

FOR SALE BY PUBLIC AUCTION



**18 HECTARES (44.3 ACRES)
GOOD QUALITY LAND WITH COTTAGE**

FOR SALE IN LOTS

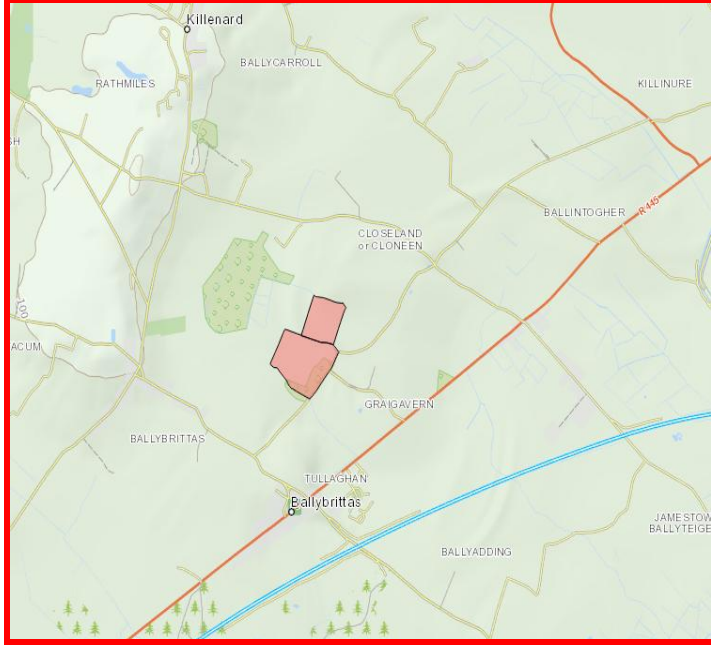
**BALLYBRITTAS
CO.LAOIS**

**PUBLIC AUCTION
FRIDAY 3RD JULY 2015
@3PM IN THE KEADEEN
HOTEL NEWBRIDGE (UPS)**

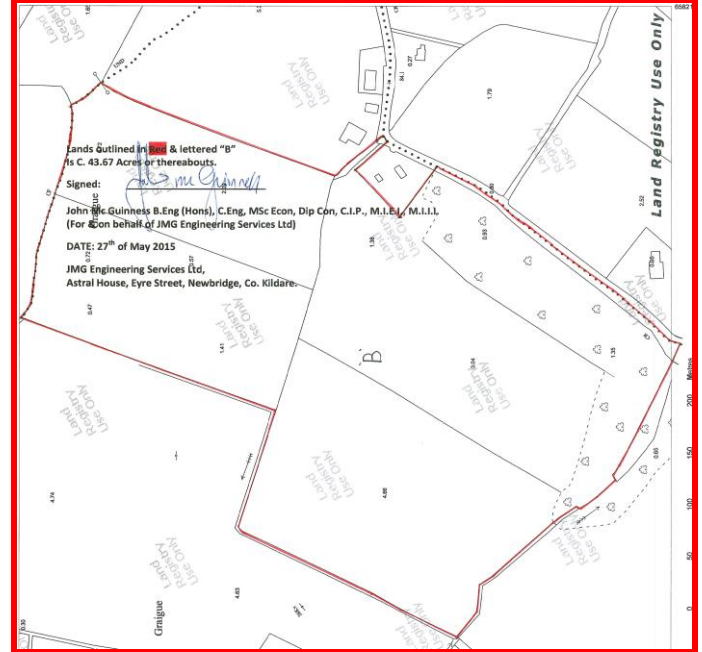
LOCATION:

The property is located just off the old N7 National Primary Route between Monasterevin & Portlaoise. The entire is accessed via a series of local roads which connect the surrounding hinterland with the villages of Ballybrittas (2.5km) and Killenard (3.5km). The M7 Motorway can be accessed at New Inn approximately 6.5km to the south of the property. See maps below.

Location of property in red



Map of property



DESCRIPTION:

Lot 1: Comprises approximately 43½ acres in tillage which is very good quality land, in four divisions with natural boundaries and hedgerows. There are circa 6 acres in timber to the front of the lands and along the existing road frontage.

Lot 2: This comprises a cottage on circa 0.7 acres. The cottage is in need of renovation with 2 bedrooms, kitchen & living room. This property is ideal for conversion, extension or replacement.



SERVICES:

Private well (mains on road) & ESB.

LOTS:

Lot 1: 43½ acres.

Lot 2: Cottage on 0.7 acres.

AUCTION DETAILS:

Public Auction on Friday 3rd July 2015 at 3pm in the Keadeen Hotel Newbridge (unless previously sold).

CONTACT:

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SOLICITOR:

O'Sullivan & Hutchinson, Main Street, Portarlinton, Co.Laois.

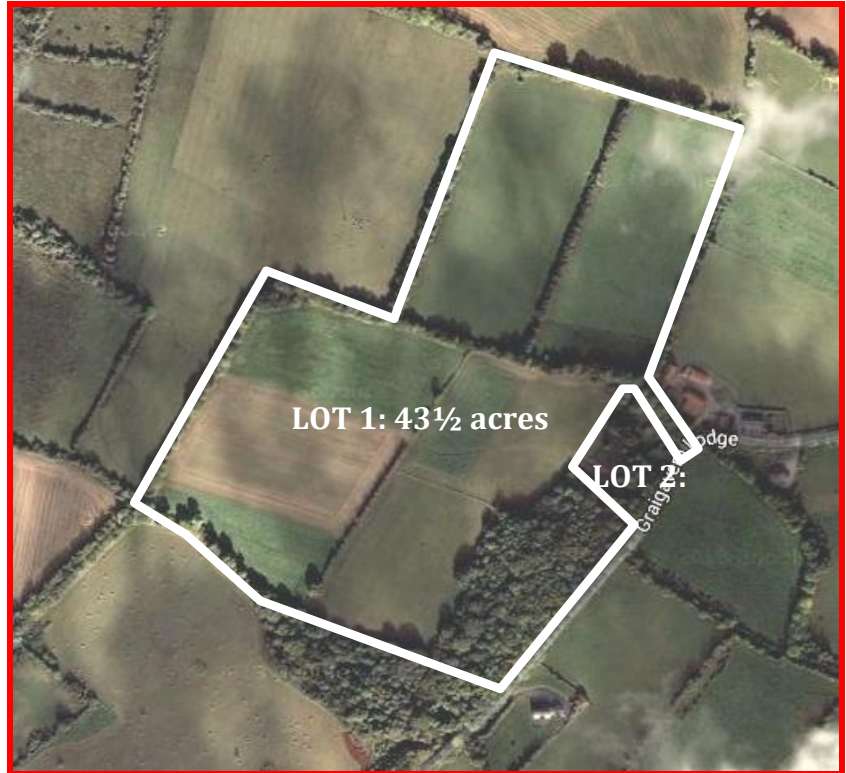
DIRECTIONS:

From Portlaoise:

Take the M7 north bound and take exit 15 signposted for Ballybrittas. Proceed on the old N7 now the R445 into Ballybrittas (3.5km) and take first left in Village signposted for Killenard. Continue on that road for approximately ½ km and take right turn (Jordan sign). Continue straight on that road for 1km and property is on your left with a **Jordan sign**.

From Kildare/Dublin:

Take the M7 south bound and take exit 15 signposted for Ballybrittas. Proceed on the old N7 now the R445 into Ballybrittas (3.5km) and take first left in Village signposted for Killenard. Continue on that road for approximately ½ km and take right turn (Jordan sign). Continue straight on that road for 1km and property is on your left with a **Jordan sign**.



VIEWING BY APPOINTMENT WITH SOLE SELLING AGENTS

MAP OF LANDS LOT 1:

