

FOR SALE BY PUBLIC AUCTION



**10.92 HECTARES (27 ACRES)
GOOD QUALITY LAND ALL IN GRASS ON THE
LAOIS / CARLOW/ KILDARE BORDER**

**CLONAGH
BALLICKMOYLER
CO.LAOIS**

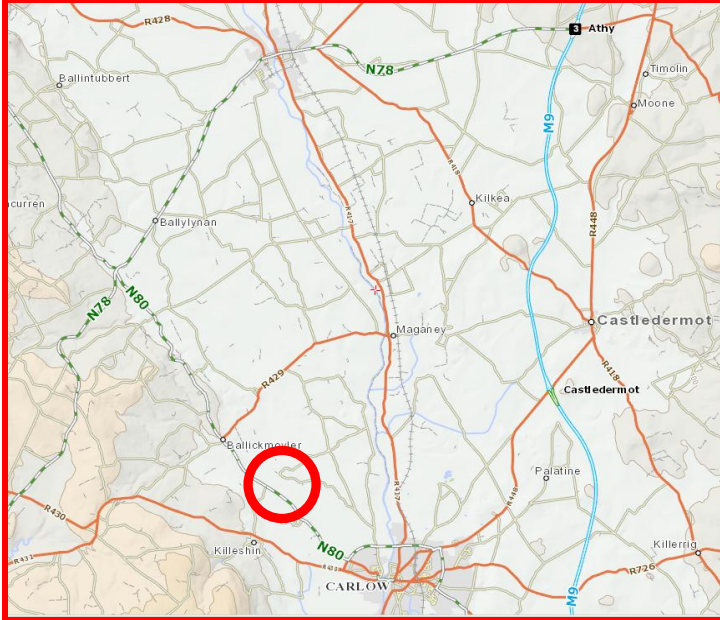
**PUBLIC AUCTION
WED 28TH OCTOBER 2015
@ 3PM IN THE
SEVEN OAKS HOTEL,
CARLOW (UPS)**

ATHY 14KM, CARLOW 14KM, BALLICKMOYLER 2KM, KILLEEN 2KM & MAGANEY 5KM

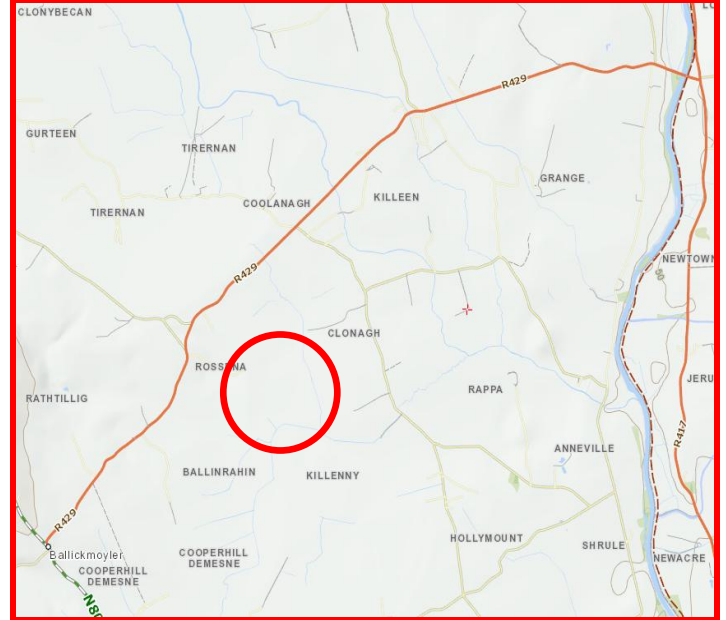
LOCATION:

The property is located between Maganey & Ballickmoyler just 2km from the village of Killeen. It benefits from good accessibility to the road network leading to Carlow, Athy & Portlaoise, see maps below.

Location of property in red



Location of property in red



DESCRIPTION:

The property extends to circa 10.92 hectares (27 acres), all in grass in two divisions with natural boundaries and hedgerows. There is frontage onto the local road between Maganey & Ballickmoyler. The entire is ideally suitable for a range of enterprises and may also suit a hobby farmer or somebody looking to purchase the land with a view to constructing a house (subject to obtaining the necessary Planning Permission).

View of lands



View of lands



GOOD QUALITY LAND IDEAL FOR ARABLE OR GRAZING USE WITH SITE POTENTIAL.

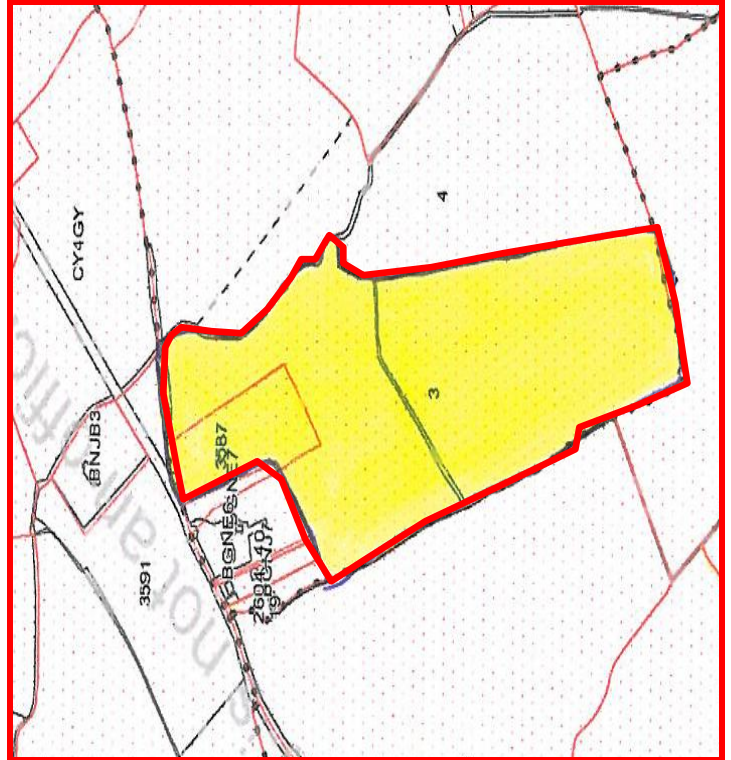
SERVICES:

There is a natural stream on the lands a new purchaser can bore their own private well if required. ESB on the road.

Aerial view of lands for ID purposes



Map of lands



AUCTION DETAILS:

Public Auction on Wednesday the 28th October 2015 at 3pm in the Seven Oaks Hotel, Carlow (unless previously sold).

CONTACT:

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**VIEWING BY
APPOINTMENT WITH SOLE
SELLING AGENTS**

DIRECTIONS:

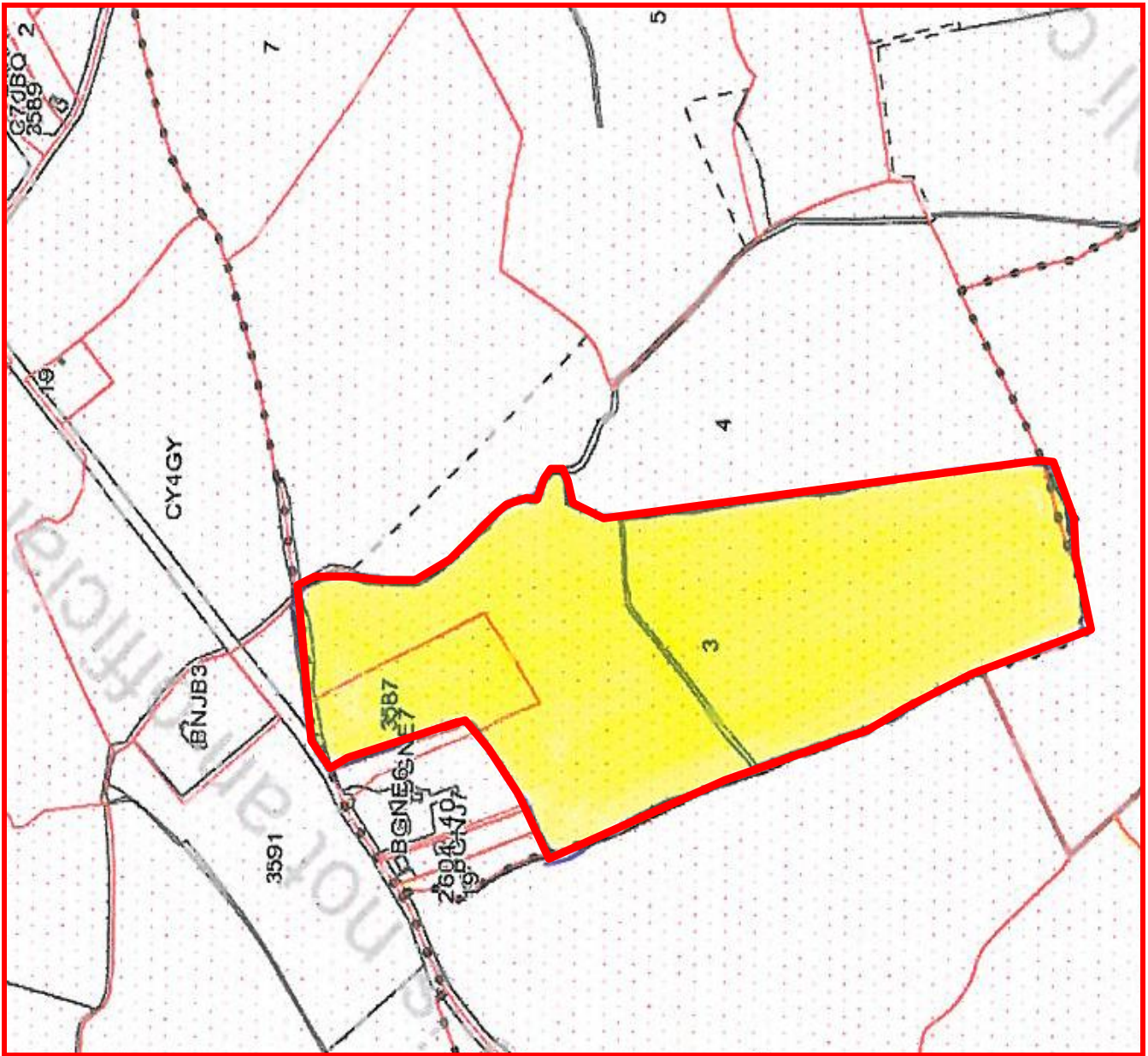
From Athy:

Take the R417 towards Carlow and at Maganey(Three Counties pub) turn right onto the R429 signposted to Ballickmoyler. Proceed for 2.3km through the Village of Killeen and after 2km lands is on your left with a **JORDAN sign**.

From Carlow:

Take the N80 towards Portlaoise / Stradbally. At Ballickmoyler turn right onto the R429 and proceed for 2km and land is on your right with a **JORDAN sign**.

MAP OF LANDS – OUTLINED IN RED



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