



**C.55 ACRES (22.15 HECTARES)
FOSSY UPPER, TIMAHOE,
CO. LAOIS.**

GUIDE PRICE: AMV €350,000

**FOR SALE BY PUBLIC
AUCTION ON
ON WEDNESDAY 11TH
AUGUST 2021 AT 3PM IN
THE CLANARD COURT
HOTEL, ATHY**



PSRA Reg. No. 001536

FOR SALE BY PUBLIC AUCTION

55 ACRES (22.15 HECTARES), FOSSY UPPER, TIMAHOE, CO. LAOIS.

LOCATION:

The property is in an excellent location approx 1km from the village of Timahoe, 12km from Portlaoise, 9km from Stradbally and 8km from The Swan. Timahoe itself is a very attractive village having the added benefit of being within easy reach of several surrounding towns.

DESCRIPTION:

The entire extends to c.55 acres (22.15 hectares) of agricultural land laid out in the one block with extensive frontage on two roads of over 1.5km. The lands are all in grass laid out in 4 main divisions with natural boundaries and hedgerows throughout.

There are panoramic views of the surrounding countryside and the entire would make an ideal site for a residence subject to obtaining the necessary planning permission.

SERVICES:

Non supplied.

SOLICITOR:

Gartlan Furey, 20 Fitzwilliam Square, Dublin 2.
Tel: 01 7998000.

GUIDE PRICE /AMV:

€350,000

AUCTION DETAILS:

Public Auction on Wednesday 11th August 2021
@ 3.00 pm at the Clanard Court Hotel, Athy.
PRE-REGISTRATION REQUIRED.

DIRECTIONS:

From Stradbally:

Take the main road from Stradbally into Timahoe. Turn left in the village and continue straight for circa 1km. The lands will be on your left with a Jordan sign. The lands also have frontage onto the back road so if you veer left at the first bend on the road you can proceed up that road and the holding will be on your right.

From Portlaoise:

Take the R426 into Timahoe proceeding straight through the village for circa 1km. The lands will be on your left with a Jordan sign. The lands also have frontage onto the back road so if you veer left at the first bend on the road you can proceed up that road and the holding will be on your right.

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

CONTACT:

Clive Kavanagh

T: **045 -433550**

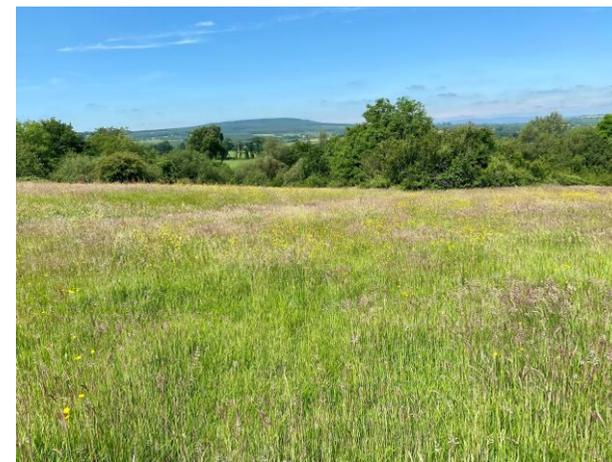
E: clive@jordancs.ie



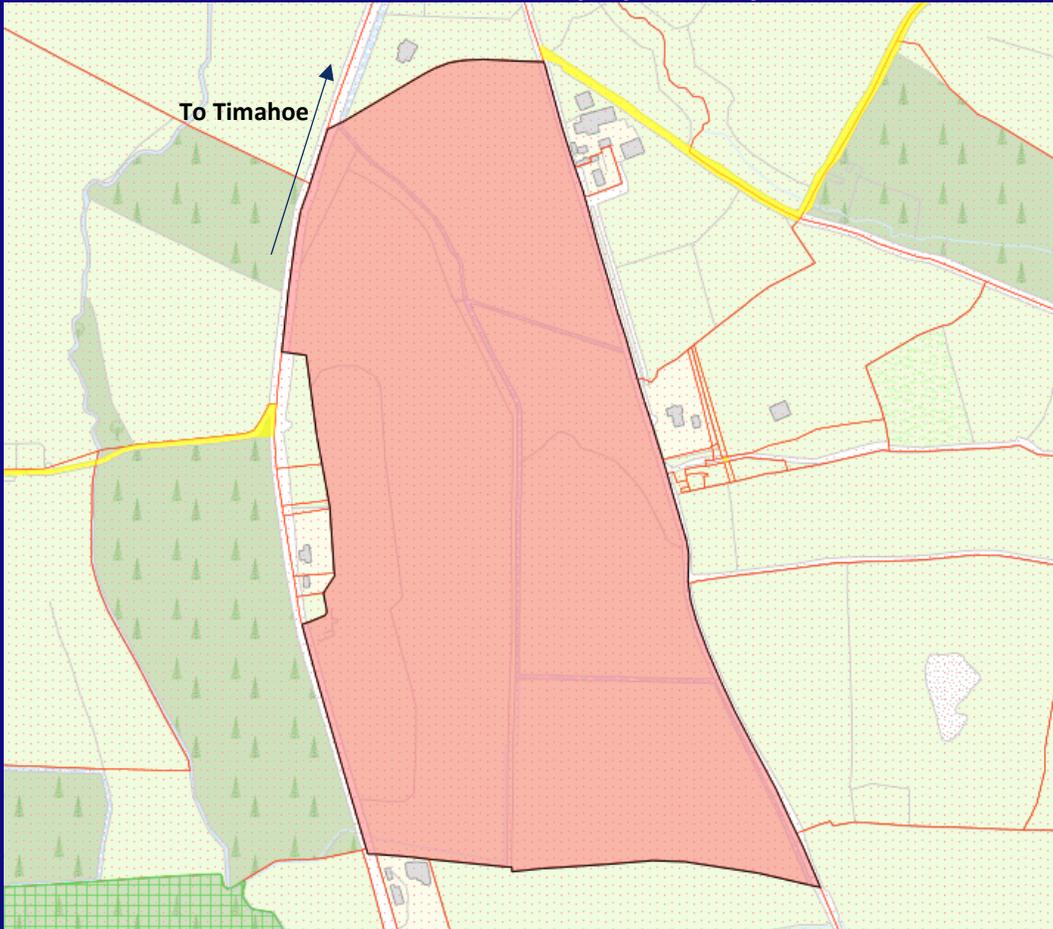
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Outline of Lands – ID purposes only:



Aerial outline of lands – ID purposes only:

