



C. 180 ACRES (73 HA) & 4 COTTAGES

MOYNE, COOLNABEHY,
DURROW, CO. LAOIS,
R32 F5H6

**FOR SALE BY
PUBLIC AUCTION
Thursday 4th October 2018 @ 3pm
In Abbeyleix Manor Hotel
(unless previously sold)**



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

C. 180 ACRES (73 HA) & 4 COTTAGES AT MOYNE & COOLNABEHY, DURROW, CO. LAOIS

LOT 1: 76 acres at Moyne.

LOT 2: 4 Cottages on c.0.64 acres at Moyne.

LOT 3: 104 Acres at Coolnabehy.

LOCATION:

The subject property is located in the townlands of Moyne & Coolnabehy, just outside Durrow on the Rathdowney Road (R434). This is a very accessible location, close to the M8 (Junction 3) and the M7 (Junction 1). The entire is also within easy reach of Abbeyleix, Portlaoise & Kilkenny.

DESCRIPTION:

The entire landholding extends to c. 180 acres (73 ha) comprising good quality agricultural lands, forestry and 4 cottages. The property is being offered for sale in 3 lots.

LOT 1: 76 acres with c. 25 acres in mature timber (shelter belt). This holding has extensive frontage onto two roads, is mostly good quality and suitable for arable or grazing purposes.

LOT 2: 4 cottages (1,000 sq.ft each) all in need of some modernisation on a site area of 0.64 acres. Accommodation comprises kitchen, sitting room, bathroom & 3 bedrooms.

LOT 3: 104 acres in the one block currently in timber with a mixture of hardwoods and softwoods. No premium payable. There is substantial road frontage and some old farm buildings. Maps on forestry not available so interested parties to complete their own investigations.

SERVICES:

Septic tank and ESB.

TITLE:

Freehold

PLANNING:

Interested parties to make their own enquiries.

VIEWING BY APPOINTMENT ONLY



SOLICITOR:

Poe Kiely Hogan Lanigan, Patrick Street, Kilkenny
(Ref: Mr. Tim Kiely)

GUIDE PRICES:

Lot 1: 76 Acres	€550,000
Lot 2: 4 Cottages	€100,000
Lot 3: 104 Acres	€300,000

DIRECTIONS:

From Durrow:

Take the R434 towards Rathdowney. Continue for c. 2km and the property will be on your left (Lot 1 & 2) and right (Lot 3) with **Jordan signs.**

From Portlaoise:

Take the N77 into Durrow. On the edge of Durrow turn right onto the R434 towards Rathdowney. Continue for c. 2km and the property will be on your left (Lot 1 & 2) and right (Lot 3) with **Jordan signs**

OR

Take the M7 south bound and branch onto M8 Motorway. Exit at Junction 3 (Rathdowney) and take the R433 towards Ballacolla for 0.5km. Take immediate right then and continue for c. 4.5km. Property will be on your left and right with **Jordan signs.**

From Rathdowney

Take the R433 towards Durrow turning right onto the R434 in Ballycolla. Continue on that road for c. 4.5km and land will be on your left (Lot 3) and right (Lot 1 & 2) with **Jordan Sign**

CONTACT:

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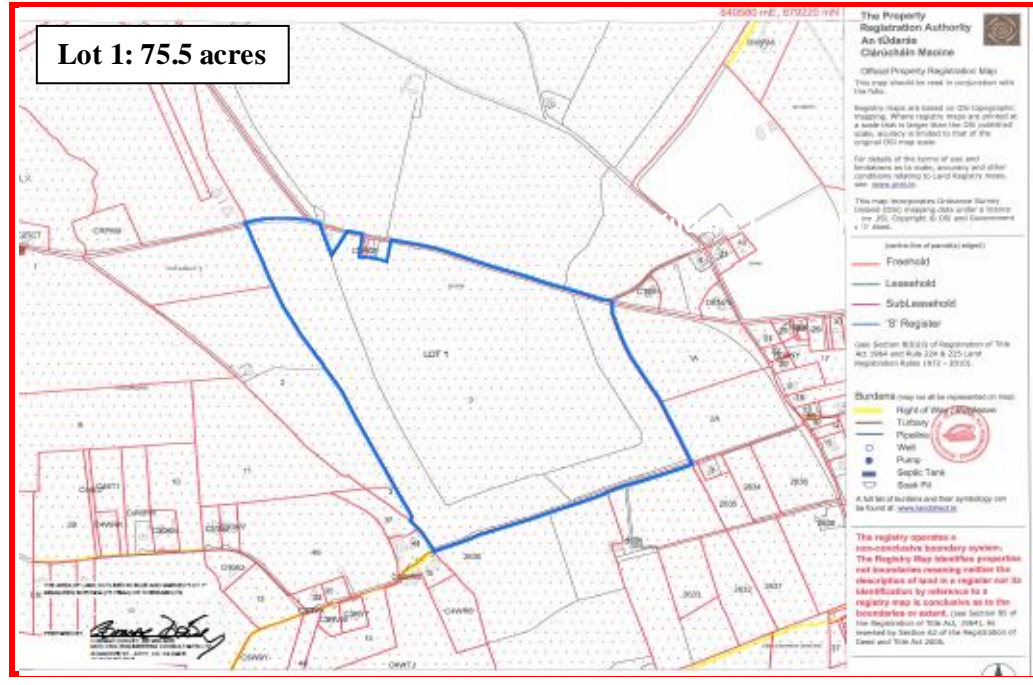
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T: 045 – 433550

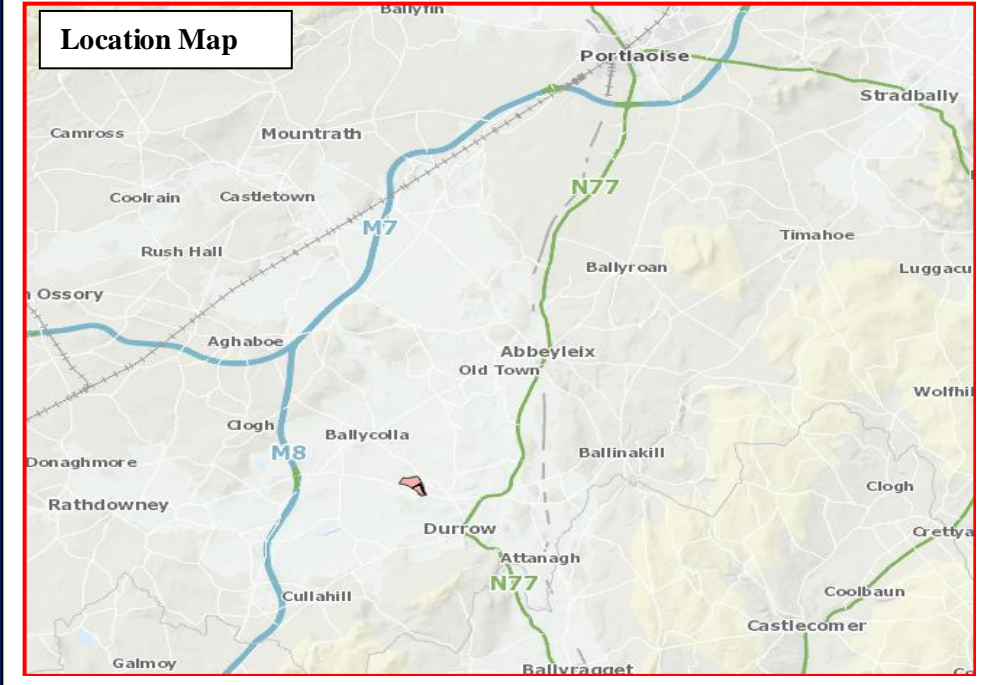
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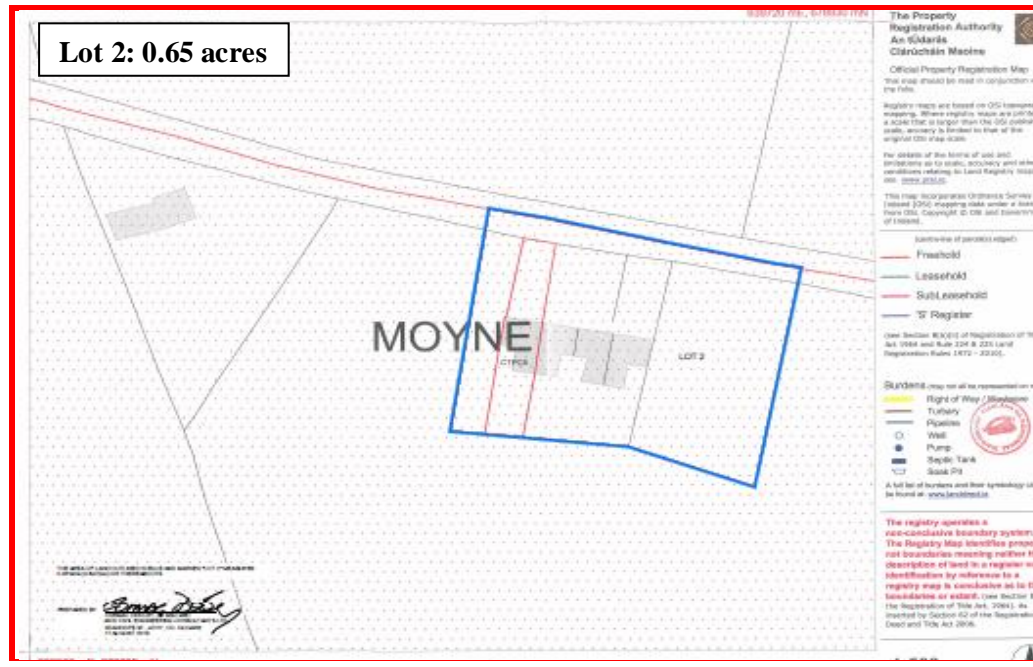
Lot 1: 75.5 acres



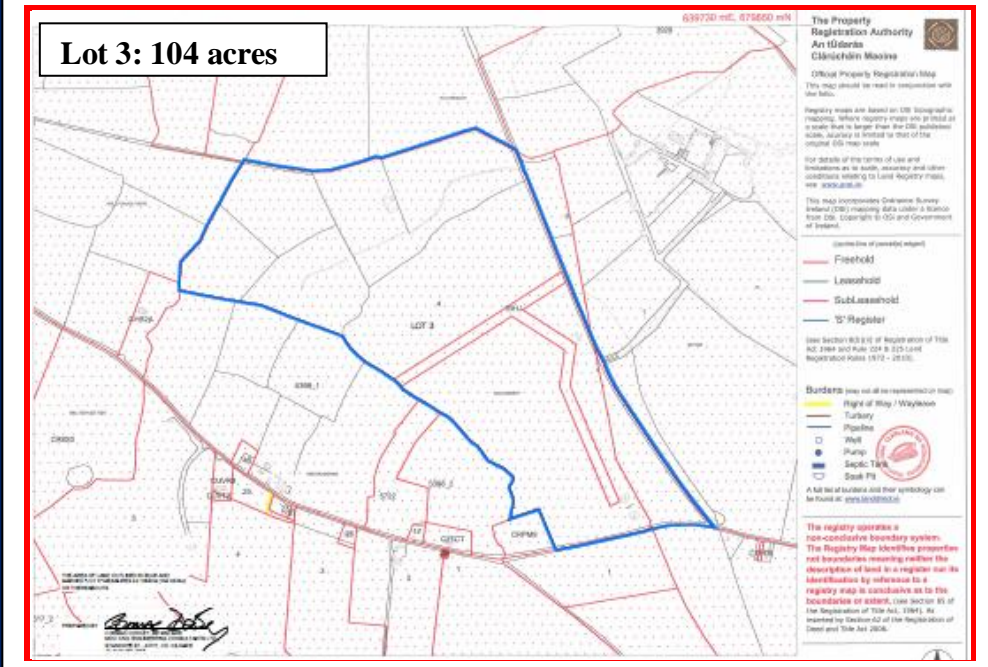
Location Map



Lot 2: 0.65 acres



Lot 3: 104 acres



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