

**FOR SALE BY PUBLIC AUCTION**

# **C. 100 ACRES (40.54 HA)**

## **MEELICK, PORTLAOISE, CO. LAOIS**

**PORTLAOISE**

**JUNCTION 17**

**LOT 1**

**LOT 2**

**Lot 1: c. 80.78 Acres (32.76 Ha)**  
**Lot 2: c. 19.22 Acres (7.78 Ha)**  
**Lot 3: c. 100 Acres (40.54 Ha)**

- Portlaoise Town Centre 3km
- M7 Interchange 1km (Junction 17)
- Mixed tillage and grazing lands
- Extensive road frontage
- 2 Farmyards

**FOR SALE BY PUBLIC AUCTION**  
Tuesday 10th October @ 3.00pm  
In Midland Park Hotel (Formerly  
Heritage), Portlaoise  
(unless previously sold)  
By Direction of WP&RO Holdings

**STRATEGIC LANDS WITH  
LONG TERM POTENTIAL**

**JORDAN** 

Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

**Tel: 045-433550**  
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# C. 100 ACRES (40.54 HA), MEELICK, PORTLAOISE, CO. LAOIS

## LOCATION:

The lands are located in Portlaoise between the Abbeyleix Road and the R426 with extensive road frontage.

## DESCRIPTION:

The property extends to c. 100 acres (40.54 hectares) and is divided by the M7 Motorway with 19.22 acres on the southside via Sheffield Cross and the balance of 80.78 acres all in the one block.

## There are two farmyards:

Yard 1: includes old stores and 2 five span hay sheds

Yard 2: includes a good cattle handling facility with 6 span Hayshed and 2 lean-tos with cubicles and silage pit. The lands are mainly in permanent pasture with c. 20 acre in tillage.

## ZONING:

The property is outside the Development Boundary for Portlaoise under the Local Area Plan 2012-2018. The lands may however have some long term potential and may suit somebody looking to landbank.

## SERVICES:

We are advised that mains water and ESB are available.

## SOLICITOR:

Rollestons, Wesley Terrace, Portlaoise, Co. Laois

Ref: Eugene O'Connor - 057-8621329,

email: [info@rollestons.ie](mailto:info@rollestons.ie)

## DIRECTIONS:

### From Dublin:

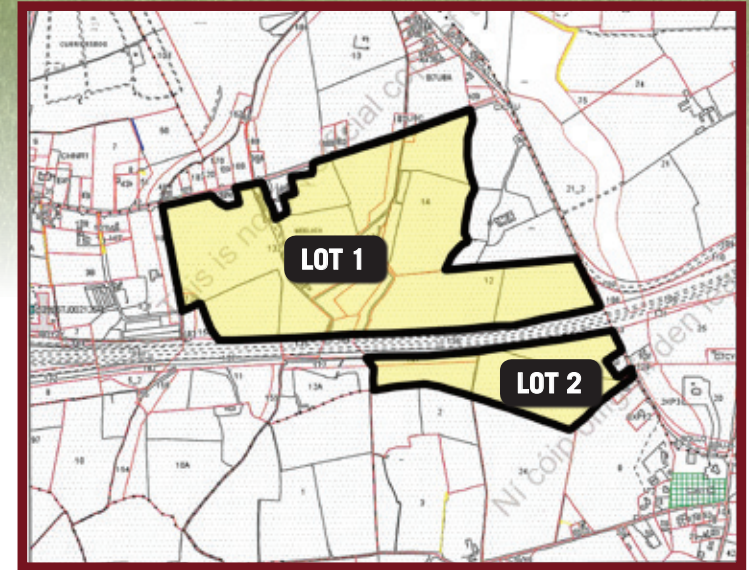
Take the M7 south bound and exit at Junction 17 and proceed over the motorway towards Portlaoise town centre. The Midway hotel and foodcourt will be on your right. Take the next immediate right after this and proceed straight down that road. The property will be on your right with a Jordan sign.

### From Limerick:

Take the M7 north bound and exit at Junction 17 and proceed towards Portlaoise town centre. The Midway hotel and food court will be on your right. Take the next immediate right after this and proceed straight down that road. The property will be on your right with a Jordan sign.

## NOTE:

***"Woodville" – a fine period residence with gate lodge on c. 18 acres with yard, adjoins the property and will be offered for sale by Public Auction on the same day.***



## CONTACT:

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