

Louth 1920 Online Archives Exhibition

Estate Archives

Pages 1 – 6: Ravensdale Park

Pages 7 – 11: Ardee Papers – Sale of Farm at Smarmore

Ravensdale Park

Several images of pages from the auction catalogue of the illustrated particulars and conditions of sale of the residential estate known as Ravensdale Park, extending to nearly 2,000 statute acres, offered for sale on 6th May 1920. The catalogue includes black and white photographs of the exterior and interior of the mansion house at Ravensdale Park, historical information about the park, and a full description of the rooms in the house and the extent of the grounds included in the sale. Also contains a map. *Ravensdale House was burned down during troubles in 1921.* Reference PP00067

Images reproduced further below on p2 – p6 include:

- Exterior views of Ravensdale House – front and southern angles
- Ravensdale House entrance and tower
- Dining room and ballroom
- Bedroom floor landing and lounge hall
- Library



RAVENSDALE HOUSE (Front View).



RAVENSDALE HOUSE (Southern Angle).



RAVENSDALE HOUSE.—ENTRANCE AND TOWER.



THE DININGROOM.



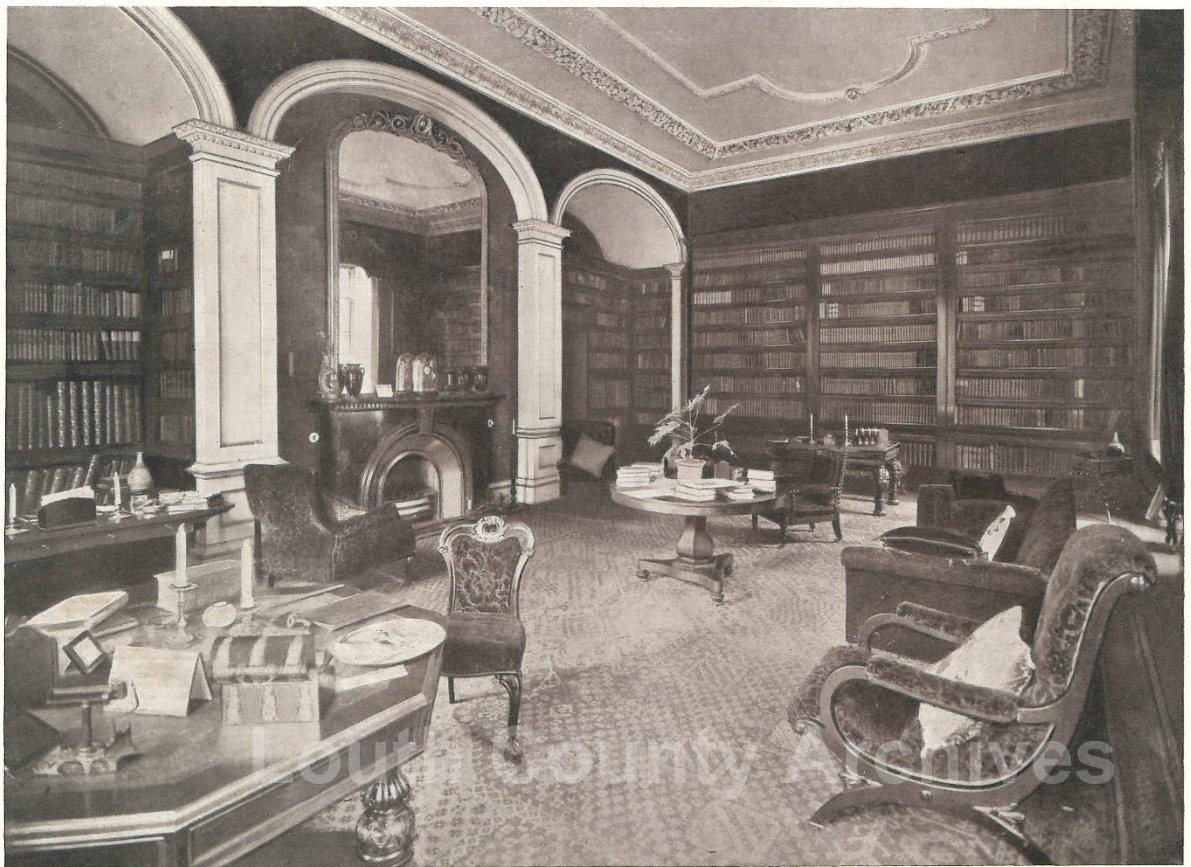
THE BALLROOM.



BEDROOM FLOOR LANDING.



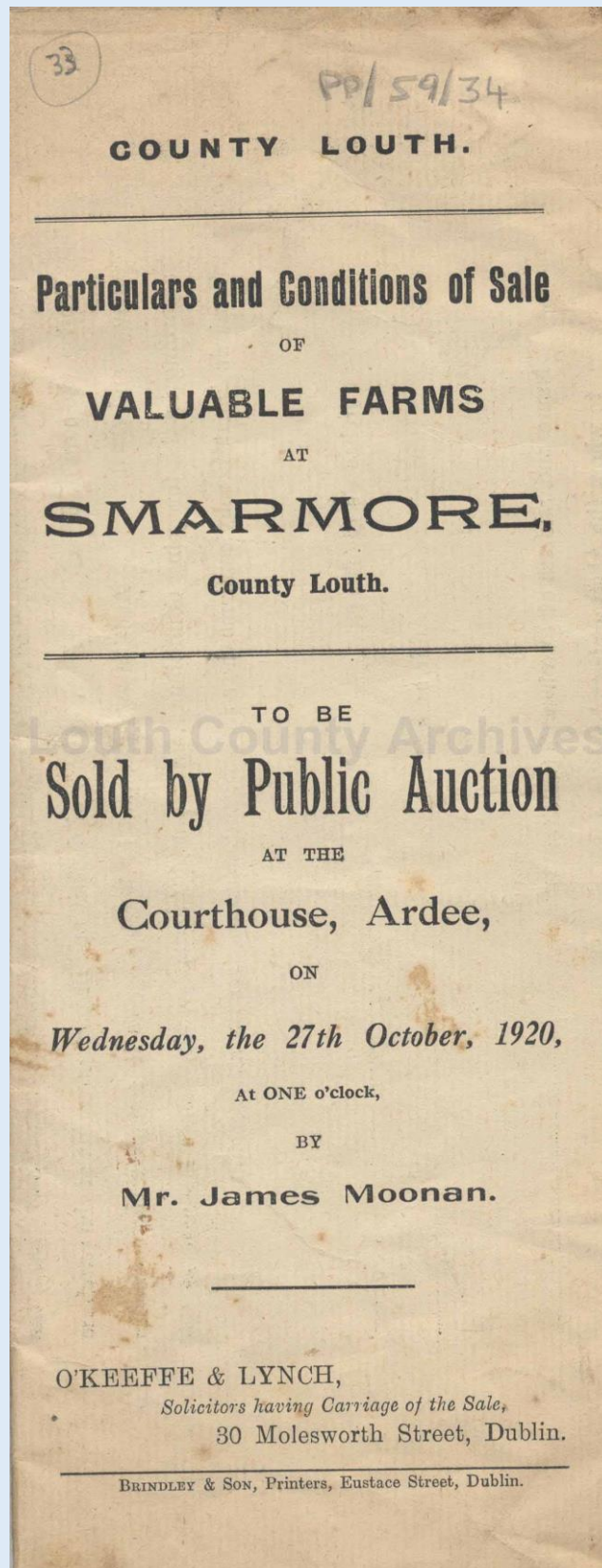
THE LOUNGE HALL.



THE LIBRARY.

Ardee Papers

Printed particulars of sale of seven farms at Smarmore including map of the Taaffe estate containing the seven lots, 27 Oct 1920. Reference PP00059/034



On Lot 2, Mrs. Bessie Bellew, a very old lady, is in possession of a dwellinghouse erected thereon, and she is to retain possession of this cottage for her life, subject to the yearly rent of One Shilling.

This lot will be sold subject to this tenancy.

On Lot 4, two labouring men who are in the employment of the Vendor—Roe and Andie Sullivan—are in possession of two dwellinghouses on this lot until 1st May, 1921, when possession of said dwellinghouses will be given to the Purchaser.

Possession of all the out-offices will be given at closing.

The Title to all the lots, save Lot 5, is entered on Folio 2716 of County Louth in the Land Registry in Ireland under the Local Registration of Title Act, 1891, in the name of the Vendor as owner in fee-simple.

Lot 5 is held by the Vendor in fee-simple. He will make a Fee-farm Grant to the Purchaser of this lot, subject to the fee-farm rent of £16. 0s. 0d., which said rent will be redeemable by the Purchaser at any time at 20 years' purchase.

All the lots adjoin the public road.

For further particulars apply to—

Messrs. O'KEEFFE & LYNCH,

Solicitors having Carriage,

30 Molesworth Street, Dublin; or to

JAMES MOONAN,

Auctioneer,

Ardee and Drogheda.

CONDITIONS OF SALE

AS TO ALL LOTS.

1. The highest bidder of each lot shall be the Purchaser, the Vendor fixing a reserve price, and if any dispute shall arise as to any bidding, the lots shall be put up again at the last undisputed bidding. No person shall advance at each bidding less than £5, and no bidding shall be retracted. The Vendor reserves the right to bid up to the reserve price by himself or his Agent.

2. The Purchaser shall, immediately after the Sale, pay to Mr. James Moonan a deposit of £25 per cent. upon the amount of his purchase money, together with the usual auction fees of £5 per cent. on the purchase money, and sign an agreement to complete the purchase according to these conditions.

3. The various lots for sale are liable to a jointure or yearly rent-charge of £300 per annum secured by Indenture made the 1st of June, 1911, and to another annuity of £40 per annum created by Indenture made 16th of February, 1914, both payable to Mrs. Mary Manuella Taaffe (now aged about 80 years) during her life. These charges also affect the lands comprised in Folio 4560, Co. Meath, and certain other lands and hereditaments, including the portion of the Lands of Smarmore containing about 277 acres Statute Measure, comprised in Folio 2716, Co. Louth, mentioned in the Particulars which are retained by the Vendor. These lots will be sold subject to this jointure and annuity, but indemnified against same by the other lands. The respective Purchasers shall not be entitled to require any release of this jointure or annuity, or to make any inquiries respecting them, but shall be satisfied with the covenant of the Vendor to indemnify the Purchaser and the purchased property against the same.

4. All the lots will be sold subject to such rights of way and other easements (if any) as legally exist.

5. The description of the property in the Particulars is believed and shall be deemed to be correct, and if any error shall be found therein or in the maps referred to as to quantity, measurement, or otherwise, the same shall not annul the Sale, nor shall any compensation be allowed either party, Vendor or Purchaser, in respect thereof.

6. The rates payable in respect of all the lots have been paid by the Vendor up to the 30th September last. The Purchaser of each lot shall be liable to pay all rates payable in respect of his lot accruing due after the said 30th September.

7. The Vendor reserves the right to cut down and carry away, at any time within three years from the date of the Sale, the trees on the various lots which have already been marked for cutting by him, he agreeing with the Purchasers of the various lots to make good any damage, including the repairing of any fences which may be caused in so doing, and the respective Purchasers undertaking and (if required) covenanting with the Vendor to permit the Vendor or his nominees, his or their agents, workmen and servants to have full and free liberty of ingress, egress and regress at all reasonable times to, from and over the purchased lands with or without horses, carts, lorries, wagons and other vehicles for the purpose of felling and removing such trees.

AS TO LOTS 1, 2, 3, 4, 6 and 7.

8. The Title to these lots shall consist of Land Certificate Folio 2716, Co. Louth, issued by the Land Registry of Ireland, and in the custody of the Irish Land Commission. Certified copy of same can be seen at the office of the Vendor's Solicitors ten days preceding the Sale.

9. The lands are not subject to the provisions of Part 4 of the Local Registration of Title (Ireland) Act, 1891, relating to the devolution of freehold registered land, and they are not subject to any outstanding charge for death duties. No other title will be produced than a copy of the Land Certificate issued by the Land Registry. The Purchaser shall not require any deed or any copy thereof mentioned in the said Land Certificate to be produced or handed over, nor shall the Vendor be required to give any undertaking for the safe keeping or the production of copies of any of the said deeds.

10. No requisition shall be made or evidence required as to burdens which under the provisions of the Local Registration of Title (Ireland) Act, 1891, affect registered land without registration.

11. The Purchaser of each lot shall bear any expense attendant upon the registration of his title under the Local Registration of Title (Ireland) Act, 1891.

12. An application has been made to the Irish Land Commission to provisionally sanction the sub division and apportion the annuity on the various lots in the proportions stated in these Particulars and Conditions. The Sale, however, is made subject to this express condition, that in the event of the Land Commission not having ruled on the application for sub division previous to the date of the Sale, the various lots will be sold subject to the Land Purchase annuities hereinbefore stated, and if it is found that the Land Commission vary the annuity to be paid in respect of any particular lot or lots from what is hereinbefore stated in the Particulars, the Purchaser of every such lot accordingly as the Land Commission may reduce or increase any such annuity therefor, shall be liable to pay the Vendor or be allowed by him a capital sum in respect of the difference in the said annuity, to be calculated at 20 times the said difference, which sum, as the case may be, shall be added to or deducted from the purchase money for which every such lot shall be sold at the present Sale, and the purchase money of any lot which may require to be adjusted in accordance with this condition shall be treated in every respect and for all purposes of the contract of Sale as if the adjusted price were the price at which the lot were originally sold under these Particulars and Conditions. If for any reason the Land Commission withdraw their sanction or refuse to approve of the Sale to the Purchaser of any lot or otherwise, the Sale of that Lot shall be declared void and the Purchaser's deposit will be returned without interest, and he will not be entitled to receive any costs, damages or compensation from the Vendor in respect of such Sale having fallen through.

13. The Solicitors for the Vendor shall, within seven days after the Sale, furnish a copy of the Land Certificate to the Purchaser of each lot or his Solicitor, and each Purchaser shall furnish to the Vendor's Solicitors not less than seven days before the date fixed by Condition No. 20 for completion, a draft of the Transfer Deed, with an approval fee of £3 3s. 0d.

14. The Purchasers shall not be entitled to any searches whatsoever.

15. The Vendor will discharge the Land Purchase annuity applicable to each lot up to the 1st December next, after which date the Purchaser of each lot will be liable for the annuity payable in respect of his lot.

AS TO LOT 2.

16. The Sale of this lot is subject to a right of way, road or passage to be reserved or granted to the Vendor, his heirs, executors, administrators and assigns to enable him or them and his or their workmen and agents at all reasonable times with or without carts, horses or other conveyances to draw and carry timber through this lot from the adjoining lands of Smarmore Demesne, the property of the Vendor, to the public road. The Vendor will covenant with the Purchaser of this lot to indemnify him against all damage which he, his heirs, executors, administrators or assigns, or his or their workmen or agents shall cause in so doing.

AS TO LOT 3.

17. A small cottage on this lot is in the occupation for her life of Mrs. Bellew, aged over 80 years, subject to the yearly rent of 1s. a year. This lot will be sold subject to this tenancy, which will expire on the death of Mrs. Bellew.

AS TO LOT 4.

18. There are on this lot a filter and pipes for the purpose of bringing a supply of water from a reservoir to the adjoining land of Smarmore Demesne and residence of the Vendor, which will be reserved to him, his heirs and assigns, together with a right to a continuous and adequate supply of water, and the right for himself, his heirs and assigns, and his and their agents and workmen at all reasonable times to enter on the lands comprising this lot for the purpose of cleansing, repairing, renewing or otherwise attending to the said reservoir, water pipes and filter when necessary, he and they compensating the Purchaser for surface damage. The Purchaser shall covenant not to do or permit any act which shall prevent an adequate supply of water being taken from the reservoir for the purposes aforesaid, nor to permit such water to become polluted, and to permit the Vendor, his heirs and assigns, should he or they at any time so desire within 21 years from the date of Sale to fence in the said reservoir so as to prevent trespass or pollution by cattle or otherwise, and not to permit such fence, if so erected, to be removed or injured, and to permit the Vendor, his heirs and assigns, and his and their workmen or agents to enter upon the said lands to inspect or repair the said fence at all reasonable times.

AS TO LOT 5.

19. The title of the Vendor as owner in fee-simple to all the lands for Sale (with others) was in the year 1911 investigated by the Irish Land Commission in Record No. E.C. 4666, Estate of George Taaffe, County Louth, and they were with the exception of the land comprised in Lot 5, sold to the tenants on the estate, and as to the Demesne of Smarmore re-purchased by the Vendor from the Land Commission under the provisions of the Irish Land Act. This lot was a holding which was on the Vendor's hands and in respect of which a purchase agreement under the Irish Land Act, 1903, was entered into, but owing to the Land Commission refusing to sanction the advance, the proposed Sale was not proceeded with, and the holding remained in Vendor's possession.

The title of the Vendor to this lot will consist of plain copies of the Abstract of Title, Rulings on Title, Final Schedule of Incumbrances in the above estate, together with a Common Search in the Registry of Deeds from the date up to which the Searches in the Registry of Deeds were made by the Land Commission. The Purchaser may at his own expense inspect the originals at the Irish Land Commission, and also the deeds and other muniments of title relating to the estate in their possession, but shall not require any further evidence of Vendor's title to this lot save that disclosed in the Records of the Irish Land Commission in the matter of said estate, and shall not require copies of any documents appearing in said Abstract of Title, Rulings on Title or Final Schedule of Incumbrances to be furnished in proof of title or at closing of the Sale, nor shall any documents of title be required to be delivered to the Purchaser on completion, except the fee-farm grant next mentioned.

The Vendor will execute to the Purchaser of this lot a fee-farm grant of the land therein comprised at the yearly fee-farm rent of £16, payable half-yearly on every 1st May and 1st November. Such grant besides the usual covenants by the grantee and conditions will contain a proviso that the Purchaser may at any time at his own expense redeem the said rent by payment to the Vendor of a sum equivalent to 20 years' purchase thereof, together with all rent due up to date of redemption.

The said fee-farm grant will be prepared by the Vendor at the expense of the Purchaser

AS TO ALL THE LOTS.

20. The completion of the purchase and the payment of the balance of the purchase money of each lot shall take place on the 1st of December next at the office of Messrs. O'Keeffe and Lynch, 30 Molesworth Street, Dublin, the Vendor's Solicitors, whereupon each Purchaser upon paying the balance of his purchase money shall have a proper transfer or assurance of his lot subject to these Conditions, and so far as the same are applicable to that lot and are capable of registration in the Land Registry. The Purchaser shall in and by the same Instrument or separate Deed as may be arranged enter into covenants for himself and his heirs, executors, administrators and assigns with the Vendor to observe such of the said conditions as are applicable to the lot whether capable of registration as aforesaid or not, and subject to the small exception of two dwellinghouses, part of Lot 4, will be let into possession of the lot purchased by him, and shall be liable for current rates as provided for by Condition No. 6, and for the full gales of annuities, and for all other outgoings becoming payable in respect of such lot after the said 1st of December.

21. Every Purchaser shall pay interest at the rate of £6 per cent. per annum upon any part of his purchase money remaining unpaid after the said 1st of December.

22. If the Purchaser of any lot shall in any respect fail to comply with these Conditions his deposit may be forfeited and his lot re-sold by auction or private contract, and all expenses and loss (if any) attending any re-sale or attempted re-sale shall be recoverable as liquidated damages from the defaulting Purchaser, credit being given for the amount of his deposit, and any increase of price on a re-sale shall belong to the Vendor.