pasture and Meadow Land as well as the valuable Woods and Plantations, all judiciously laid out, with good road access and other requirements, the quantities in each ranging from 31 to 175 Statute Acres. These lots will include some charming and picturesque building sites, and offer to land-investors the opportunity of securing highly valuable Freehold Farms of suitable extent and nice arrangement, all being in hand.

Lot 1

(FIRST OF THE ELEVEN LOTS)

Known as Garraunkee and The Brook Field. It adjoins and is divided from the main road by the demesne wall, but can be approached from the Entrance Gate next the Annacotty Bridge. It contains altogether 119a. 2r. 30p. Statute Measure, of land, 88a. 0r. 33p. is of rich fattening pasture and meadow quality, with an abundant supply of pure water from a never-failing stream. There are several good Building Sites in this Lot. The Mulkear River bounds this land on the west. The woodlands contain 31a. 0r. 37p., and comprise valuable growths of Oak, Beech, Larch, Elm, &c. The Lodge at this entrance will be sold with this lot.

Lot 2

Can be described as the Back Lawn, contains 97a. 1r. 5p. Statute Measure, comprising 66a. 2r. 18p. of land highly suitable as a superior Young Stock or Store Farm, with shelter and plenty of water.

The Wood land contains about 30a. 2r. 27p., filled with Oak, Beech, &c.
A new Entrance can be made direct from the main road.

Lot 3

Designated The Front Lawn, contains 111a. 3r. 19p. Statute Measure, admirably adapted for a Young Stock Meadow or Store Farm, containing 98a. 3r. 11p. with an abundant supply of water from the Lady's Well stream, as well as 13a. 0r. 8p. of woodland, with heavy growths of timber. This Lot can be offered in conjunction with Lots 4 & 5, if so desired.

Access to this Lot is through Gate Lodge Entrance at Annacotty.

Lot 4

The House Division Lot comprises the Manorial Residence, Stables, Farm Yard, Out-offices, Steward's and Gardener's Houses, Kitchen Gardens, Pleasure Grounds, occupying 42a. 0r. 38p. Statute Measure.

The Mansion House is a noble building, it has an imposing facade, having a lofty Porch. Entrance supported on Corinthian pillars, with spacious Front and Back Halls. The Drawingroom, Boudoir, Library, Dining Room, and Study, which are beautifully fitted up and interiorly decorated in the highest style of art, command delightful views of the Park and other scenery. The upper apartments are approached by a handsome Portland Stone Staircase, as well as two Back Staircases. The House contains about sixty apartments, with the advantage of Water and Gas supply, and first-class Sanitary arrangements.

The Out-Offices, Farm Buildings, and Stables are substantially built in dressed stone and are very commodious. They include the Steward's and Gardener's Houses, Dairies, Piggeries, Stabling for about twelve horses, loose boxes and stalls, the latter standing in enclosed yard, with Turret Clock; Cattle and Feeding Houses, Carpenter's Shop, Weighing Lever, Cart and Implement Shed, and a Hydraulic Ram and Force Pump, which gives an abundant water supply to all the buildings.

The Kitchen Garden is well stocked with all descriptions of Fruit Trees, and has a range of Conservatories, Graperies, &c. The Garden is enclosed by a well-built brick wall. The Park, Pleasure Grounds, and surroundings are of the most picturesque character and in keeping with this historic residence. Lots 3 and 5 will if desired be put up for sale in conjunction with this Lot.

Access to this Lot through its own Gate Lodge. The Lodge will be sold with Lot 4.

Lot 5

Known as Hall's field and Lisnagry Woods, contains 96a. 3r. 10p. Statute Measure. The land contains 33a. 2r. 5p., is a fine tract of Meadow, Dairy, and Pasture description, and can be approached from the Castleconnell Entrance Gate side.

The Woodland is of a very valuable character, and contains about 65a. 1r. 5p. of heavy growths of Oak, Beech, &c. This Lot can be offered for sale in conjunction with Lots 3 and 4. Access to this Lot by the Castleconnell Entrance Gate. The Lodge will be sold with this lot.

Lot 6

Known as Ballyvokane, containing altogether 175a. 0r. 16p. Statute Measure, 126a. 1r. 5p. of Pasture Meadow and Prime Feeding Land, with plenty of shelter and accommodation. The woods comprise about 48a. 3r. 11p. Access to this Lot from the Annacotty Entrance Gate.

Lot 7

That part known as Rivers, bounded by the River Shannon and Mulkear, contains (exclusive of moiety of bed of river) 129a. 2r. 7p. Statute Measure, and includes 96a. 2r. 12p. of Pasture Meadow and sound feeding land, well arranged and favourably situated. The Woodland on this Lot comprises about 33a. 1r. 35p., and is of a very valuable character, being principally Oak. There is also an Osiery on this Lot. Access to this Lot from the Annacotty Entrance Gate.

Lot 8

Another part of Rivers, containing altogether 111a. 1r. 17p. Statute Measure, 80a. 0r. 23p. being of Pasture Meadow and store quality, with abundant water supply and excellent shelter. The Woodland contains 21a. 0r. 34p., including some strips of Oak and other Native Timber. Access to this Lot from the Annacotty Entrance Gate.

Lot 9

Known as Bundotia, or The Annacotty Field, situate off the main road above the Annacotty Bridge on the Limerick side. This Lot contains 31a. 3r. 36p. Statute Measure of rich Meadow, fattening and feeding quality, and is well known for its productive quality. There is 1a. 2r. 4p. of woodland under Oak, Elm, and Sycamore. Entrance from the main road above Annacotty Bridge.

Lot 10

Plot of Land adjoining the Castleconnell Railway Line, containing 16a. 1r. 33p. Statute Measure. Is a nice piece of accommodation land, and very conveniently situated.

Lot 11

Is a Plot of Land also adjoining the Castleconnell Railway Line, containing 2a. 1r. 10p. Statute Measure.

The wood now growing on the different Lots can be taken at a valuation, at the option of purchasers, according to Conditions of Sale.

IRELAND.

County of Limerick.

Particulars and Conditions of Sale

OF

THE MOUNTSHANNON ESTATE

THE SEAT OF THE EARLS OF CLARE,

TO BE SOLD

By Public Auction

EITHER IN ONE OR ELEVEN LOTS,

BY

Mr. F. W. MCCARTHY, Auctioneer,

AT

HIS SALESROOMS, 60 GEORGE ST.,

LIMERICK

ON

TUESDAY, 27th MAY, 1890,

At the hour of Half-past One o'clock in the Afternoon,

BY DIRECTIONS OF

LA MARCHESA DELLA ROCCELLA

LADY LOUISA FITZGIBBON.

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