

FOR SALE BY PUBLIC AUCTION

**34 ACRES – (13.75 Acres),
BALLYNURE, GRANGECON,
CO. WICKLOW**

Ref 4226



1½km Grangecon, 9km Dunlavin, 16km Baltinglass, 40km Carlow, 5km M9

- Top Quality Land with no waste.
 - Extensive road frontage.
 - Good shelter.
- Currently in Top Quality Italian Rye Grass and Red Clover
 - Organically farmed with full organic status
- Close to Rathsallagh Golf Club and near Ballynure Park Estate & Grangecon Demesne.
 - Ideal site (subject to PP)

For Sale By Public Auction
Thursday 24th July 2014 @ 3.00pm
In Keadeen Hotel, Newbridge
(unless previously sold)

DESCRIPTION:

The property comprises circa 34 acres (13.75 hectares) of agricultural land all in permanent pasture, laid out in one division with substantial road frontage. The land is all top quality and suitable for arable or grazing use.



SOLICITOR:

Thos Quinn, T.R. Brennan & Co., Athy, Co. Kildare

DIRECTIONS:

From Dublin:

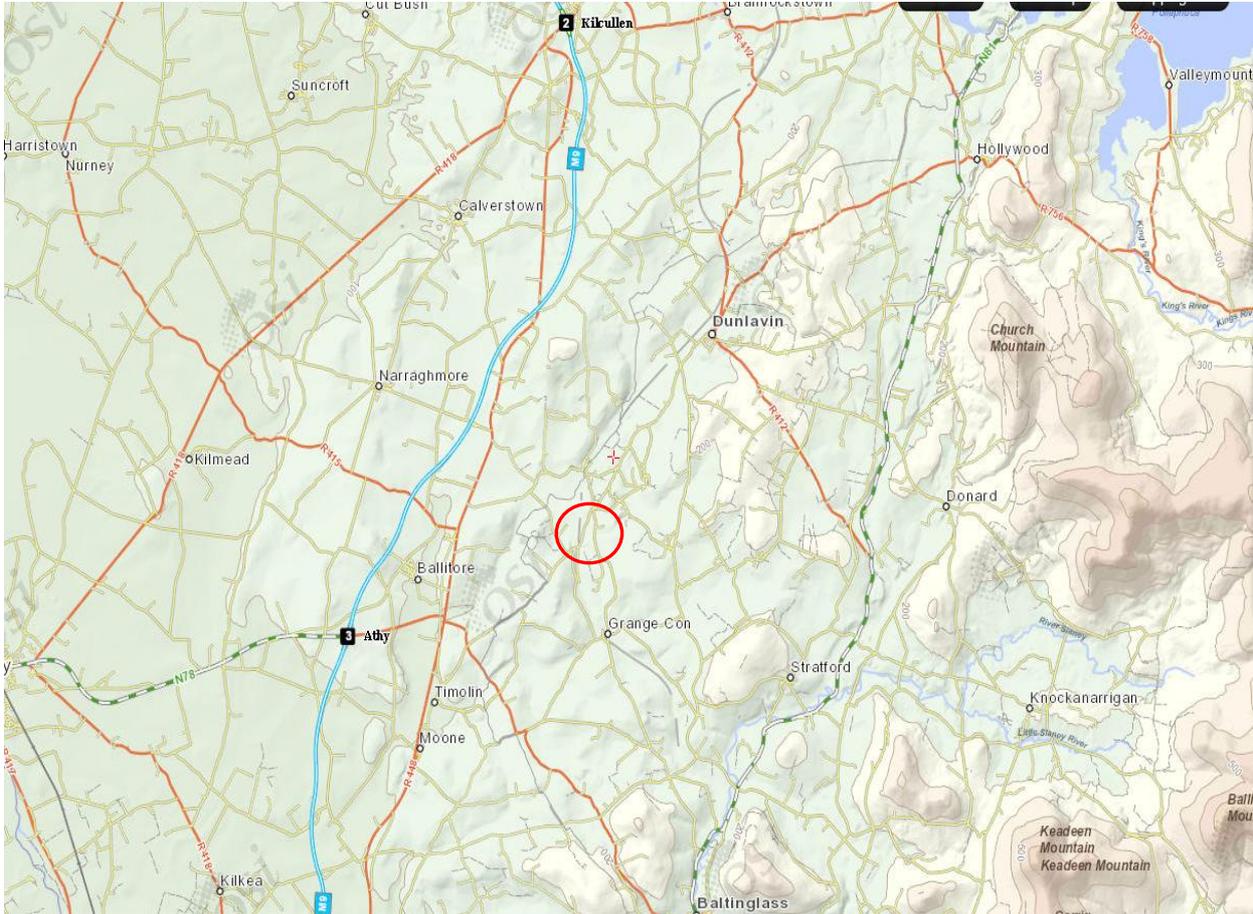
Take the M9 Southbound and continue until the Junction 3 Exit for the R747 Baltinglass. At the next T junction take a left onto the R448 for Crookstown and continue on that road going past petrol station on your left. Take next immediate turn to right (signposted Dunlavin) and continue on that road for 5km. Once you go over bridge continue straight to next cross roads. Property will be straight in front of you.

From Waterford/Carlow/Kilkenny:

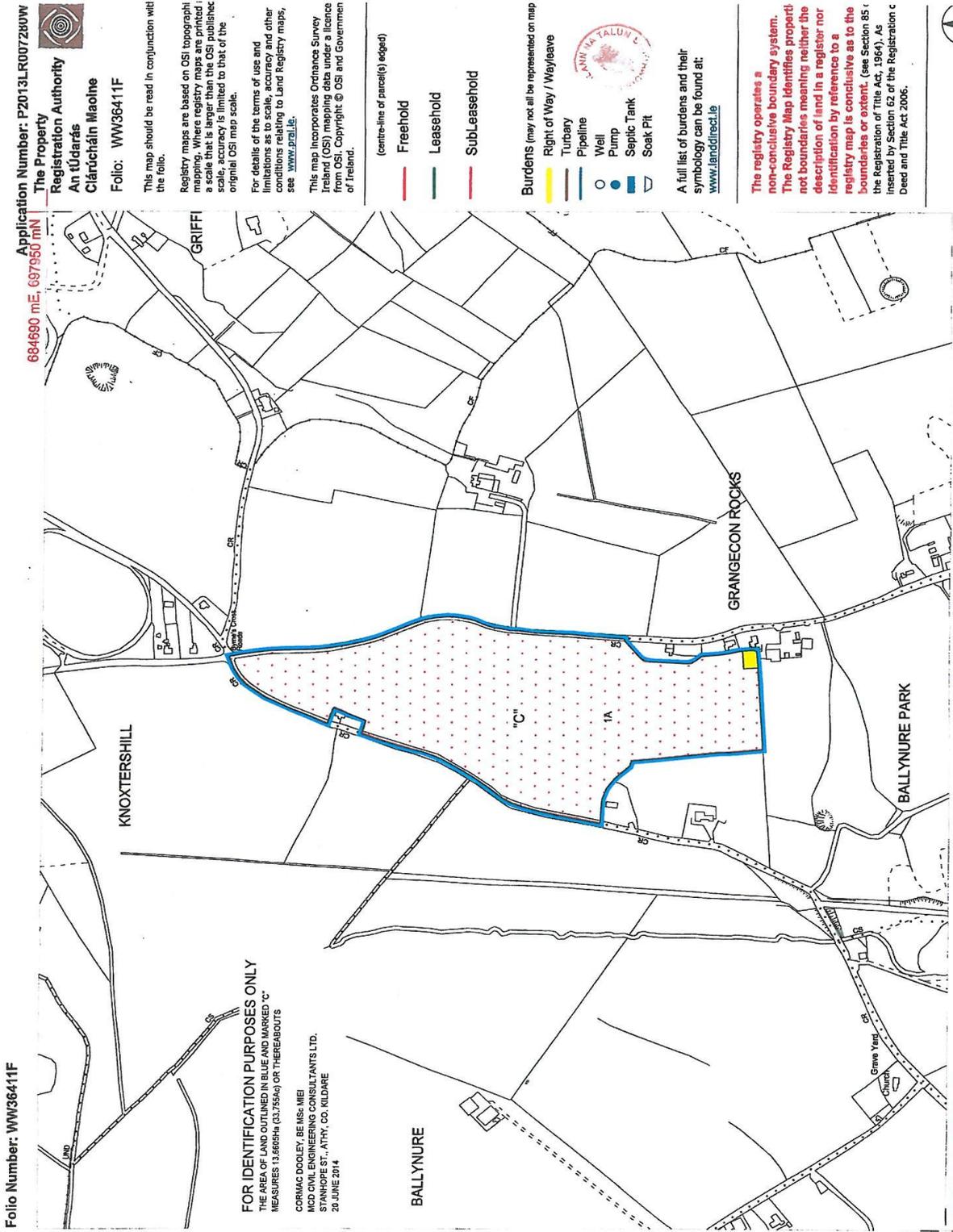
Take the M9 Northbound and Exit at Junction 3 for the R747 Baltinglass. At the next T junction take a left onto the R448 for Crookstown and continue on that road going past Crookstown Service Station on your left. Take next immediate turn to right (signposted Dunlavin) and continue on that road for 5km. Once you go over bridge continue straight to next cross roads. Property will be straight in front of you.

These particulars are issued by Jordan Town and Country Estate Agents, on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2014. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007514 © Government of Ireland.

LOCATION MAP:
Identified by red marking



MAP OF LANDS:



Application Number: P2013LR007280W
 The Property
 Registration Authority
 An tÚdarás
 Clárúcháin Maoin
 Folio: WW36411F

This map should be read in conjunction with the folio.
 Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.
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- (centre-line of parcel(s) edged)
- Freehold
 - Leasehold
 - Subleasehold
- Burdens (may not all be represented on map)
- Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies property not boundaries meaning neither the description of land in a register nor identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Title Act 2006.

1:5000 Scale
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Folio Number: WW36411F

FOR IDENTIFICATION PURPOSES ONLY
 THE AREA OF LAND OUTLINED IN BLUE AND MARKED "C"
 MEASURES 13.6605ha (33.755a) OR THEREABOUTS
 CORMAC DOOLEY, BE MS; MEI
 MCD CIVIL ENGINEERING CONSULTANTS LTD.
 STANHOPE ST., ATHY, CO. KILDARE
 20 JUNE 2014

Creation Date: 14 February 2013 10:02:23
 Application Number: P2013LR007280W
 663090 mE, 666650 mN
 Date Printed: 14/02/2013