

# Dysartbeigh

DYSARTBEIGH, MOUNTRATH, CO. LAOIS. C.18.6 HA (C.46 ACRES)

FOR SALE BY PUBLIC AUCTION (EXECUTOR SALE)

- 1km Mountrath
- 13km Portlaoise
- 9km M7/M8 Motorway (Junction 19)

**For Sale by Public Auction**  
**On Friday the 27th May 2016 @ 3pm**  
**In the Heritage Hotel Portlaoise**  
**(unless previously sold)**



**Superb Residential Farm on Top Quality Land**  
**Partly Zoned with some Long Term Potential**

Tel: 045-433550

**JORDAN** 

Auctioneers, Estate Agents &  
Chartered Valuation Surveyors

# TOP QUALITY FARM WITH RESIDENCE & YARD - POTENTIAL LONG TERM INVESTMENT

## LOCATION:

This property is located in the townlands of Dysartbeigh and Knockanina on the edge of Mountrath, Co. Laois. The entire has frontage onto the old N7, now the R445 Regional road between Mountrath (1km) and Castletown (2.5km). The property is generally surrounded agricultural land in addition to Ard Erin housing estate to the north and a commercial development to the south. The new Mountrath Community School is located immediately opposite the property.

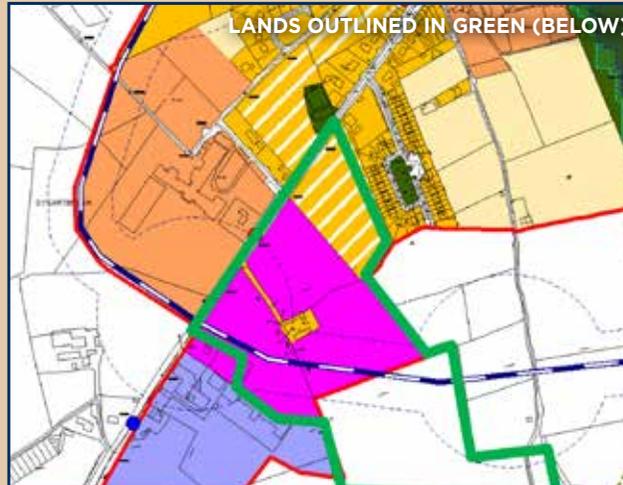
## DESCRIPTION:

The property extends to a total area of circa 18.61 hectares (c.46 acres) with farmhouse and yard. The residence is approached via a tarmacadam avenue set back from the road and it comprises a two storey traditional farmhouse with single storey extension to the rear on a total floor area of 107 sq.m (1151 sq.ft). The accommodation comprises; Ground floor - utility, kitchen, living room, bathroom & bedroom. First floor - 2 bedrooms. There is a small traditional farmyard to the front of the house with a number of out- houses, cow sheds, 6 span hay shed and a lofted store.

The land is currently all in grass laid out in a number of divisions with mature boundaries and good shelter. There is frontage onto the R445 and also access to the holding via a laneway to the north-west. The entire has been well farmed and managed with piped water to the various divisions.

## ZONING:

The property is within the jurisdiction of Laois County Council and is covered under the County Development Plan 2012 - 2018. A section of the land is zoned 'Enterprise & Employment' (circa 14 acres) with an additional area zoned 'Residential 2' (circa 4.5 acres). The balance of the holding is outside the settlement boundary.



## SERVICES:

We understand mains water, ESB, telephone and septic tank drainage is provided.

**TITLE:** Freehold.

**SOLICITOR:** Rollestons, Portlaoise, Co. Laois.

## AUCTION:

For Sale by Public Auction on Friday the 27th May 2016 at 3pm in the Heritage Hotel, Portlaoise (unless previously sold).

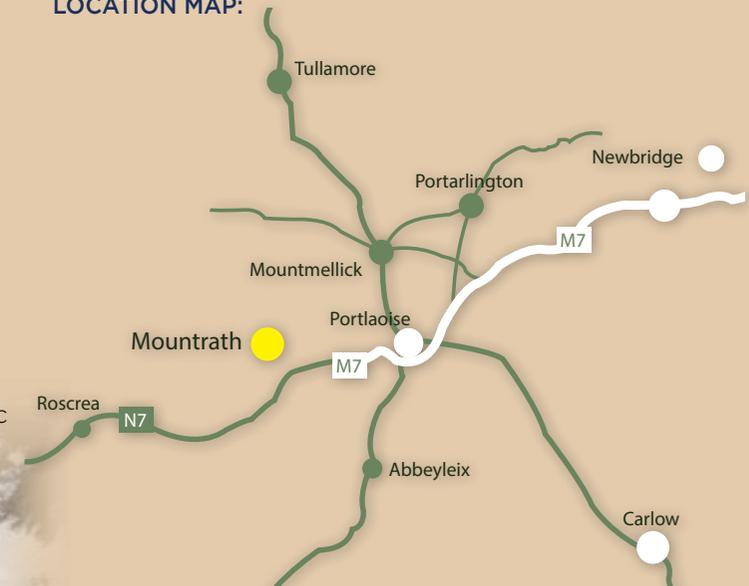
**BER:**

## CONTACT:

**Paddy Jordan** E.mail: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)

**Clive Kavanagh** E.mail: [Clive@jordancs.ie](mailto:Clive@jordancs.ie)

## LOCATION MAP:



Auctioneers, Estate Agents & Chartered Valuation Surveyors

Edward Street, Newbridge, Co. Kildare, Ireland.

Ph: +353 (0)45 433 550 Fax: +353 (0)45 434 122

e: [info@jordancs.ie](mailto:info@jordancs.ie)

[www.jordancs.ie](http://www.jordancs.ie) [www.myhome.ie](http://www.myhome.ie)

These particulars are issued by Jordan Auctioneers & Chartered Surveyors for guidance purposes only on the understanding that any negotiations respecting the property mentioned are conducted through them. These particulars are not intended to form any part of any offer or contract. 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, and intending purchasers should satisfy themselves by inspection or otherwise to their correctness. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. © Jordan Auctioneers & Chartered Surveyors 2016. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007515 © Government of Ireland.

