Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com **myhOme.ie C** daft.ie

Licence No: 003442



Auctioneer Valuer Estate Agent

Ballinalinagh, Piltown, Co. Kilkenny.

c.37¹/₂ ACRES OF PRIME LAND

For Sale by Public Auction (in one or two lots) On Friday August 16th at 3pm In The Rhu Glenn Hotel, Slieverue, Co. Kilkenny.



RICS the mark of property professionalism

CHARTERED

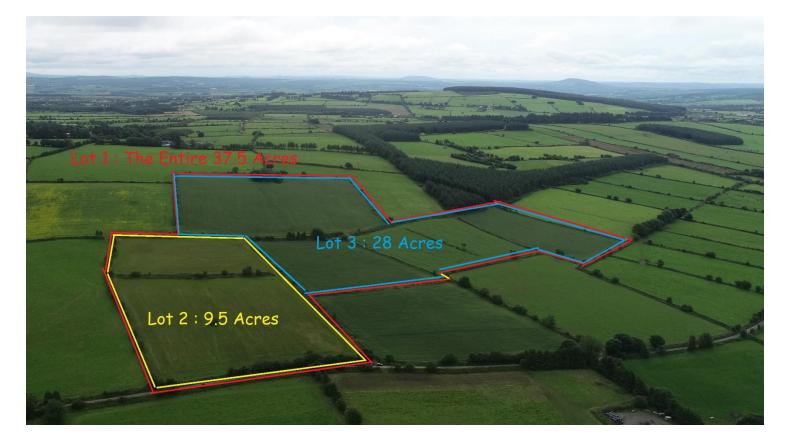
Institute of Professional Auctioneers & Valuers TEGOVA

Property Services Regulatory Authority

Ballinalinagh, Piltown, Co. Kilkenny.

C. $37\frac{1}{2}$ Acres of Prime Lands to be offered in lots as follows:

- ✓ Lot 1 : The Entire ~ c. $37\frac{1}{2}$ acres
- ✓ Lot $2: c.9\frac{1}{2}$ Acres of excellent roadside lands
- ✓ Lot 3 : c.28 Acres with short right of way access



Lot 1: The Entire ~ c. 37 ¹/₂ Acres

This is a prime non-residential roadside holding, these excellent roadside lands are in four divisions. These lands are suitable for both grass and tillage.

Located c. 4 km from the village of Kilmoganny, part of folios KK9232 & KK1352, bordering both townlands of Ballinalinagh and Blackbog, Piltown, Co. Kilkenny.





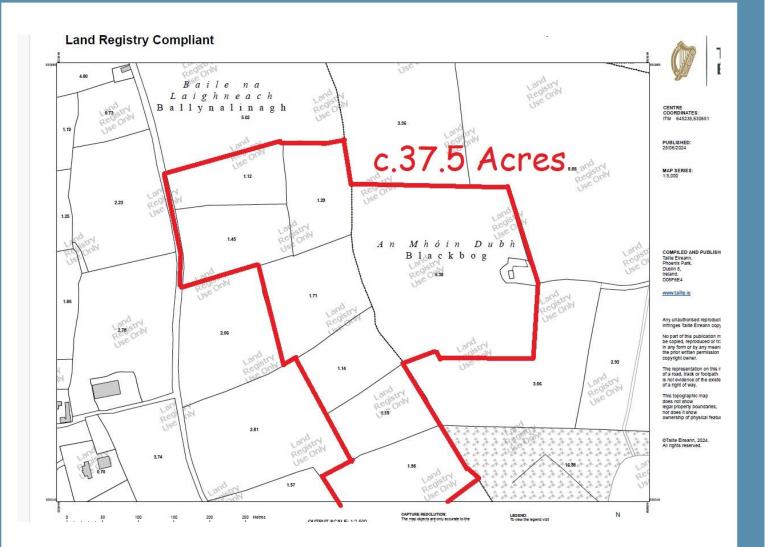
Lot 2: C. 9 ¹/₂ Acres

This parcel has excellent road frontage, split into 2 divisions with access from the public road to two fields. Suitable for both grass and tillage.



Lot 3: c. 28 Acres

This parcel is divided in 5 divisions. Suitable for both grass and tillage.



LOCATION

- ~ 4.2km to Kilmoganny.
- ~ 8km to Windgap.
- ~ 10km to Piltown village.
- 13.5km to Carrick-On-Suir.

SOLICITOR

Mark Culleton, Derivan & Sexton, New St., Carrick-on-Suir, Co. Tipperary. (Ph): 051 640 007

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.