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With the Compl of
the Hon Sec

RETURNS
OF
SALES OF TENANT-RIGHT
IN
AGRICULTURAL HOLDINGS,
IRELAND.

DUBLIN:

WILLIAM MCGEE, 18 NASSAU STREET.

LONDON: KING AND SON, CANADA BUILDINGS, KING ST., WESTMINSTER.

1886.

PRICE SIXPENCE.

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WILLIAM MOTT, 18 NASSAU STREET

LONDON: ALSO FOR CANAL BUILDING, KING ST. WEST

1860

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INTRODUCTION.

AT a time when the problem of "buying out the landlords" engages general attention, any reliable facts tending to elucidate the problem, by affording means, however indirect, of approximating toward the value of the property to be bought, will probably be considered not out of place.

With this object the following "Returns" of Sales of Tenant-Right are now published. They were obtained by the Executive Committee of the Landowners' and Encumbrancers' Association in the interval between the introduction of Mr. Trevelyan's Land Purchase Bill and Lord Ashbourne's Act.

Previous to the Land Act of 1881, Tenant-Right, or the right of a yearly tenant to sell his interest in his holding, existed in the Province of Ulster only, where it has come down from the time of the Plantation. The practice obtained universally in the north-eastern portions of the Province, where the Scotch element was strongest, and in a modified degree only in the western parts. The Tenants' interest, created by two centuries of Scottish thrift and industry, has now become a recognised and valuable possession, selling oftentimes for twenty years' purchase of the rent; in other words, it approximates towards the value of the Landlords' interest.

By the Act of 1881 a similar Tenant-Right has been suddenly created in the other three Provinces, where it never before existed; and the Returns now presented are authenticated Returns of Sales of Tenant-Right, both in Ulster and the other three provinces. They shew both the sums paid by the incoming Tenants for the Tenant-Right and the proportion to the former rents of the Future Payments voluntarily undertaken by these Tenants; such Future Payments consisting of the Rent plus the interest, at 5 per cent., of the Purchase-Money.

These Returns are derived from three sources:

First. From the Fourth Report of the Select Committee of the Lords on the working of the Land Act.

Second. From notes of Sales by Auction under the Court of Bankruptcy.

Third. From private sources in reply to Requisitions issued.

The Returns so obtained are, in all cases save two, authenticated by the name and address of the Landlord, Agent, or Auctioneer.

Copies of the Form of Requisitions issued, together with the Instructions for filling them, will be found at the end of this pamphlet.

It will be observed that they refer to purely agricultural holdings, on which there were neither substantial buildings, nor improvements effected by the Tenant. None of the Returns received, coming within the above two requirements, have been suppressed. Abstracts of all are published.

The Returns themselves are too voluminous for publication. Abstracts only are published, in which each Return is represented by a single line of figures; and the Abstracts, again, are epitomized in a short Summary (p. 17).

Two complete sets of copies of the Returns themselves have been made. One of these has been just sent to Mr. Gladstone; the other to the office of the Irish Loyal and Patriotic Union, 109 Grafton Street, Dublin.

The originals remain in the hands of the Hon. Sec. of the Association, where they may be consulted by any person showing reasons for disputing the accuracy of the copies furnished to the I. L. P. U.

It may here be stated that, after the Association had been a month engaged in collecting these Returns, it became impossible to obtain further information from private sources.

This was attributed to the supposed fact, that when it became known that such Returns were being collected (upwards of 2000 forms were issued) purchasers feared that details of purchases might be published; and thenceforward stipulated for secrecy, being unwilling to incur the odium of keeping up the price of that which their neighbours were interested in depressing.

WENTWORTH ERCK, *Hon. Sec.*

SHANKILL, CO. DUBLIN,
16th March, 1886.

PROVINCE OF LEINSTER—ABSTRACT OF RETURNS.

COUNTY.	No.	Government Valuation.			Judicial Rent.			Former Rent.			Future Payment.			Purchase-Money of Tenant's Interest.	No. of Years' Purchase.
		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	
MEATH ...	1	—	—	—	—	—	—	43	13	0	68	13	0	500	11
	2	—	—	—	—	—	—	2	5	0	2	19	0	14	6
	3	—	—	—	—	—	—	5	0	0	13	10	0	170	34
	4	—	—	—	—	—	—	64	0	0	77	15	0	275	4
	5	—	—	—	—	—	—	33	16	0	54	6	0	410	12
	6	—	—	—	—	—	—	13	0	0	24	11	0	231	18
	7	—	—	—	—	—	—	14	5	0	16	11	0	51	4
	8	—	—	—	—	—	—	60	0	0	102	0	0	810	13
WESTMEATH ...	9	7	15	0	7	10	0	8	11	5	12	10	0	100	13
	10	30	0	0	36	0	0	39	10	0	54	15	0	375	10
	11	7	15	0	6	15	0	8	0	0	16	0	0	160	24
	12	—	—	—	310	0	0	—	—	—	380	0	0	1400	5
	13	—	—	—	—	—	—	5	8	0	6	4	0	16	3
	14	—	—	—	—	—	—	42	9	3	60	9	3	360	8
	15	—	—	—	—	—	—	22	0	0	38	0	0	320	14
	16	—	—	—	—	—	—	13	18	0	23	18	0	200	14
LONGFORD ...	17	12	10	0	16	18	0	20	0	0	29	8	0	250	15
	18	10	15	0	—	—	—	15	0	0	20	0	0	100	6
	19	25	0	0	30	0	0	34	15	10	57	0	0	540	18
	20	28	0	0	—	—	—	29	15	0	56	0	0	525	18
	21	31	0	0	38	12	0	46	10	0	63	12	0	500	13
	22	—	—	—	—	—	—	11	8	0	16	0	0	92	8
	23	—	—	—	—	—	—	5	0	0	8	0	0	60	12
LOUTH ...	24	—	—	—	—	—	—	31	10	0	43	10	0	245	8
	25	13	15	0	15	17	4	15	7	4	25	7	0	190	13
	26	26	0	0	—	—	—	33	17	0	50	0	0	335	10
	27	6	5	0	6	10	0	7	3	4	20	10	0	280	44
	28	—	—	—	—	—	—	4	1	5	7	1	5	60	15
KING'S ...	29	14	15	0	15	16	3	—	—	—	32	12	0	336	21
	30	10	10	0	—	—	—	9	13	0	21	4	0	231	23
	31	13	5	0	18	6	3	24	0	0	39	16	0	430	23
	32	—	—	—	—	—	—	30	12	0	57	15	6	555	18
	33	—	—	—	129	10	0	—	—	—	151	0	0	430	3
QUEEN'S ...	34	—	—	—	62	0	0	—	—	—	87	5	0	505	8
	35	—	—	—	—	—	—	7	6	0	9	0	0	34	5
	36	—	—	—	55	0	0	—	—	—	85	0	0	600	11
	37	—	—	—	—	—	—	122	8	0	165	13	0	865	7
	38	—	—	—	—	—	—	115	0	0	150	0	0	705	6
	39	—	—	—	—	—	—	47	8	0	83	0	0	720	15
	40	—	—	—	—	—	—	4	0	0	9	8	0	108	27
	41	—	—	—	—	—	—	447	0	0	750	0	0	6050	13
	42	—	—	—	—	—	—	22	15	9	41	17	9	382	17
	43	—	—	—	—	—	—	111	7	8	163	0	0	1032	9
KILKENNY ..	44	—	—	—	—	—	—	35	0	0	51	16	0	326	10
	45	—	—	—	152	0	0	—	—	—	182	0	0	605	4
	46	—	—	—	—	—	—	27	10	0	35	10	0	160	6
	47	—	—	—	—	—	—	24	12	0	37	12	0	260	11
	48	—	—	—	32	4	0	38	15	0	42	4	0	192	6
	49	—	—	—	—	—	—	42	0	0	71	10	0	590	14

PROVINCE OF LEINSTER—*Continued.*

COUNTY.	No.	Government Valuation.			Judicial Rent.			Former Rent.			Future Payment.			Purchase-Money of Tenant's Interest.	No. of Years' Purchase.
		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	
KILKENNY	50	—	—	—	—	—	—	80	0	0	100	0	0	400	5
	51	—	—	—	0	15	2	0	14	2	1	10	0	15	20
	52	—	—	—	—	—	—	4	7	9	5	0	0	12	3
CARLOW	53	14	0	0	17	0	0	20	3	0	21	10	0	90	5
	54	—	—	—	—	—	—	40	0	0	35	0	0	306	8
	55	9	0	0	10	10	6	18	0	0	18	15	0	165	15
WEXFORD	56	—	—	—	—	—	—	151	5	0	202	5	0	1020	7
	57	—	—	—	123	10	0	—	—	—	165	10	0	840	7
	58	—	—	—	15	0	0	—	—	—	24	14	0	194	13
	59	—	—	—	—	—	—	79	15	0	108	12	0	577	7
	60	—	—	—	—	—	—	65	5	0	89	3	0	478	7
	61	3	0	0	—	—	—	4	3	0	5	8	0	25	6
	62	7	0	0	8	0	0	12	0	0	13	0	0	101	13
	63	25	10	0	—	—	—	33	0	0	48	0	0	300	9
	64	12	0	0	—	—	—	22	10	0	29	12	0	142	6
KILDARE	65	—	—	—	—	—	—	57	10	0	65	0	0	150	3
	66	—	—	—	—	—	—	3	8	0	5	18	0	49	14
	67	—	—	—	41	10	6	—	—	—	60	15	0	385	9
	68	—	—	—	19	1	8	—	—	—	33	16	0	295	15
	69	—	—	—	45	19	4	—	—	—	88	4	0	845	18
	70	—	—	—	—	—	—	3	8	9	4	9	0	21	6
	71	62	10	0	—	—	—	67	0	0	111	15	0	985	15
	72	—	—	—	22	0	0	—	—	—	30	0	0	160	7

PROVINCE OF MUNSTER—ABSTRACT OF RETURNS.

COUNTY.	No.	Government Valuation.			Judicial Rent.	Former Rent.			Future Payment.			Purchase-Money of Tenant's Interest.	No. of Years' Purchase.
		£	s.	d.	£	s.	d.	£	s.	d.	£		
CLARE ...	1	6	15	0	—	4	10	0	9	10	0	100	22
	2	23	10	0	—	29	16	3	56	6	3	530	18
	3	8	15	0	—	8	1	6	26	1	6	360	44
	4	20	10	0	—	31	15	0	52	15	0	420	13
	5	7	15	0	—	7	0	0	14	8	0	148	21
	6	5	10	0	—	5	0	0	15	5	0	205	41
	7	50	7	0	—	55	0	0	88	0	0	660	12
	8	9	10	0	—	13	5	3	24	15	0	230	18
	9	2	12	0	—	2	17	6	6	12	6	75	26
	10	22	0	0	—	28	2	0	53	16	0	514	18
	11	5	7	6	—	6	10	0	12	10	0	120	18
	12	9	15	0	—	12	4	4	21	7	0	182	15
	13	7	5	0	—	6	0	0	11	0	0	100	17
	14	14	10	0	—	17	18	0	34	14	0	335	19
	15	24	0	0	—	24	10	9	52	2	0	551	22
	16	16	10	0	16 16 0	20	14	0	98	6	4	230	14
	17	—	—	—	—	120	0	0	170	0	0	1000	8
	18	9	0	0	—	12	0	0	23	5	0	225	19
CORK ...	19	—	—	—	—	23	0	0	41	4	6	364	16
	20	25	5	0	40 0 0	48	0	0	71	0	0	630	16
	21	32	5	0	48 2 0	52	0	0	80	2	0	640	13
	22	11	0	0	22 0 0	22	0	0	31	0	0	175	8
	23	32	0	0	—	52	0	0	65	12	0	672	13
	24	36	0	0	—	50	0	0	81	10	0	630	13
	25	30	10	0	—	50	0	0	74	10	0	440	9
	26	27	15	0	34 0 0	44	15	0	58	10	0	490	14
	27	—	—	—	34 0 0	44	0	0	53	10	0	390	12
	28	—	—	—	—	48	0	0	68	0	0	400	8
	29	23	15	0	—	23	0	0	67	10	0	890	38
	30	—	—	—	—	21	17	6	56	17	6	700	32
	31	—	—	—	—	56	14	0	110	0	0	1065	19
	32	30	0	0	—	31	0	0	49	0	0	360	12
	33	24	15	0	—	34	9	8	69	9	8	900	26
	34	48	0	0	—	—	—	—	64	17	0	337	7
	35	—	—	—	—	88	10	0	129	0	0	810	9
	36	—	—	—	8 0 0	—	—	—	9	0	0	21	3
	37	—	—	—	—	4	4	10	6	15	0	50	12
KERRY ...	38	0	10	0	1 10 0	0	1	0	3	5	0	35	23
	39	6	15	0	6 10 0	8	0	0	15	10	0	180	27
	40	4	10	0	4 10 0	6	0	0	10	5	0	115	25
	41	11	15	0	12 0 0	15	0	0	20	0	0	160	13
	42	49	10	0	45 0 0	60	0	0	71	0	0	525	12
	43	19	5	0	13 10 0	16	0	0	24	10	0	220	16
	44	—	—	—	—	24	0	0	28	5	0	90	4
	45	—	—	—	—	1	10	0	4	0	0	50	33
	46	—	—	—	—	1	10	0	2	15	0	25	16
	47	—	—	—	—	14	0	0	20	10	0	130	9
	48	—	—	—	—	78	0	0	95	18	0	358	5
	49	—	—	—	—	16	0	0	20	10	0	90	6
	50	—	—	—	—	40	0	0	57	0	0	340	8

PROVINCE OF MUNSTER—Continued.

COUNTY.	No.	Government Valuation.	Judicial Rent.	Former Rent.	Future Payment.	Purchase-Money of Tenant's Interest.	No. of Years' Purchase.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£	
KERRY ...	51	—	—	40 0 0	59 8 0	388	10
	52	—	—	100 0 0	140 0 0	810	8
	53	—	—	50 0 0	70 0 0	400	8
	54	—	—	12 10 0	17 10 0	112	9
	55	—	—	30 0 0	46 0 0	330	11
	56	—	—	7 8 0	12 10 0	103	14
	57	—	—	15 0 0	28 10 0	270	18
	58	2 5 0	3 5 0	4 12 6	9 0 0	114	35
	59	4 5 0	6 0 0	7 2 0	12 0 0	120	20
	60	1 0 0	1 10 0	1 13 6	2 14 0	24	16
	61	3 15 0	5 0 0	6 14 0	11 5 0	125	25
	62	0 15 0	1 2 6	1 12 0	2 15 0	32	28
	63	—	3 5 0	—	8 10 0	114	35
	64	3 10 0	—	4 10 0	7 4 0	54	12
	65	2 0 0	—	1 10 6	3 14 0	44	29
	66	2 0 0	—	2 6 0	4 14 0	48	21
	67	2 0 0	4 2 6	4 2 6	6 6 6	45	11
	68	—	14 16 0	18 10 0	22 1 0	145	10
	69	—	—	5 0 0	12 1 0	141	28
	70	19 10 0	30 0 0	27 16 0	45 0 0	300	10
LIMERICK ...	71	—	—	72 0 0	117 13 0	913	13
	72	—	—	156 0 0	201 0 0	900	6
	73	—	55 0 0	—	69 0 0	290	5
	74	—	—	120 0 0	165 0 0	900	7
	75	—	—	15 0 0	23 5 0	165	11
	76	40 5 0	45 0 0	—	75 0 0	600	13
	77	—	—	104 0 0	139 0 0	700	7
	78	—	—	94 1 2	154 1 2	1200	13
	79	—	—	211 7 6	311 17 6	2010	10
	80	—	—	42 12 6	62 12 6	400	10
	81	—	—	50 7 2	75 7 2	500	10
	82	—	—	176 17 9	251 17 9	1500	8
	83	—	—	72 0 0	115 10 0	870	12
	84	—	—	130 0 0	185 0 0	1100	8
WATERFORD ...	85	—	—	120 0 0	149 10 0	590	5
	86	—	—	11 1 0	17 13 0	132	12
	87	—	—	117 13 0	135 0 0	350	3
	88	—	—	243 19 0	291 0 0	940	4
	89	180 10 0	210 0 0	260 8 0	310 0 0	1000	5
TIPPERARY ...	90	—	—	125 0 0	173 15 0	975	8
	91	—	210 0 0	—	266 0 0	1120	5
	92	—	—	57 11 0	82 11 0	500	9
	93	—	117 0 0	—	176 0 0	1180	10
	94	30 0 0	—	30 0 0	61 10 0	630	21
	95	7 0 0	7 10 0	10 0 0	18 10 0	220	29
	96	20 0 0	—	13 10 0	35 10 0	310	23
	97	—	—	157 0 0	212 0 0	1100	7
	98	47 5 0	—	50 0 0	71 0 0	420	8

PROVINCE OF CONNAUGHT—ABSTRACT OF RETURNS.

COUNTY.	No.	Government Valuation.			Judicial Rent.			Former Rent.			Future Payment.			Purchase-Money of Tenant's Interest.	No. of Years' Purchase.
		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	
MAYO ...	1	—	—	—	—	—	—	2	13	2	4	9	2	36	13
	2	—	—	—	—	—	—	2	15	4	4	0	4	25	9
	3	—	—	—	—	—	—	10	0	0	16	0	0	120	12
	4	—	—	—	—	—	—	2	0	6	2	10	6	10	5
	5	—	—	—	—	—	—	3	11	6	5	0	0	27	8
	6	—	—	—	—	—	—	2	5	0	2	16	0	11	5
	7	—	—	—	—	—	—	4	8	0	5	7	0	19	4
	8	—	—	—	—	—	—	1	7	0	1	17	0	10	7
	9	—	—	—	—	—	—	5	6	0	7	10	0	44	8
	10	—	—	—	—	—	—	9	9	0	12	9	0	60	6
	11	—	—	—	—	—	—	18	0	0	24	10	0	130	7
	12	—	—	—	—	—	—	4	0	0	5	4	0	24	6
	13	—	—	—	—	—	—	1	0	0	1	10	0	10	10
	14	—	—	—	—	—	—	4	8	0	5	8	0	20	5
	15	—	—	—	—	—	—	4	19	0	7	9	0	50	10
	16	—	—	—	—	—	—	4	8	0	6	18	0	50	11
	17	—	—	—	—	—	—	5	0	0	5	16	0	16	3
	18	—	—	—	—	—	—	1	18	0	3	8	0	30	16
	19	—	—	—	—	—	—	6	1	0	9	6	0	65	11
	20	3	15	0	3	15	0	3	15	0	6	5	0	50	13
ROSCOMMON ...	21	—	—	—	—	—	—	9	0	0	10	0	0	20	2
	22	—	—	—	—	—	—	21	0	0	42	0	0	410	19
	23	—	—	—	—	—	—	8	10	8	13	10	8	100	12
	24	—	—	—	—	—	—	1	12	0	2	12	0	20	13
	25	—	—	—	—	—	—	32	0	0	52	10	0	410	13
SLIGO ...	26	—	—	—	—	—	—	285	0	0	342	0	0	1150	4
GALWAY ...	27	5	15	0	6	6	4	7	9	8	9	16	4	70	11
	28	7	5	0	7	14	6	10	2	0	12	14	6	100	13
LEITRIM ...	29	—	—	—	—	—	—	8	0	0	13	10	0	110	14
	30	—	—	—	—	—	—	3	3	4	6	2	4	59	18
	31	—	—	—	—	—	—	26	2	0	37	12	0	230	9

PROVINCE OF ULSTER—ABSTRACT OF RETURNS:

COUNTY.	No.	Government Valuation.			Judicial Rent.			Former Rent.			Future Payment.			Purchase-Money of Tenant's Interest.	No. of Years' Purchase.	
		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.			
ARMAGH	...	1	—	—	—	—	—	42	4	10	79	14	0	750	18	
		2	—	—	—	—	—	12	0	0	27	0	0	300	25	
		3	7	15	0	7	12	6	9	2	8	19	6	0	233	30
		4	23	0	0	21	0	0	30	6	2	37	16	0	336	16
		5	17	10	0	14	0	0	17	1	0	33	0	0	380	27
ANTRIM	...	6	—	—	—	—	—	11	16	9	25	6	0	270	23	
		7	—	—	—	—	—	2	10	0	7	18	0	108	43	
		8	—	—	—	—	—	5	16	0	8	11	0	55	9	
		9	—	—	—	—	—	4	2	6	13	10	0	188	45	
		10	—	—	—	—	—	12	7	0	26	16	0	289	23	
		11	—	—	—	—	—	26	2	0	48	12	0	450	17	
		12	—	—	—	—	—	10	0	0	28	18	0	236	23	
		13	—	—	—	—	—	13	10	0	19	0	0	110	8	
		14	—	—	—	—	—	8	15	3	18	15	0	200	23	
		15	14	5	0	13	0	0	15	0	0	26	15	0	275	21
		16	8	15	0	7	10	0	10	0	0	16	10	0	180	24
		17	—	—	—	—	—	292	0	0	504	0	0	4250	14	
	DONEGAL	...	18	—	—	—	—	—	39	18	6	64	18	0	500	12
		19	—	—	—	—	—	45	0	0	95	0	0	1000	22	
		20	—	—	—	—	—	9	0	0	19	5	0	205	23	
		21	—	—	—	—	—	7	0	0	13	7	0	137	20	
		22	—	—	—	30	0	0	41	7	6	113	0	0	1750	58
		23	—	—	—	—	—	4	16	0	9	6	0	90	19	
		24	—	—	—	—	—	18	0	0	45	10	0	550	30	
		25	—	—	—	—	—	4	0	0	12	15	0	175	44	
		26	—	—	—	—	—	8	17	8	19	18	0	209	23	
		27	—	—	—	—	—	1	2	6	4	2	6	60	53	
		28	—	—	—	—	—	1	2	6	6	6	6	104	92	
		29	—	—	—	—	—	0	17	0	3	4	0	43	51	
		30	—	—	—	—	—	1	11	0	5	12	0	81	53	
FERMANAGH	...	31	—	—	—	—	—	28	0	0	44	10	0	330	12	
		32	—	—	—	—	—	14	5	7	19	5	0	100	7	
		33	—	—	—	—	—	8	0	0	9	16	0	36	4	
		34	—	—	—	—	—	6	0	0	8	0	0	40	7	
		35	—	—	—	—	—	8	19	4	12	4	0	65	7	
		36	49	15	0	38	8	0	48	0	0	54	0	0	320	8
		37	7	15	0	5	1	4	6	6	8	12	6	0	145	29
		38	20	15	0	13	9	0	16	16	0	28	9	0	300	23
		39	9	5	0	9	0	0	10	8	0	13	11	0	90	10
		40	8	15	0	9	0	0	9	18	0	13	0	0	80	9
		41	14	0	0	16	0	0	17	10	0	26	10	0	210	13
		42	75	0	0	80	0	0	115	0	0	110	0	0	600	7
		43	37	5	0	29	15	0	40	15	0	44	15	0	500	17
DOWN	...	44	—	—	—	—	—	19	10	0	33	10	0	280	14	
		45	—	—	—	—	—	3	8	0	8	13	0	105	30	
		46	—	—	—	—	—	22	0	0	40	5	0	365	17	
		47	—	—	—	—	—	8	14	10	17	14	0	180	20	
		48	—	—	—	—	—	8	14	10	15	4	10	130	15	
		49	—	—	—	—	—	11	12	0	23	12	0	240	21	
		50	—	—	—	—	—	5	9	0	12	3	0	134	25	
		51	—	—	—	—	—	5	9	0	13	9	0	160	29	

PROVINCE OF ULSTER—Continued.

COUNTY.	No.	Government Valuation.			Judicial Rent.			Former Rent.			Future Payment.			Purchase-Money of Tenant's Interest.	No. of Years' Purchase.
		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	
DOWN ...	52	—	—	—	—	—	—	62	12	0	135	12	0	1460	23
	53	—	—	—	—	—	—	25	14	8	44	14	8	380	15
	54	—	—	—	—	—	—	19	10	0	35	15	0	325	17
	55	—	—	—	—	—	—	63	4	5	173	4	5	1200	19
	56	—	—	—	—	—	—	6	0	0	13	0	0	140	23
	57	—	—	—	—	—	—	40	0	0	76	0	0	720	18
	58	—	—	—	—	—	—	84	0	0	119	0	5	705	8
	59	—	—	—	—	—	—	7	10	0	10	0	0	50	7
	60	—	—	—	—	—	—	89	4	0	120	9	0	655	7
	61	—	—	—	—	—	—	25	0	0	48	0	0	460	18
	62	—	—	—	—	—	—	89	4	0	120	9	0	625	7
	63	—	—	—	—	—	—	4	0	0	10	11	0	82	20
	64	48	0	0	40	0	0	45	0	0	91	15	0	1035	26
	65	—	—	—	—	—	—	6	15	0	25	10	0	375	56
	66	—	—	—	—	—	—	22	15	0	77	15	0	1100	48
	67	—	—	—	—	—	—	14	0	0	22	6	0	165	15
MONAGHAN ...	68	10	10	0	—	—	—	12	3	2	21	13	2	190	16
	69	10	10	0	—	—	—	12	3	2	17	13	0	110	9
	70	6	10	0	7	0	0	9	1	10	13	10	0	130	19
	71	—	—	—	—	—	—	8	12	0	16	2	0	150	17
	72	—	—	—	—	—	—	3	12	0	7	7	0	75	21
	73	—	—	—	—	—	—	40	0	0	88	12	0	972	24
	74	—	—	—	—	—	—	11	13	0	15	13	0	80	7
	75	—	—	—	—	—	—	8	5	0	13	1	0	96	12
	76	16	0	0	—	—	—	18	0	0	26	15	0	175	10
	77	—	—	—	—	—	—	7	0	0	12	15	0	115	16
CAVAN ...	78	—	—	—	—	—	—	61	13	0	90	18	0	585	9
	79	21	10	0	33	10	0	20	15	0	46	15	0	520	25
	80	13	5	0	15	0	0	17	4	4	23	10	0	170	11
	81	30	0	0	—	—	—	29	15	0	64	16	0	699	23
	82	19	15	0	—	—	—	21	7	4	39	7	0	360	17
	83	18	10	0	—	—	—	21	5	8	48	15	8	559	26
	84	3	9	6	—	—	—	4	1	3	9	16	0	115	28
	85	7	0	0	—	—	—	8	19	8	17	15	8	176	20
	86	—	—	—	—	—	—	10	5	6	20	5	6	200	20
	87	—	—	—	—	—	—	8	7	6	10	17	6	50	6
TYRONE ...	88	—	—	—	—	—	—	12	0	0	16	5	0	85	7
	89	—	—	—	—	—	—	38	0	0	51	5	0	265	7
	90	6	0	0	—	—	—	5	0	0	14	12	0	192	38
LONDONDERRY ...	91	—	—	—	—	—	—	16	0	0	32	0	0	320	20
	92	—	—	—	—	—	—	27	18	8	47	18	8	400	14
	93	—	—	—	—	—	—	90	0	0	184	13	0	1893	21
	94	—	—	—	—	—	—	7	0	0	12	0	0	100	14
	95	—	—	—	—	—	—	12	0	0	32	15	0	415	34
	96	—	—	—	—	—	—	3	0	0	5	0	0	40	13
	97	—	—	—	—	—	—	2	0	0	7	6	0	106	53
	98	—	—	—	—	—	—	10	16	0	20	16	0	200	18
	99	—	—	—	—	—	—	17	15	0	27	15	0	200	11
	100	12	0	0	13	0	0	13	0	0	25	10	0	250	19
	101	—	—	—	—	—	—	27	8	0	47	8	0	400	15
	102	65	0	0	70	0	0	70	0	0	111	0	0	820	12

NOTE.

In all the Abstracts, the number of years' Purchase is that of the Judicial Rents, where these are given.

OBSERVATIONS ON THE LEINSTER ABSTRACT.

No. 9.—13 per cent. reduction. Interest sold for 13 years' purchase. Future payment, 1·7 times the rent. Tenant could not pay his rent, "the farm being too dear." Mud cabin only.

No. 11.—16 per cent. reduction: sold at 24 years' purchase. Future payment, 2·5 times the rent.

No. 27.—10 per cent. reduction: sold at 43 years' purchase. Future payment, 3·1 times the rent. Purchaser, a neighbouring farmer. Buildings valued at 10s.

No. 29.—Interest sold at 21 years' purchase. Future payment, 2·1 times the rent.

No. 30.—Interest sold at 23 years' purchase. Future payment, 2·2 times the rent. "Land much run out. Small buildings very dilapidated."

No. 31.—25 per cent. reduction. Tenant readmitted after ejectment for non-payment, and permitted to sell his interest by auction, when it fetched 24 years' purchase. Future payment, 2·1 times the rent. All the Tenants on this property refused to pay without abatements.

No. 55.—40 per cent. reduction: sold at 16 years' purchase. No buildings save a caretaker's thatched cabin. Purchaser, a neighbouring farmer.

No. 62.—33 per cent. reduction: sold at 13 years' purchase. No buildings.

No. 69.—Interest sold at 18 years' purchase. Future payment, 1·9 times that rent.

OBSERVATIONS ON THE MUNSTER ABSTRACT.

Nos. 1 to 18, Co. of Clare.—The amount of Rent formerly paid by these Tenants was £405. The amount of Future Payments, self-imposed, by the Purchasers of these interests is £630, or 1·75 times the former rent. The Purchase-money paid was £5,985, or, on an average, 15 times the former rent. This amount represents capital transferred to the Tenant from the Landlord, whose Rental also has been reduced, probably some 15 per cent.

No. 19.—Future Payment, self-imposed, 1·8 times the former rent : 16 years' purchase.

No. 20, Co. Cork.—Future Payment, 1·7 times the former rent. This Tenant got money under the Arrears Act, when he swore that his Interest was *nil*; yet he afterwards sold his Interest, at 16 years' purchase, to a neighbouring farmer, on the same estate, who had no means of making money save his farm, held at a similar rent, which had been reduced 20 per cent.

No. 21.—Purchaser, a neighbouring farmer, whose sole means of living was his own farm, held at a similar rent. His future payments will be 1·6 times the former rent.

No. 22.—Purchaser, a neighbouring farmer, paid £17 rent for his own farm, which he had sublet for value equivalent to £54 a-year, or three times the rent; yet, at date of this Return, he was about applying to the Court for the usual reduction of 15 per cent. on his own rent of £17.

No. 23.—The rental of this estate, in 1881, was £5,000, the same as in 1841, though, in the interval, the Landlord had expended £20,000 in substantial improvements. The whole of this sum, together with 15 per cent. of the rental, has been transferred, by the Act of 1881, from the Landlord to the Tenant.

No. 24.—Purchaser, paying in future 1·6 times the former rent, was a shopkeeper in the nearest village.

No. 25.—This Tenant had been evicted for non-payment, but was afterwards allowed to sell his (imaginary) interest, which fetched 9 years' purchase, the purchaser paying 1·5 times the former rent.

No. 29.—The Purchaser, at 38 years' purchase, on the former rent, was an adjoining farmer: in future he will have to pay three times that rent. There is nothing but an old house on the land; no offices whatever.

Nos. 33.—26 years' purchase: future payments double the former rent. No substantial buildings; no improvements.

No. 39.—Reduction, 18 per cent.; 27 years' purchase; future payment, 2·3 times the rent.

No. 58, Co. Kerry.—Judicial reduction of 30 per cent.; yet the Interest sold for 25 years' purchase of the Judicial Rent.

No. 59.—Reduction, 16 per cent.; Interest sold for 20 years' purchase.

No. 61.—Reduction, 25 per cent.; Interest sold for 25 years' purchase. Future payment, 2·3 times the rent.

No. 68.—Reduction, 30 per cent.; Landlord appealing, Tenant accepted reduction of 15 per cent., and sold his Interest for 10 years' purchase.

No. 80.—Interest sold at 10 times the former Rent. "Wretched hut; land very cold and spewey; full of rushes." Future payment, 1·5 times the rent.

No. 79.—Landlord reduced a rent of £211 by £38 per annum, when Tenant sold his Interest for £2,010: no house.

No. 94.—Interest sold at 21 years' purchase; future payment, double the former rent.

No. 95.—Judicial reduction of 25 per cent.; yet the Interest sold for 21 years' purchase; future payment, 1·8 times the original rent; there are no substantial buildings or improvements; purchaser had no means of making money save out of a farm, the rent of which had been reduced.

OBSERVATIONS ON THE ULSTER ABSTRACT.

The following Table shows at a glance some curious results arising from the combined action of the Land Act of 1881 and the Ulster Custom :—

Abstract No.	Judicial Reduction.	Years' Purchase.	Future Payment.	
3	15	30	2.5	<p>EXAMPLE.</p> <p>No. 5 had $3\frac{1}{2}$ years' arrears wiped off under the Arrears Act. He then went into Court, and, on the ground of his rent being too high, got a Judicial Reduction of 18 per cent. Finally he sold his interest in the holding for 23 years' purchase of the Judicial Rent, the Purchaser paying 1.9 times the former rent.</p>
4	32	16	1.8	
5	18	27	2.4	
15	14	21	2.0	
16	25	24	2.2	
22	28	58	3.7	
37	20	29	2.4	
38	20	23	2.1	
43	27	17	1.5	
64	11	26	2.3	
70	24	19	2.0	No. 22.—An House in this case.

NOTE.

The last column shows the proportion of the Future Payment to the Rent.

Out of 100 Sales returned in this Abstract—

46 were over 20 years' purchase.

13	„	30	„
10	„	40	„
6	„	50	„

Throughout these Returns, the Future Payment consists of the former rent, plus interest at 5 per cent.; but, in some of the Ulster Returns, it is stated that the Purchase-Money was borrowed at 8 per cent.

In such cases the incoming Tenant must be saddled with an annual payment at least equivalent to three times the former rent.

This is the custom which has now been introduced into the three other Provinces.

SUMMARY OF ABSTRACTS.

PROVINCE.	No. of Returns	COUNTIES.	Former Rents.	Future Payments.	Purchase- Money.	No. of Years.
LEINSTER.	8	Meath	£235	£370	£2,460	10·5
	8	Westmeath	450	620	2,130	4·8
	7	Longford	162	252	2,067	12·7
	5	Louth	92	146	1,110	12·4
	5	King's	209	302	1,982	9·5
	10	Queen's	994	1,543	11,000	11·0
	9	Kilkenny	404	526	2,570	6·3
	3	Carlow	78	95	560	7·2
	9	Wexford	506	685	3,677	7·3
	8	Kildare	280	400	2,890	10·3
	72	LEINSTER	£3,410	£4,939	£30,456	9·0
MUNSTER.	18	Clare	£404	£690	£5,985	14·8
	19	Cork	744	1,165	9,964	13·5
	33	Kerry	627	890	6,037	9·6
	14	Limerick	1,362	1,946	12,070	9·0
	5	Waterford	752	903	4,012	5·3
	9	Tipperary	770	1,098	6,465	8·4
	98	MUNSTER	£4,659	£6,714	£44,533	9·5
CONNAUGHT.	20	Mayo	£95	£131	£808	8·8
	11	Roscommon	421	533	2,680	6·4
		Sligo				
		Galway				
	33	CONNAUGHT	£516	£664	£3,488	6·7
ULSTER.	5	Armagh	£111	£214	£2,000	18·0
	12	Antrim	412	741	6,630	16·0
	13	Donegal	183	412	4,904	27·0
	13	Fermanagh	329	396	2,816	8·5
	24	Down	690	1,290	11,070	16·0
	10	Monaghan	133	233	2,093	15·7
	10	Cavan	205	372	3,425	16·7
	3	Tyrone	55	82	542	9·9
	12	Londonderry	300	555	3,945	13·1
	102	ULSTER	£2,418	£4,295	£37,427	15·4
IRELAND.	72	LEINSTER	£3,410	£4,939	£30,446	9·0
	98	MUNSTER	4,659	6,692	44,533	9·5
	33	CONNAUGHT	516	664	3,488	6·7
	102	L. M. & C.	£8,585	£12,317	£78,467	9·1
		ULSTER	2,418	4,295	37,427	15·4
	305	IRELAND	£11,003	£16,612	£115,894	

TABLES A AND B,

Showing the value of the Tenant-Right, and the amount of Future Payments, in terms of the Former Rent, and in terms of the Judicial Rent :—

PROVINCE.	A.			B.		
	Former Rent.	Future Payment.	No. of Years' Purchase.	Judicial Rent.	Future Payment.	No. of Years' Purchase.
LEINSTER	100	1.45	9.0	100	1.81	11.2
MUNSTER	100	1.44	9.5	100	1.80	11.9
CONNAUGHT	100	1.29	6.7	100	1.61	8.5
ULSTER	100	1.78	15.4	100	2.22	19.5

NOTE.

Table B is calculated from Table A, assuming the Judicial Rent to be, on the average, 20 per cent. under the Former Rent. The Returns did not contain a sufficient number of Judicial Rents to enable the Table to be constructed directly from them.

The averages, in Table A, are the Quotients resulting from division of the Total Purchase-Money, and of the Total Future Payments, by the Total of Former Rents, as given in the Summary.

CONCLUSIONS AND INFERENCES FROM TABLES A AND B.

First—That former rents, prior to the Act of 1881, were moderate in amount; and the Judicial Rents, by which other rents are now estimated, are low rents.

Second—The resulting value of the Tenant-Right as shewn by actual sales; and the consequent value of the property transferred from Landlord to Tenant in Leinster, Munster, and Connaught.

Third—An approximate valuation of the Landlord's interest, inferred from that of the Tenant, with a view to the possible purchase of the Landlord's interest by the State; or, as a security for advances by the State.

That the former rents were moderate is proved by two facts: one, that the very most competent judges of value, viz., the neighbouring Tenants, did themselves actually pay one-half more than the former rents, and three-quarters more than the Judicial Rents, in order to obtain possession of farms held at these rents respectively.

The other fact is: that not only did these Tenants give for the Tenant-Right of such farms sums amounting to eleven-and-a-half times the Judicial Rent, but they had themselves made this money out of farms held at the former rents.

Whence it is clear both that the former rents must have been moderate, and the Judicial Rents low rents.

This value of the Tenant-Right, that is to say, $11\frac{1}{2}$ years' purchase of the Judicial Rent in Leinster and Munster, and $8\frac{1}{2}$ years' in Connaught, is also the measure of the value of the property transferred from the Landlord to the Tenant in these three provinces, where Tenant-Right did not exist prior to the Act of 1881. For it must be remembered that these returns refer exclusively to Holdings on which there were no substantial Tenant's improvements.

In considering any scheme of compulsory purchase of the Landlord's interest by the State, it is clear that, as between the State and

the owner, the valuation cannot be made at the present time when, through the inability of the Government to perform its primary duty of maintaining Law and Order, Landed Property is utterly unsaleable. Unless a gigantic scheme of thinly-veiled plunder be contemplated, the valuation must be referred back to some period of comparative tranquillity, and then reduced by a percentage representing the depreciation in prices that has since taken place.

Such a valuation was made, in 1871, by the Treasury, for the purpose of regulating the amount of Loans by the Board of Works; and the number of years' purchase of the Government Valuation was fixed at 30. See Report of Mr. Shaw Lefevre's Select Committee on the Irish Land Act, which sat in 1878. Answer to Question 1732.

Now 30 years' purchase of the valuation would be 28 years' purchase of the Judicial Rental.

Some compensation is due for the value of the Tenant-Right, carved out of the Landlord's Estates, and transferred, by the Act of 1881, to the Tenants: the value, we know by the preceding Tables, to be in Leinster and Munster, 11·5 times the Judicial Rent. At the time the Act was introduced, it was contended that the Landlord's interest would not be depreciated, for this reason, that the increased security of the Judicial Rent would compensate by a greater number of years' purchase for the diminished Rental. Be it so: then let the Judicial Rents be purchased at 25 years' purchase as being well-secured Rents, leaving, by the Tenant's own estimate, a margin of profit equal to 0·80, or four-fifths, of the Rent.

Or else, let the Judicial Rents be purchased as precarious rents, at 18 or 20 years' purchase; but, in this case, as the Act has failed in its intention, let the value of the Tenant-right, or a moiety of it to allow for depreciation, be restored to the Landlord, thus bringing the Purchase, plus Restitution, money up to the same amount, viz., 25 years' purchase.

Again, 25 years' purchase of Judicial Rents is little more than 20 years' purchase of the former rents, which have been proved to be moderate till recently; and against depreciation may be put the heavy

loss inflicted on Landlords during the last five years, in consequence of the inability of the Government to maintain peace in the country.

This is also about the number of years' purchase which, under the provisions of Lord Ashbourne's Act, Tenants can afford to give without an increase of their present rent ; and there can be little doubt that, as soon as Law and Order are restored, and payment of rents enforced, those Tenants who paid $11\frac{1}{2}$ years' purchase, in cash, for the Tenant-Right of their holdings will be only too happy to be able to acquire the Fee by the mere payment of instalments equal to their rent, without any payment of cash whatsoever.

Twenty-five years' purchase, representing 4 per cent., or the approximate value of money on permanent security, would be received by owners and incumbrancers as a fair settlement of their claims ; and would go far to restore that confidence, now rudely shaken, in engagements entered into by the State ; which confidence must of necessity be restored before Tenants will contract for purchase of their Holdings.

Whatever figures are available for the scheme of "buying out the landlords" are also available for the more modest scheme, elsewhere proposed, of inducing Tenants to purchase, under the provisions of Lord Ashbourne's Act, by the mere enforcement of Law and Order for some years ; and, in the meantime, making advances to Landlords, as well as to Tenants, on the security of Rentals shown to leave a large margin of profit to the latter ; thus affording time for the desired change to be effected by natural causes, rather than by Act of Parliament.

The position of the Landlords, with respect to any Purchase, or other scheme, is clear and well defined.

They say, We ask no favours ; we only claim the rights of citizens who have observed the laws, and paid their taxes. We require one of two things : either payment of those Rents which the State itself has fixed as "Fair Rents ;" or else, the quiet and peaceable possession of our lands.

If the State is unable, or unwilling, to give us either ; then, we are willing to accept any fair and reasonable equivalent.

What we object to is, that the State should avail itself of its wrongdoing, by the permission of anarchy, in order to depreciate our property.

The following Instructions for filling the Returns were issued, along with the following Forms, on 21st May, 1884 :—

The object of the enclosed Returns is to show—

- 1st—That the present Judicial Rents are far below the true value.
- 2nd—The capital value of the Interest now being transferred from the Landlord to the Tenant.
- 3rd—The unsatisfactory condition of the new Purchasers as regards outgoings.

Purely Agricultural Holdings, on which there are neither substantial buildings nor improvements, are alone to be returned ; and that the Holdings are such should be stated under “Remarks,” lest it should be said the Purchase-money was paid for the improvements. Each Return must be endorsed with the name and address of the person making it.

Form of Requisition issued and signed by the Person making the Return.

No.					£	s.	d.
Landlord	...	...	...	...
Tenant	...	...	...	...
Locality	...	...	...	...
Tenure and Contents		...	...	...
Former Rent	...	...	...	...
Valuation	...	...	...	...
Judicial Rent	...	...	...	...
Tenant-right sold for		years' purchase	...	...	
Purchase-money	...	...	...	...
Purchaser	...	...	...	...
Rent and Interest payable by Purchaser, i.e.							
“Future Payment”	...	...	...	...

REMARKS.

ON THE PRESENT AGRICULTURAL DEPRESSION.

There is no doubt that there has been a great fall in prices since 1878: and agriculturists, having regulated their mode of living and social requirements by that prosperous period, now feel acutely the necessities of reduced expenditure and increased industry.

But the question with which we are concerned is the relation of rent to produce, I mean the value of produce, at the present and in former times, say in 1852, the date of Sir Richard Griffith's valuation, commonly known as the Government valuation. For this purpose let us compare the present Judicial Rents with the rents then prevailing, using as a means of comparison the Government valuation which has remained constant during the interval.

The average of all Judicial Rents fixed up to 31st December, 1885, is 7 per cent. above the valuation; and we have the authority of Sir Richard Griffith for stating that the rents prevailing in 1852 were justly fixed at 33 per cent. above the valuation.

Therefore we have a reduction of rent during the interval of 26 per cent.

Now let us consider relative prices in 1852 and 1885. The accompanying Table shows the average mean value of 16 principal articles of produce at these two periods. The first eight articles form the basis of the Government valuation; but in order to get a wider basis the number of articles has been doubled.

The result is an increase of 50 per cent.; so that in the interval the price of produce has increased 50 per cent., while rents have been reduced 25 per cent. These two facts are indisputable.

Compare the condition of a farmer paying £100 a-year in 1852 with the condition of a similar farmer in 1885.

If the rent were £100, the gross value of the produce would be £300, leaving £200 for cost of production and profit; but, in 1885, the gross value of produce would be £450, and rent £75, leaving £375 for cost of production and profit: so that the amount now available for cost of production and profit is 1·9 times that available in 1852.

Though labour is higher, machinery has reduced the amount required; so that it is doubtful whether the labour bill is greater now than formerly: taxes also are higher, but the necessaries of life are cheaper.

And again, during the interval enormous sums have been expended on improvements, both from private sources and from public loans.

Thus, there can be no doubt that, if equal skill and industry were employed, the farmer would be at least twice as well off now as in 1852.

This calculation throws some light on the prices given for Tenant-Right of farms held at Judicial Rents; and proves that the present agricultural level, though depressed as regards 1878, is yet far above that of 1852, the date of the valuation, with which the present Judicial Rents very nearly agree.

TABLE

Shewing Agricultural Prices for the years 1852 and 1885, derived from a Table of Prices given in Purdon's Almanac for 1886, pp. 169 and 174, where the authorities are given on which the prices are founded. This Almanac is published at the *Irish Farmers' Gazette* Office, Bachelor's Walk, Dublin.

Per Cwt.		AVERAGE PRICES.	
		1852.	1885.
		s. d.	s. d.
Wheat	...	7 6	8 5
Oats	...	4 10	8 0
Barley	...	5 6	7 5
Flax	...	49 0	53 0
Butter	...	65 4	95 0
Beef	...	35 6	55 0
Mutton	...	41 0	74 0
Pork	...	32 0	45 0
Potatoes	...	5 0	2 7
Wool, per lb.	..	1 1	0 8
Hay	...	1 10	3 7
Straw	...	0 11	3 0
		248 —	355 —
		1.00	1.43
		£ s.	£ s.
Milch Cows	...	11 0	15 5
One-year old	...	6 5	10 0
Two-year old	...	4 0	6 5
Lambs	...	1 2	1 14
		22 —	33 —
		100	150