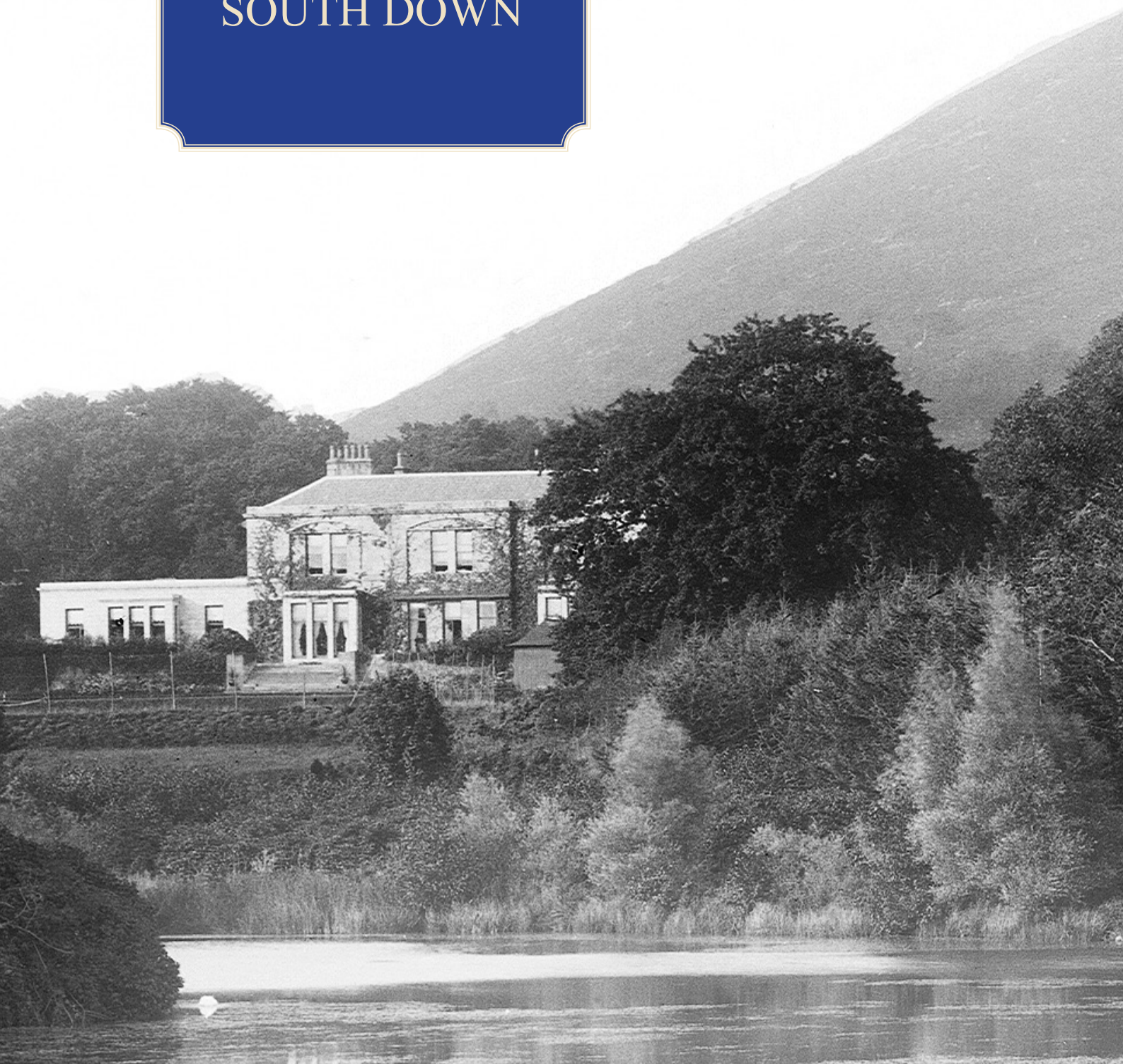


A REPORT
ON A
19TH CENTURY
ESTATE
IN
SOUTH DOWNS



Centred on the town of Killeel, this extract of an 1840 estate map of the townland of Magheramurphy shows the boundaries of tenant holdings. It also records acreage, valuations and names of tenants. In the latter part of the 19th century Killeel became the principal market town and fishing port in the Mourne.

The Reside Collection at Newry and Mourne Museum, photography by Bryan F. Rutledge

Conserved with grant aid from the Northern Ireland Museums Council



Front cover:

View of Mourne Park House, near Killeel, built around 1806 by Robert Needham, later 1st Earl of Kilmorey. The Needham family inherited the Mourne and Newry Estates after the death of Nicholas Bagenal in 1712.

HOYFM.WAG.2684 © National Museums Northern Ireland Collection Ulster Folk and Transport Museum

RÉAMHRÁ AN MHÉARA

Tá an foilseachán seo ina thoradh ar thionscadal trasteorann idir Iarsmalann an Iúir agus Mhúrn agus Lárionad Tithe Stairiúla na hÉireann (LTSE), Ollscoil na hÉireann, Má Nuad.

Ba sprioc an tionscadail í luacháil agus tuairisc estát Francis Jack, an darna Iarla Chill Mhuire, a chur ar fáil don phobal. Sa bhliain 1860, tiomsaíodh an tuairisc agus luacháil atá i gCnuasach Reside de chuid na hIarsmalainne.

Is foinse ginealais í atá tábhachtach sa cheantar seo a liostaíonn na tionóntaí uilig, méid a bhfeirmeacha agus sonraí cíosa. Athscríobhadh an t-eolas seo agus tá sé ar fáil san Iarsmalann.

Athscríobhadh agus léiríodh codanna na tuairisce a bhaineann le talamh an Iúir agus Mhúrn, faisnéis feirmeoireachta agus foirgneamh san áireamh, san fhoilseachán seo. Beidh sé ina shuímh mhór do staraithe áitiúla agus sóisialta.

Ba mhaith liom gach duine a raibh páirteach sa tionscadal seo a thréaslú. Tá ról nach beag ag an tionscadal seo i gcuspóir na hIarsmalainne chun cnuasaigh chartlainne a chur ar fáil don phobal áitiúil agus do chuariteoirí.

Comhairleoir Séarlaí Ó Cathasaigh
Méara Chomhairle an Iúir agus Mhúrn

MAYOR'S FOREWORD

This publication is the culmination of a cross-border project between Newry and Mourne Museum and the Centre for the Study of Historic Irish Houses and Estates [CSHIHE], National University of Ireland, Maynooth.

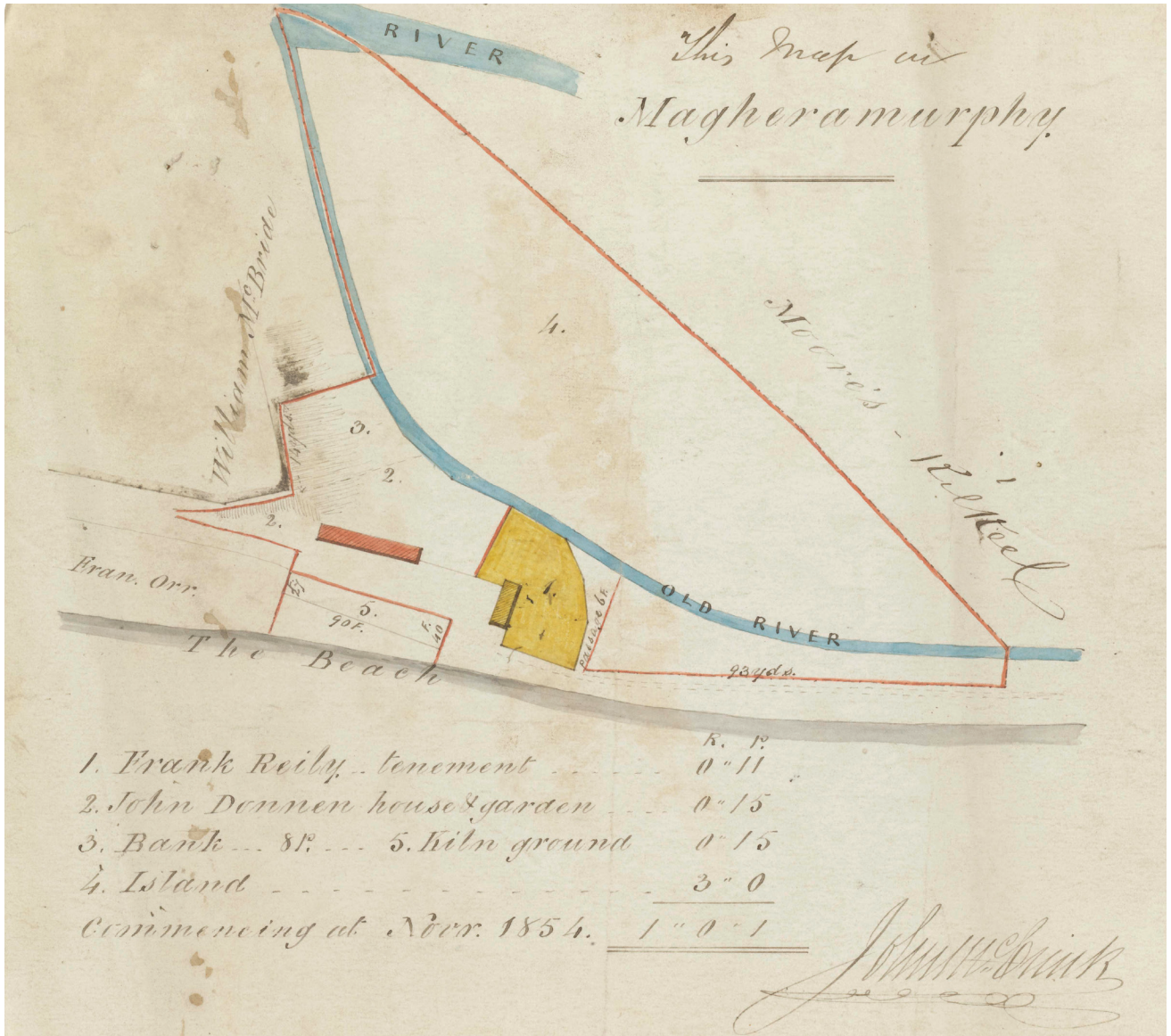
The focus of the project was to make publicly accessible a valuation and report on the estates of Francis Jack, 2nd Earl of Kilmorey compiled in 1860, which is in the Museum's Reside Collection.

The valuation lists all the tenants, farm size and rental details making this an important genealogical source for the area. This information has been transcribed and is available for consultation in the Museum.

The report on the Mourne and Newry sections of the estate, containing information on farming and buildings, has been transcribed and interpreted in this publication and will be of great interest to local and social historians.

I would like to thank everyone involved in this project which forms an important part of the Museum's aim to make its archival collections accessible to the local community and visitor.

Councillor Charlie Casey
Mayor, Newry and Mourne District Council



Estate map showing outline of property located on coastline in the townland of Magheramurphy, Kilkeel, dated November 1854. Estate maps were a tool in estate management, providing the landlord with an overview of his property. They recorded information for increasing future income on individual holdings and for introducing new management policies.

The Reside Collection at Newry and Mourne Museum,
photography by Bryan F. Rutledge

Conserved with grant aid from the Northern Ireland Museums Council

PREFACE

In 2002 a large collection of archival material relating to the history of south Armagh and south Down was donated to Newry and Mourne Museum. Known as *The Reside Collection*, this material reflected the working lives and interest in local history of the late Major G.W. Reside, an architect in Newry and his late wife Margaret Reside (née Fisher), a local solicitor. The Reside Collection was catalogued in 2007-8 and can be accessed at www.bagenalscastle.com

One of the major elements in the Collection is the large number of estate records relating to the estates of the Earls of Kilmorey. Among these is the valuation and report on the estates of Francis Jack, 2nd Earl of Kilmorey compiled in 1860.

As part of the strategy for facilitating public access to this fascinating local history resource, the rental was conserved with grant aid from the Northern Ireland Museums Council (NIMC) in 2004. The second part of the strategy was academic study of the information contained within the rental which was also financed by the NIMC, through their research grant programme.

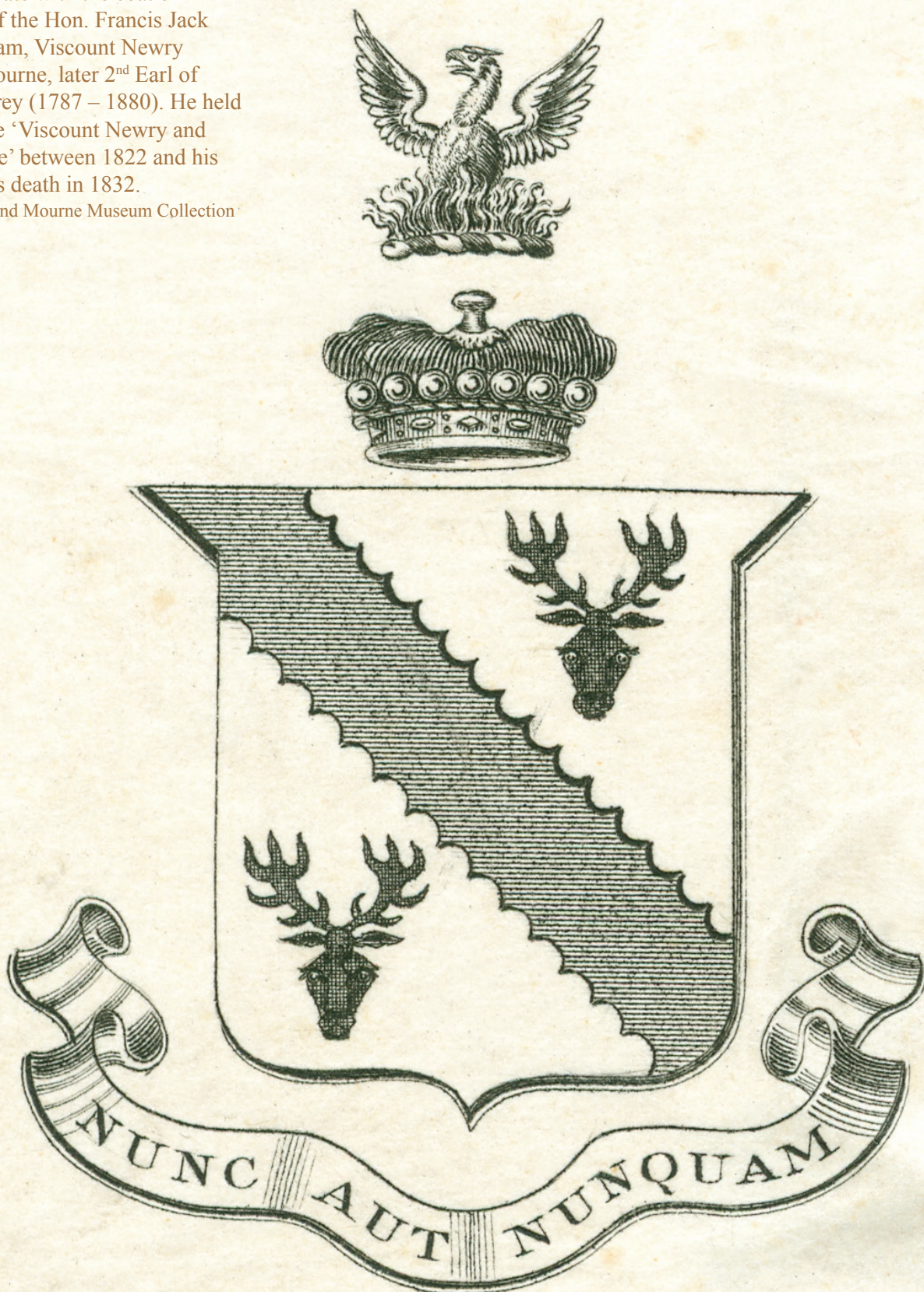
The Centre for the Study of Historic Irish Houses and Estates CSHIHE, National University of Ireland, Maynooth undertook the specialist task of transcribing and interpreting the rental. They have facilitated insight into the socio-economic lives of an estate community at an important, if somewhat under-researched, juncture in Irish history. It is also an important genealogical source and illustrates how rich a source estate rentals can be especially in light of the almost total absence of census records for Ireland in the 19th century.

The list of all the tenants on the Kilmorey Estate in 1860 can be viewed by contacting Newry and Mourne Museum at 028 3031 3182 or email museum@newryandmourne.gov.uk.




Bookplate with the coat of arms of the Hon. Francis Jack Needham, Viscount Newry and Mourne, later 2nd Earl of Kilmorey (1787 – 1880). He held the title 'Viscount Newry and Mourne' between 1822 and his father's death in 1832.

Newry and Mourne Museum Collection



Viscount Newry & Mourne.



REPORT
ON THE ESTATES
OF
THE RIGHT HONORABLE
FRANCIS EARL OF KILMOREY
SITUATE IN THE COUNTIES OF
DOWN AND ARMAGH

1860

INTRODUCTION

In 1860, a valuation and report was commissioned to enquire into various aspects of the management and profitability of the Down and Armagh estates of Francis Jack Needham (1787-1880), 2nd Earl of Kilmorey. Previously Viscount Newry and Mourne, Kilmorey had inherited the estates and title in 1832 on the death of his father, General Francis Needham (1748-1832), for whom the earldom of Kilmorey had been created in 1822. Like a great many of his fellow Irish peers, Kilmorey had been educated at Eton (1800-04) and later received a commission in the regular army; in 1813 he also became Captain Commandant of the Newry Yeoman Infantry. Six years later, he began his political career when he was elected MP for Newry, a seat he held until 1826. At local administrative level, he served as High Sheriff of Co. Down, 1828-29. In 1814, he had married Jane Cunningham, the daughter of George Cunningham of Mount Kennedy in Co. Wicklow and together they had four children, three sons and one daughter. He separated from Jane in 1835 and lived openly with his young mistress, Priscilla Hoste (died 1854), with whom he had a son, Charles, in 1844. In 1867, he married for a second time; his new wife, Martha Foster, was a daughter of John Foster of Lenham, Kent.¹ When he died in 1880, his obituary in the *Irish Times* remarked that ‘the late Earl was remarkably eccentric in many things.’²

The family’s Irish residence was at Mourne Park, Kilkeel, Co. Down (they also owned the now demolished Shavington Hall in Shropshire.) Mourne Park had originally been built in the early nineteenth century as a two-storey residence by Robert Needham, 11th Viscount Kilmorey. A third-storey was added sometime post 1820.³ In 1846, a tourist handbook for the area described it as follows:

*“...a plain square building of cut stone, three stories high, with no very imposing pretensions to elegance or architectural beauty: for a lordly mansion it certainly is not distinguished by the external magnificence one is accustomed to associate with the residence of a territorial aristocrat. Still not withstanding its simplicity, and the total absence of high architectural art or ornament, it is a fine substantial mansion, and a noble place.”*⁴

But in 1860 it was not occupied by Kilmorey. His obituary, as noted above, pointed to the fact that he had certain eccentricities and it would seem that these, allied to his generally wayward character, led his father to settle the estate in the hands of trustees who were Rev Henry Cockayne Cust, a son of the 1st Baron Brownlow; Hon. John Henry Knox, son of the 1st Earl of Ranfurly; and Lieutenant-General George Powell Higginson. All three trustees were married to the 2nd Earl’s

1 *Times*, 22 June 1880; Public Records Office Northern Ireland (PRONI), Introduction to the Kilmorey papers, pp 16-18.

2 *Weekly Irish Times*, 26 June 1880.

3 Mark Bence-Jones, *A guide to Irish country houses* (London, 1988 revised edition), p. 218.

4 *A picturesque handbook to Carlingford Bay: and the watering places in its vicinity...* (Newry and Dublin, 1846), p. 15.

sisters.⁵ This form of settlement protected the estates from Francis' recklessness and ensured that it remained intact for future generations. The trustees seem to have been diligent in their efforts; Kilmorey commented in 1836 that he had 'not the smallest interest in Ireland, my trustees having unceremoniously turned me out of my house and my property in that country.'⁶ Thus, Kilmorey was essentially an absentee landlord who spent a great deal of his life travelling extensively in Europe; he had a particular fondness for Rome. When in England, he preferred London to his country seat in Shropshire.

It was the estate trustees who commissioned Kilmorey's first cousin, the twenty-four-year-old Octavius Newry Knox (1836-1923), a son of John Henry Knox (one of the trustees) and Lady Mabella Needham, to carry out the valuation and report. The date of the report is significant: 1860 was less than a decade after the Great Famine at a time when the Irish economy was showing evidence of having settled into a new period of relative prosperity. Thus, it seems that the trustees were contemplating a new estate management structure that looked towards modernisation and improvement (which included the consolidation of farms) in order to improve rental capacity and, therefore, increase the profitability of his estates.

However, the timing was not without its difficulties. For a start, the trustees hardly foresaw the economic downturn that was to follow in 1861 to 1864 that temporarily disrupted progress and stifled new-found confidence.⁷ Secondly, there still remained a major social problem on the estate, one which had contributed to the calamitous consequences of the Famine elsewhere, namely the proliferation of small, uneconomic holdings. Thus Knox was concerned by the fact that:

"Owing to the practice which existed formerly of granting long leases with power to underlet and subdivide, the number of small holdings is very large; and on account of the heavy tenant right there in force, and the almost impossibility of getting rid of a tenant so long as he pays his rent, there is the greatest difficulty in lessening this number by throwing holdings together."

Of major import here is the fact that Knox considered the existence of tenant right or the so-called 'Ulster Custom' an impediment to estate improvement. The custom, which had assumed great political importance in Ireland in the 1850s, was notoriously difficult to define, largely because it had no legal standing but, as Knox pointed out to the trustees, it was widely 'regarded as law in this and other districts of the North of Ireland' and perceptions were often as important as realities. Martin Dowling in his book, *Tenant right and agrarian society in Ulster 1600-1870* (1999), has offered the following concise explanation:



Estate map showing outline of property located on the coastline in the townland of Magheramurphy, Kilkeel, dated November 1854.

The Reside Collection at Newry and Mourne Museum, photography by Bryan F. Rutledge

5 See Charles Mosley (ed.), *Burkes peerage and baronetage* (106th ed. London, 1975), pp 1487-89 and *Times*, 24 Dec. 1890.

6 Earl of Kilmorey to Lord Hillsborough, 12 Aug. 1836 (PRONI, Downshire papers D671/C12/587).

7 J. S. Donnelly jr., 'The Irish agricultural depression of 1859-64', in *Irish Economic and Social History*, 3 (1976), pp 33-54.

“... a practice by which rural tenants claimed property rights above and beyond their contracts with landlords, allowing departing tenants to exact a payment well in excess of the yearly rent from those who wished to replace them. Tenant-right payments not only compensated departing tenants for the improved value of their farms, they also served to transfer their ‘goodwill’ to the new occupier, thereby allowing the latter to enjoy the ‘peaceable possession’ of the farm.”⁸



Corn and Flour Mills on Mill Street, Newry, Co. Down. Up to the mid 19th century Newry was an important centre for milling, brewing and distilling with exports to Britain and North America.

Second Edition, 1859 © Crown Copyright Ordnance Survey

Knox was most concerned that the existence of tenant right would make it impossible to consolidate holdings into larger, more viable units. Moreover, he pointed to a number of legal difficulties associated with an estate administered by trustees; for example, they were not in a position ‘to buy up the Tenants’ rights in the Buildings or Land’ and that ‘the owners’ power of dealing with his property is really very limited.’ Understandably, the tenants on the estate who had invested in improving their holdings would have been reluctant to relinquish any claims they might have had for compensation on their investments. And in fairness to Knox he did acknowledge, even if it was a little grudgingly, the benefit of tenant improvements to the estate:

“Considerable improvements have been gradually made by some of the tenants of late years, by underdraining and clearing the land of boulders, and though under the peculiar circumstances this is of no immediate advantage to the landlords, it is satisfactory to find that the condition of the estate is not retrograding.”

While his primary concern was ‘whether the rents might *fairly* [my italics] be increased’, he finished with the regret quite common amongst agriculturists and social commentators at the time that ‘the agriculture of the district is not in that advanced state so perceptible in many parts of Great Britain, where landlords are able to select as tenants men of capital and intelligence, who can bring these important qualities to bear upon the cultivation of farms of considerable extent.’

At its most basic level, the report and valuation was intended to provide information on tenants’ landholdings and buildings, the size of farms, current rents and rental capacity. The Kilmorey property consisted of 38,923 (Irish) acres in two separate estates called Mourne and Newry. The Mourne estate consisted of approximately 31,037 acres and was situated in the baronies of Mourne and Upper Iveagh in Co. Down. Over half this estate consisted of mountain with the rest, apart from a plantation of 215 acres, classified as arable land. The smaller Newry estate consisted of 7,886 Irish acres which, apart from a 12-acre plantation and 95 acres of mountain, was nearly all classified as arable. The estate also included a significant portion of Newry town. The majority of the land, on both estates, was held on what Knox referred

8 Martin Dowling, *Tenant right and agrarian society in Ulster 1600-1870*, (Dublin, 1999), p. 3.



Houses and back gardens on High Street, Newry pictured in the late 19th century. Medieval in origin, this is one of the oldest streets in Newry. Lawrence Collection © National Library of Ireland

to as ‘the so called tenancies at will’ which were yearly tenancies ‘determinable on the first of November by six months previous notice from the landlord or tenant.’ The rest was held under a variety of leasehold arrangements. Some holdings were held as fee farm grants, in other words as land held in perpetuity in exchange for an annual rent. The rental provides similar information on the town tenants. The annual rental of the entire property was approximately £19,000, but the rental of the considerably smaller Newry estate (£9,308) was almost equal to that of the larger Mourne estate (£9,622), probably a reflection of the variation in land quality between the two areas and, according to Knox, the Newry estate’s ability to bear a higher rent because of its proximity to the thriving market and export town of Newry, where there was also a considerable demand for ‘accommodation land’ or townparks.

The agent on the Kilmorey estates was John Quinn Henry of Mourne Abbey. Knox considered him ‘a very competent and trustworthy man’ and noted that the estates were carefully and intelligently managed so that the ‘arrears of rent [were] very trifling’. This was both an indicator of Henry’s efficiency and the stable economy of the late 1850s that had given rise to an increase in value of livestock and livestock products.⁹ In 1846 the rental income from the Kilmorey estates was estimated at £20,000 and although it had fallen to £18,930 by 1860 this still reveals a level marginally affected by the effects of the Great Famine.¹⁰ Then again, Co Down: ‘compared to most other counties in Ireland ... was markedly free from the extreme effects of the Great Famine.’¹¹

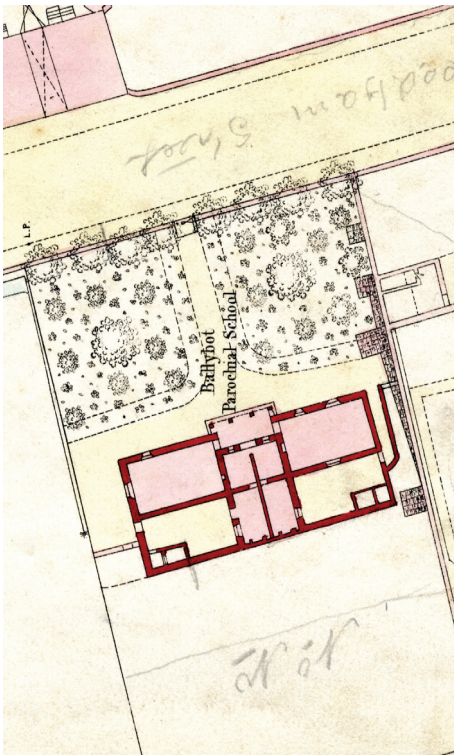
The report is also interesting in what it reveals about Mourne Park. As noted above, the trustees had not allowed Kilmorey to reside there but instead leased it and over 700 acres to Captain Alexander Ramsay. By 1860, it showed signs of dilapidation: there was a case of dry rot in one of the bedrooms, the interiors and external woodwork required painting and it was generally in need of refurbishment. The water supply for the house was piped from Knock Cree Mountain but the supply was irregular and unreliable due to damaged pipes. There were further problems with the house’s sewerage system which also required an overhaul. There were almost 350 acres of plantation within the demesne walls – oak, ash, elm, spruce, larch and Scotch fir - varying in maturity from ten to forty years. Knox recommended that ‘in many parts all the trees required to be thinned, which would have the twofold effect of realizing a considerable sum of money and improving greatly the permanent stocks.’ Depending on the future availability of funds, Knox suggested the future planting of around 360 acres at Knock Cree.

Of the five cottages on the demesne, three were lodge houses (occupied by William Duncan, John Moore and James Curlett); and the other two were labourers’ cottages, one of which was occupied by

⁹ See, for example, James S. Donnelly Jr., *The land and people of nineteenth century Cork. The rural economy and the land question* (London, 1975), p. 145; William Vaughan, *Landlords & tenants in Mid Victorian Ireland* (Oxford, 1994), p. 17.

¹⁰ *A picturesque handbook to Carlingford Bay: and the watering places in its vicinity...* (Newry and Dublin, 1846), p. 159.

¹¹ James Grant, ‘The Great Famine in County Down’ in Lindsay Proudfoot (ed.), *Down history and society* (Dublin, 1997), p. 385.



Ballybot Parochial School, Newry, Co. Down. A number of schools were established by the Earls of Kilmorey.

Second Edition, 1859 © Crown Copyright Ordnance Survey

James McBurney who may have been a shepherd on the estate. Most of the outhouses, offices and farm buildings were structurally sound and in good repair with the exception of the roof of one of the cattle sheds.

The report offers interesting sidelights on other aspects of estate life in Co Down. For instance, as the Mourne estate included a significant stretch of coastline, some of the tenants made use of ‘wrack’ or seaweed as manure. In the past, the landlord would have had first call on this ‘wrack’ to service the home farm before the tenants could gather what was left. However, Knox pointed out that this regulation had fallen into abeyance from about 1851 and he feared that it would be lost, or prove difficult to resume, if Ramsay did not reassert the right immediately. The importance of turbary is suggested in the fact that tenants paid £91 to cut turf from the Scotch Rock bog and the Bawns Rock bog on the east side of the mountains and £39 for the Red bog on the west side of the mountains. It informs on agricultural custom and practices: the principal crops grown on the estate were potatoes, flax, oat and wheat; tenants preferred to keep the land arable as ‘the prevailing belief is that permanent meadow or pasture necessarily deteriorates and becomes coarse and soggy.’ Knox was not necessarily in agreement with this; his agricultural training suggested to him that ‘the keeping of a larger quantity of sheep stock, would prove this theory fallacious.’

There were five schools on the Mourne estate. At Kilkeel Henry Cook was master, Maria McConnell, mistress and Isabella McConnell, sewing mistress; At Annalong the master and mistress were J.A. Henry and Rachel Gordon; at Cargenagh, the master was David Gillespie; at Allicaul (Attical) the master was James Heron and at Mourne Park the master was James Chambers. All of the schools were affiliated with the Church Education Society founded in 1839 and were ‘on the whole extremely well conducted.’¹² On the Newry estate there were schools in Upper Commons and Newry town. However, Ballybot school in Newry town, built by the first Earl of Kilmorey, was in a ‘most discreditable state’ by 1860. Two other schools in Newry town (‘well attended and judiciously managed’), on Stream Street and Talbot Street, also received contributions towards their maintenance from the Kilmorey estate (despite the fact that neither of them were actually on the Kilmorey estate), indicating a level of paternalism and patronage.

The type of information outlined above and much more in the report is obviously of great value to both social historians and genealogists: the Kilmorey Arms hotel in Kilkeel occupied by John Shannon was built in 1843; there was a flax scutching mill in the townland of Tullyframe built in 1852 at a cost of just over £450 and leased by John Moore; the Rev. Alexander Dudgeon occupied a partly ‘very old thatched building... part comparatively new and slated in

12 S.J. Connolly, *Oxford companion to Irish history* (Oxford, 2007), p. 94.

the townland of Moneydaramore'; it provides information on town properties in Newry, some of which no longer exist. If utilised in conjunction with the Kilmorey papers, held in the Public Record Office Northern Ireland, and other contemporary primary sources, such as Richard Griffith's 'General Valuation of Rateable Property in Ireland', an extensive picture of life on the Mourne and Newry estates can be revealed.

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REPORT
ON THE ESTATES
OF
THE RIGHT HONORABLE
FRANCIS EARL OF KILMOREY
SITUATE IN THE COUNTIES OF
DOWN AND ARMAGH
IN IRELAND 1860

Dear Sirs,

Having recently, in accordance with your instructions received through Mr. Appleyard, visited the Estates in the North of Ireland held by you in trust under the will of the late Earl of Kilmorey, I beg to report to you the result of my inspection.

Preliminary Remarks

The Property consists of two distinct Estates, detached, and distant, at the nearest point, 3½ miles from each other.

The Schedules marked **A** and **B**, sent herewith, supply, as fully as the existing surveys allow, particulars of the Tenants, the quantity of Land in each holding, the tenure, and the annual rent, the names and ages of the lives in the case of Leaseholds, the outgoings, and all the information I have been able to procure which is capable of being presented in a tabular form.

In ordinary cases, two of the most important points to which attention would be directed in a Report of this kind, would be the state of the Buildings on the Property, and the question whether the rents might fairly be increased.

Owing to the anomalous custom of Tenantry, which has come to be regarded as law in this and other districts of the North of Ireland, neither of these questions in this case require much consideration.

With the few exceptions noticed hereafter, all the Houses and Buildings are the property of the occupiers, as well in the case of the Leaseholders, as in the so-call Tenancies at will as any attempt to buy up the Tenants' rights in the Buildings or Land is out of the question in the case of a Trust Estate, and indeed in any Property of such extent as this, it follows that the owners power of dealing with

To
The Hon^{ble} & Rev^d H. C. Cust }
The Hon^{ble} J. H. Knox }
Lieut^t General G. P. Higginson }

his property is really very limited.

Assuming this state of things to be incapable of alteration to any appreciable extent, I proceed to give such further information respecting the property as is not comprised in the Tabular statement which accompanies this Report.

Before doing so however I may express my opinion that the management of the Estates, having regard to the peculiar circumstances to which I have alluded, does great credit to Mr Henry, who is in my judgement a very competent and trustworthy man; the arrears of Rent are very trifling, and the Estates in many other respects show the result of careful and intelligent management.

I should further explain the nature of the Tenancies in Fee Farm, the Leaseholds, and the so-called Tenancies at will.

The former were originally Leaseholds for lives, renewable for ever on payment of a small and certain fine, and subject to a small chief rent; the Act of 12 & 13 Vic: cap: 105 gave lessees power which many have exercised, to enforce the commutation of this Leasehold into a Tenure in perpetuity, subject to a Fee Farm Rent, which bears however no proportion to the actual rental value.

In addition to the Leaseholds above mentioned there are a great number of non-renewable Leases, either for a term of years certain or for lives, the latter having been originally granted for three lives; with regard to each of the latter kinds of tenure, I have specified in the Schedules, wherever I have been able to ascertain it, the extent or nature of the outstanding term.

The so called Tenancies at Will are determinable on the first day of November by six months previous notice from the Landlord or Tenant.

Estate

First as to the Morne Estate situate in the Baronies of Morne, and of Upper Iveagh (upper half), in the County of Down, and containing in the whole about 31,037 acres, Irish measurement, of which 13771a. 1r. 32p. are arable and 215a. 0r. 3p. Plantations the remainder (17051a. 1r. 35p.) being mountain.

Under the circumstances mentioned above, I have made no detailed examination of the Houses or Buildings where they do not belong to the Landlords; in most instances however they are – externally at least – clean and in fair repair.

The following are the instances in which the Houses and Buildings are not the property of the occupier.

Morne Park }
Mansion & Premises }

These with 412 acres of arable land, and 356 acres of mountain pasture, are held by Captain Ramsay on a lease which expires on the 1st of January next.

The Mansion, stables, coach-houses and offices are substantially built of granite, and slated; externally they are in good repair and condition, but the internal woodwork of the Mansion is in need of painting. The external woodwork has been lately done, but the paint is of inferior quality, and will very shortly require renewal.

There are also symptoms of dry rot in the house; part of the floor of one of the principal bed-chambers has given way from this cause. I believe the roof to be sound, but recommend that a careful examination of the whole of the woodwork be made forthwith by some competent person, with a view to ascertain the extent of the mischief, and that the necessary steps for checking it be taken immediately.

Farm Buildings

The Farm Buildings and Bailiffs' House are also substantially built of stone; with the exception of the woodwork of the roof of one of the Cattle Sheds which is in a bade state, they are in fair condition.

Draining done on the Farm}

Under the terms of the Lease, the liability to these Repairs is with the Lessors.

There has been a considerable amount of underdraining on the Farm during the last six years, and but little remains to be done. The tenant pays interest at 5 per cent on the outlay on this and other permanent improvements made by the Landlords.

The drains are of the average depth of three feet, and from seven to ten yards asunder according to the nature of the soil, partly filled with broken stones.

This is not in theory the most perfect kind of drainage, but the use of stone is less costly in this instance than cylindrical pipes, and on the whole answers the object very fairly.

Supply of water to the Mansion}

The Mansion is supplied with water brought from the side of Knock Cree, the lower portion of the conduit being of lead, the upper earthenware pipe.

Stoppages in these pipes are of frequent occurrence, no provision being made for preventing leaves or rubbish from being washed into them. The earthenware pipes moreover are too near the surface of the ground, and are laid without cement; unless they are laid at a greater depth, with their joints properly cemented, it will be impossible to prevent the roots of trees from choking the passage.

These pipes should moreover be continued back for a distance of about 150 yards, which would greatly increase the supply of water, at present too scanty in dry seasons.

The leaden pipe has been cut in many places for the purpose of clearing out obstructions, and has been imperfectly joined. These places should be properly soldered by a really competent workman when the earthenware pipes above are put into a proper state.

At the junction of the earthenware and leaden pipes, there is a cistern now disused, but which if cleared out and made watertight, would be very useful.

A branch from this conduit feeds another tank about two hundred yards from the house, which is intended to supply water for flushing the sewers. The connection between this tank and the sewers is now stopped however, and any attempt to flush the latter floods the kitchen and other offices. The tank itself moreover is out of repair; the outlay required would not exceed £10, and if periodically examined and repaired the cost afterwards would be nominal.

There was an intention at one time to carry the sewage to a greater distance from the house; pipes were procured for the purpose, which still remain in one of the outhouses.

Morne Park Cottages

There are five cottages within the Park, all built of stone, and slated viz:-

1. Lodge at the Newry Road Entrance, occupied by William Duncan
2. Lodge at the Tully frame Entrance, occupied by John Moore.
3. Lodge at the Eastern Entrance, occupied by James Curlett
4. Top Shepherds Cottage, unoccupied
5. Bottom Ditto, occupied by James McBurney

The windows of the unoccupied one are unglazed, and in McBurney's cottage the upper part of the chimney requires to be rebuilt. With these exceptions they are all in good condition.

Plantations

The plantations on the Estate are all within the walls of Morne Park, and contain 348a. 1r. 9p statute measurement. They vary in growth from 14 to 40 years and consist chiefly of a mixture of Oak, Ash, Elm, Larch, Spruce and Scotch Fir; there is also a certain quantity of Beech, Spanish Chestnut and other Timber.

In many parts all the trees require to be thinned, which would have the twofold effect of realizing a considerable sum of money and improving greatly the permanent stocks.

In the young plantations especially, a large proportion of the firs should be freely but gradually thinned, as they are injuring the trees to which they were only intended to act as nurses.

In some of the woods there have been open surface drains, now for the most part filled up with rubbish; these to be effectual, should be cleaned out every year.

Suggestions as to planting

If there are funds available for the purpose, the remaining part of Knock Cree – about 356 acres – might be advantageously planted with a mixture of fir and hardwood trees.

From the appearance of those planted on the side of the mountain 40 years ago, I infer that oak, ash and elm thrive there, and though the outlay would probably be not less than £12 per statute acre (assuming the Land to be properly trenched and planted with well chosen trees) yet, in the course of 20 to 25 years the sale of the thinning of larch and spruce planted for shelter would probably have covered the original cost, exclusive however of any allowance for interest or loss of rent.

Gates, Fences etc.

The gates and fences on the Farm are mostly in bad state, a considerable portion of the larch post and rail fencing being quite ruinous. Many of the quickset hedges also have suffered from want of cutting (pleaching) at the proper time.

This should be attended to at once, as by the terms of the lease, the liability of repair is with the Lessors.

I also recommend that for the future any post and rail fencing put up should be of larger scantlings than heretofore.

Schoolhouses

There are five schoolhouses on the Estate namely, ***Kilkeel*** This was built by your direction in 1852. It comprises under one roof a mixed school (Henry Cook, master), an Infant School (Maria McConnell, Mistress) and a Sewing School (Isabella McConnell, Mistress). It is of stone, slated, and in good repair: the situation however is rather low.

Annalong Also built under your directions, in 1850.

Schoolmaster	J. A. Henry
Schoolmistress	Rachel Gordon

There is a masters' house under the same roof. The whole is of stone rubble, slated, and in good repair.

Cargenagh This was built also by you in 1842.

Schoolmaster	David Gillespie
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It includes a master's house under the same roof – is of stone rubble, slated, and in fair condition.

Allicaul An old cottage, part of which was converted by you to its present use in 1846 – the other part is occupied by the schoolmaster, James Heron.

Morne Park }

School }

Part of an old dwelling house, which in 1840 was converted into a schoolroom: the remainder is occupied by the schoolmaster James Chambers.

The schoolroom is altogether too small for the number of scholars (about 100) and is moreover inconveniently situate within the walls of Morne Park. The remainder of the building consists of a kitchen and one sleeping apartment, most inadequate accommodation for the schoolmaster's family, which consisted at the period of my visit of three adults and two children.

With this exception the schools on the Estate are conveniently arranged, and sufficiently commodious for their respective purposes. They are all well attended, and are associated with the Church Education Society, by whose Inspectors they are annually visited. I satisfied myself by personal examination, and by reference to the Inspectors' Reports, that they are on the whole extremely well conducted.

Other Buildings

The only other buildings on the Estate which belong to the Landlords, are

The Kilmorey Arms Hotel

in the town of Kilkeel, in the occupation of John Shannon. It is of stone, slated, and with the various outbuildings stables etc is in good and substantial repair, having been erected by your authority in 1843.

A Flax scutching Mill

in the Townland of Tullyframe. This was built by you in 1852 at a cost of £458, and it is let with 3a. 3r.32p. to Mr John Moore on a lease for 40 years from May 1st 1853 at a Rental of £20.17.10.

A Dwellinghouse and Offices

in the townland of Moneydaramore, in the occupation of the Reverend Alexander Dudgeon, Curate of Annalong. Part of this is a very old thatched Building in a bad state; part comparatively new and slated. There are good and substantial outbuildings of brick and stone slated.

In-Blown Wrack

A considerable quantity of "Wrack" or seaweed of the kind most valuable as manure is usually blown on to the shore during rough weather and taking into account the length of the Coast line of the Estate, the value of this is very great.

The inhabitants of certain of the townlands, as well the holders in Fee-farm as others, have acquired or at all events they claim by long user, and exercise a right to this in-blown wrack.

I find on enquiry that it was formerly the custom for the occupier of Morne Park, upon any wrack being cast on the shore, to take as much of it as he required for the Home Farm; what was left being then divided among the tenants on the various townlands entitled to it. This custom was continued more or less until within a year or two of the late Lord Newry's death, but since that time has never been practised.

It is important that this right should at once be reasserted by you, or there will arise great difficulty in resuming it hereafter: it is moreover desirable that the present occupier of what was formerly the Home Farm should benefit by the seaweed, especially as he is farming the land in a very spirited manner, and is well worthy of every encouragement.

The mail road between Newry and Newcastle traverses the Estate throughout its greater length, following the line of the sea coast for a great portion of the distance. It is kept in excellent repair, and during the last few years has been greatly improved and levelled in many places.

The various other roads which intersect the Estate, though of course not so carefully kept as the mail road, are on the whole in as fair state as can be expected.

Improvements effected} by Tenants}

Considerable improvements have been gradually made by some of the tenants of late years, by underdraining and clearing the land of boulders, and though under the peculiar circumstances this is of no immediate advantage to the Landlords, it is satisfactory to find that the condition of the Estate is not retrograding.

The soil is for the most part light, though there is also both clay and loam on the Estate: its normal condition is very rocky, and may still be observed in parts of some of the Townlands. It varies much in quality, the Land being generally best near the sea, and of an inferior description on approaching the mountains. This inferiority is no doubt partly due to its having been more recently reclaimed and brought into cultivation, but independently of this, the soil near the sea is deeper and of better staple than at a distance from it.

Crops

The principle crops of the district are potatoes, flax, oats, and wheat. All the Land, excepting of course the mountains, is arable, as the prevailing belief is that permanent meadow or pasture necessarily deteriorates and becomes coarse and "boggy". It is probable that an improved system of cultivation, and especially the keeping a larger quantity of sheep stock, would prove this theory fallacious.

One of the most prominent disadvantages of this Estate is its great distance from Newry which is the principal market town of the district. This is of course peculiarly inconvenient in the case of such small tenancies as those which prevail here.

Proposed Fencing} between General Chesney} and yourselves}

I visited the place where Major General Chesney wishes you to join with him in making a fence between his property and yours. It is a narrow tongue of mountain land about 1 ½ miles long and of an average width of about 330 yards, (the extreme point being only about 230 yards in width) which belongs to General Chesney, and is open to, and surrounded on three sides by land of the same description belonging to you.

The probable expense to each party is estimated at £128.14.0 but to you it would be a most unproductive outlay, indeed it is difficult to imagine that General Chesney, when it came to the point, would be willing to spend that sum upon it.

On the whole, I recommend that the matter be left as it is for the present, so that at the expiration of the Trust, the then proprietor of the Estates may be able to come to some arrangement with General Chesney either for the purchase or exchange of the land in question.

Newry Estate

Secondly, as to the Newry Estate, situate partly in the County of Armagh, and partly in the county of Down, and containing in the whole 7886 acres, Irish measurement, of which 7779 acres are arable, 12a. 0r. 0p. plantations the remainder (95a. 0r. 0p. a very small proportion as compared with Morne) being mountain.

This Estate includes a considerable portion of the Town of Newry the greater part of which however is let on leases renewable for ever.

Rent and Soil as} compared with Morne}

It will be seen on reference to the Schedule marked **B** sent herewith that much of the Land in this Estate bears a much higher rent than any on the Morne Estate. This is principally due to the contiguity of a large portion of it to the Town of Newry, there being a great demand for small holdings of accommodation Land, or as termed there, "Town parks". Much of the Land is also of very superior quality as compared with that at Morne, and some of the Townlands at a distance from Newry, and beyond the influence of the competition for accommodation land, bear a proportionally higher rent than almost any at Morne. There is, however, as well, a considerable quantity of Land on the Estate which is of very indifferent quality.

Houses and Buildings

I proceed to notice all Houses and Buildings of every description which are the property of the Landlords.

Orior House - in the Townland of Upper Fathom. Lease to John Welton just expired, but possession not yet obtained. Captain Douglas Hamilton is the undertenant, and occupies the House at present. The House, which contains 10 Rooms, is of Rubble, dashed and slated, and in tolerable repair. The outbuildings etc are much in the same state, with the exception of a two storied Building of which nothing but the back and and [*sic*] walls remain.

Two semi-detached Villas: in the Townland of Drummondlane

1. Mr Moore tenant
2. Mr Buchanan, tenant

These have been quite recently rebuilt, they are of rubble, dashed & slated.

Needham Street Five houses in the respective occupation of John Massey, William White, James Clarke, James Livingstone, and Miss Davies. They are all of rubble, dashed and slated and in fair repair.

Queen Street A ruinous tenement in the occupation of John Hollywood: it adjoins on one side a House lately sold to the Newry and Warrenpoint Railway Company, which they intend to pull down, and which will probably carry a part of this one with it.

Also in the same street, a stable with store above, in the occupation of Mr Hooks on yearly tenancy. It is of stone, dashed and slated and in good repair, and adjoins a building belonging to the same tenant on Land leased to him by you for 60 years.

The various Buildings connected with the Buttercrane are of stone, slated and in good repair. Many of the sheds are however unlet.

High Street Four tenements, three of which are in the respective occupation of Jane Crilley, Richard Carr, and James Flannigan; the fourth at the period of my visit was vacant, but lately occupied by John Flannigan. They are all of stone rubble, dashed and slated, with an outbuilding and small garden at the back of each; Slightly built and in only moderate repair.

Mill Lane Three tenements, of stone dashed and slated, and in bad state. They have just been let to Alexander Campbell at a rental of £10 per annum (with an allowance of £5 from the first years rent on the understanding that he is to put and keep them in repair at his own cost.

Mill Street A corn mill with water power, at present vacant, late on lease to Mr Peter Quinn. This is a large stone Building, slated in very good condition, and containing a great deal of machinery.

The mill is complete in itself, but has been added to upon Land adjoining it at the back, the property of the Marquis of Downshire. It has been unlet since November 1859, and I gather from Mr Henry that there is every prospect of its remaining so for the present. This is much to be regretted both on account of the loss of Rent, and also from the rapid deterioration of machinery which usually occurs in such cases. Every effort should at once be made to procure a tenant, even if at a Rent less than its present actual value, and considering the accessibility of Newry from Glasgow, Liverpool and other large towns, it would be well worth while to cause an advertisement, giving a full technical description of the mill, to be inserted in the newspapers circulating in those districts as well as in the local journals of the neighbourhood of Newry.

Two tenements adjoining the Mill, one in the occupation of — Neil, the other unlet. These have been lately rebuilt by your directions and are in good condition.

Schoolhouses

Upper Commons A Schoolroom and Masters house under the same roof. James Jordan, master. It is of stone, rough cast and slated: in good repair but the eaves to be spouted.

Ballybot School This is in the Town of Newry: it was built in 1831 by the late Earl of Kilmorey, and consists of a Schoolroom for Boys and one for Girls, with Masters and Mistress' Houses between: all under one roof.

It is altogether greatly out of repair; both as regards the foundations of the walls, and also the interior woodwork of the building, the back premises especially being much dilapidated and uninhabitable from the dampness caused by want of proper drainage and spouting.

In fact, the whole place is in a most discreditable state, and the school committee are now anxious that the necessary repairs, should be done as soon as possible. The estimated cost is £65. towards which only about £15 have been subscribed by a few persons interested in the matter, and hopes are entertained that the appeal lately made to you by the committee will enable them to put the premises into a proper state of repair.

Of the desirability of such a course there can be little doubt, but in the event of your being disposed to make such a grant for the purpose, the schoolcommittee [*sic*] should be distinctly given to understand that it is upon the condition that they pledge themselves for the future repair and maintenance of the building and that your liberality is not to be cited as a precedent to encourage such culpable neglect as is evident in the present case.

Infant School – Stream Street}

Ragged School – Talbot Street}

I also visited both of these, as you are contributors towards the funds for their maintenance. They seem to be well attended and judiciously managed: neither of them however are built on the Estate.

***Fathom Wood***

In the townland of Upper Fathom. This has just fallen out lease: the trees, all of which were planted by the Lessee and registered, were cut down about seven years ago. It is an extent of ninety seven and a half acres (Irish measurement) situate on the side of a steep hill, with an Eastern aspect, and distant three miles from Newry. The soil is gravelly and very rocky, and quite unsuitable for cultivation.

In its present state it would probably let for three or four shillings per acre as rough sheep pasture, but it is better adapted for planting, and the remarks I made at page 5 apply with equal force here.

***Plantations***

The Plantations on the Estate are situate in Upper and Lower Commons: they are in six detached pieces of comparatively small extent containing in the aggregate 19a.1r.17p. statute measurement, and consist chiefly of Larch, Spruce and Scotch Fir, with a few Oak, Ash, and Elm intermixed. They appear to be of about fifteen years growth, but have evidently been much neglected of late years and are suffering from want of thinning and proper attention.

Quarry

There is a Granite quarry on the Estate in the Townland of Ballinacraig, let on yearly tenancy to Mr Alexander Campbell. The quality of the stone varies much, a vein that is now being worked is very good, but at a considerable depth below the surface.

Concluding Remarks

Having thus drawn your attention to each of the Estates in detail, I may remark that owing to the practice which existed formerly of granting long leases with power to underlet and subdivide, the number of small holdings is very large; and on account of the heavy tenant right there in force, and the almost impossibility of getting rid of a tenant so long as he pays his rent, there is the greatest difficulty in lessening this number by throwing holdings together. Hence the agriculture of the district is not in that advanced state so perceptible in many parts of Great Britain, where Landlords are able to select as tenants men of capital and intelligence, who can bring these important qualities to bear upon the cultivation of farms of considerable extent.

If I have omitted to notice any point that may appear to you to require it, I shall be happy to supply any further information in my power.

I am
Dear Sirs
Yours very faithfully
Octavius N. Knox



Dated 1898, this map shows a granite quarry in the townland of Ballynacraig, Newry, Co. Down. There were a number of granite quarries on the Kilmorey Estate, particularly in the Mourne Mountains, and thousands of tons of granite were exported to Britain in the 19th and early 20th centuries. The Reside Collection at Newry and Mourne Museum, photography by Bryan F. Rutledge

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The transcription work on the rental was undertaken by Catherine Murphy, an Honours History Graduate of NUIM. She currently works on a part-time basis with the CSHIHE.

The interpretation of the rental was undertaken and written by Dr. Patrick Cosgrove, currently a postdoctoral research fellow at the National University of Ireland, Maynooth. His research interests include: the Irish land question; landlord-tenant relations in the nineteenth and twentieth centuries and land transfer in this period; nineteenth-century political testimonials and pre-Famine Irish politics and society. His recent publications include 'The controversy and consequences of John Redmond's estate sale under the Wyndham Land Act, 1903' in *The Historical Journal* vol. 55, no. 1 (2011).

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Name of Tenant	Acreage (Sicily) a r p	Annual Rent £ s d	Nature of Tenancy	Amount of Rent unexpured	Names and ages of existing lives in the case of leaseholds	Remarks
<u>County of Down cont^d</u>						
<u>High Street</u>						
Anderson Rev ^d J.		3 4 "	Fee-farm Grant			
Brennan Edward		2 15 4	Renewable Lease			
Burton Phyllis		3 7 8	Fee-farm Grant			
Brady Dennis C.		2 13 6	Renewable Lease			
Craig Joseph		7 6 8	"			
Cowan J. C.		2 7 "	"			
Campbell David		1 10 "	"			
Campbell Mary		5 4 8	"			
Campbell S ^r Chas ^r Represented by Scherer's		" 5 "	"			
Cowdenay Rev ^d D. C.		3 18 2	Fee-farm Grant			
Cully James		3 "	At Will			
Cully Rich ^d		2 13 6	Fee-farm Grant			
Cory M ^{rs} Jane		2 11 8	Renewable Lease			
Davidson P. Arnett		4 8 8	"			
Ellis John		3 4 8	"			
Ellis John		2 9 6	"			
Ellis John		4 14 8	"			
"		1 7 8	At Will			
Hanigan J & Hen ^r K.		3 "	"			
Hanigan James		4 "	"			
Jegar James		4 16 2	Fee-farm Grant			
Joules John		1 10 "	At Will			
Jarrell David		8 "	"			
Koussin David		2 5 2	Renewable Lease			
Glenny Robert		4 1 6	Fee-farm Grant			
Gallener James		1 13 4	Renewable Lease			
Gibson Thos ^r Represented by Scherer's		1 10 8	At Will			
Hering Joseph		2 8 "	Renewable Lease			
Hicks Michael		5 11 6	"			
Hicks Michael		3 16 2	"			
Halyday W ^m Rep ^r of		1 8 8	"			
Seathern P. Murray		12 3 4	Fee-farm Grant			
Seathern W ^m Murray J ^r		4 2 10	"			
"		3 12 2	"			
Little W ^m J ^r		11 8 8	At Will			
Little Charles		2 7 8	"			
Marshall W ^m		4 "	"			
Marshall John		3 12 "	Renewable Lease			
Carried forward.		143 16 2				

Page from the 1860 valuation which lists the tenants on High Street, Newry, Co. Down.
Reside Collection, photography by W. McAlpine

