

FOR SALE BY PUBLIC AUCTION

PSRA Reg No.001536



**24.192 ACRES (9.79 HA) AND
95.480 ACRES (38.64 HA)**

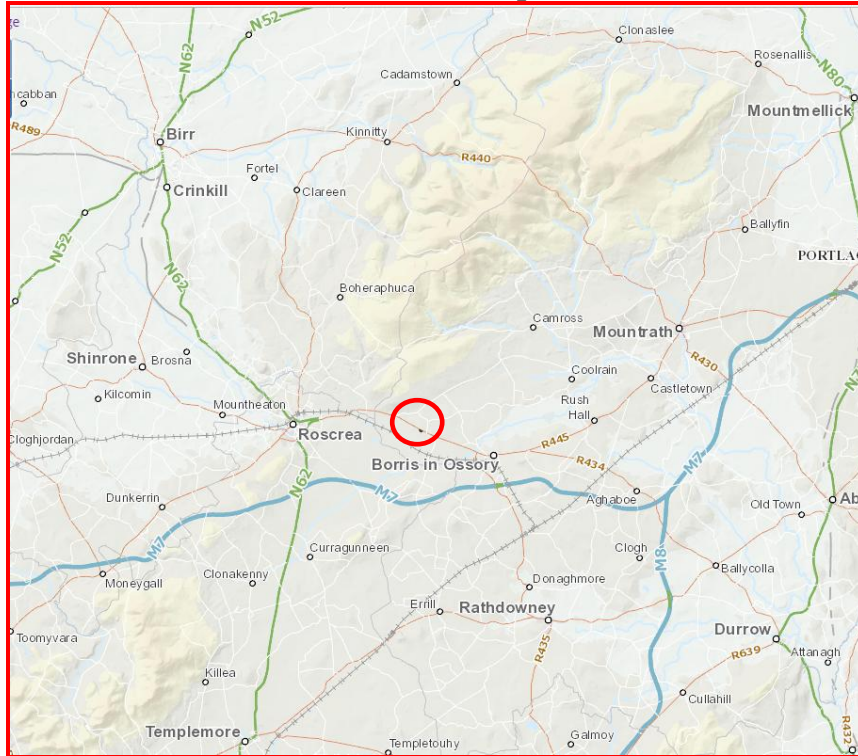
**KILMARTIN & BALLAGHMORE
BORRIS IN OSSORY
CO. LAOIS**

**PUBLIC AUCTION
TUESDAY 7TH NOVEMBER 2017 @ 3PM
ABBEYLEIX MANOR HOTEL,
ABBEYLEIX
(unless previously sold)**

LOCATION:

The property is located in the townland of Kilmartin, c. 2 miles from Borris in Ossory and 4 miles Roscrea, on the old N7 Road within easy access of the new M7 at the Borris in Ossory Interchange.

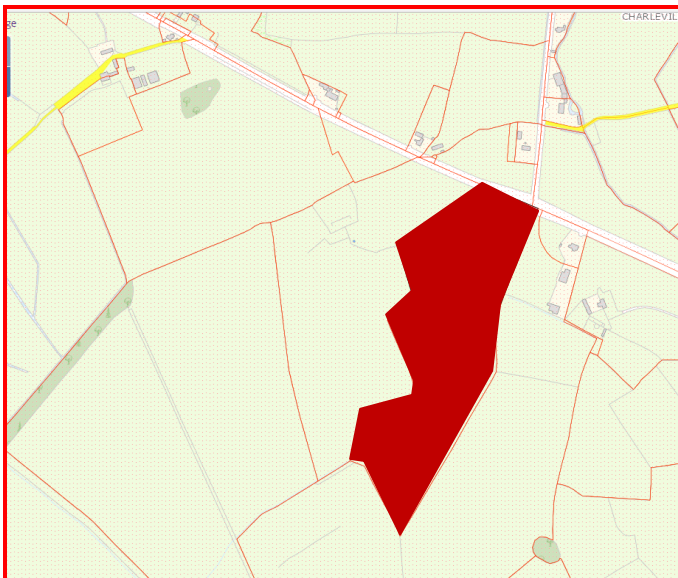
Location Map



DESCRIPTION:

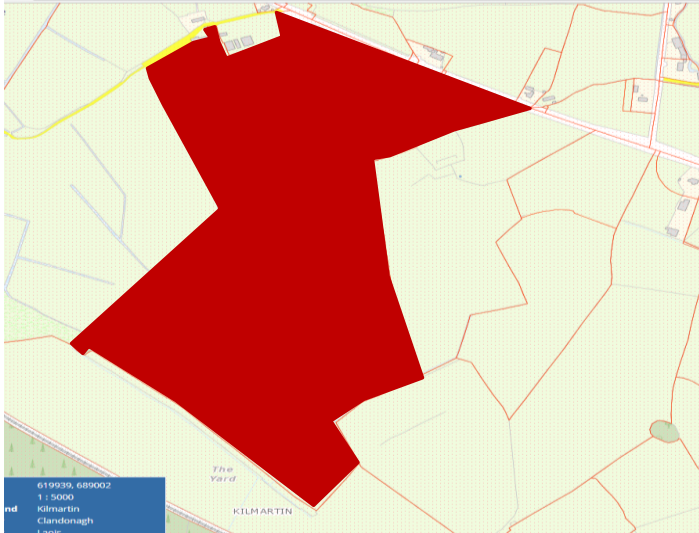
Lot 1: 24.192 Acres (9.79 Ha), Kilmartin:

The lands extend to 24.192 acres (9.79 hectares) with good frontage on the N7. Currently in stubble they are all top quality with no waste. Well water on site.



Lot 2: 95.48 (38.64 Ha), Ballaghmore:

The lands extend to 95.48 acres (38.64 hectares) in all, with approx. 47 acres in stubble, 14 acres in permanent pasture and 35 acres of heavier ground to the rere. The lands have extensive road frontage on the N7 and within a few miles of the M7 and are believed to have deposits of sand, rock and gravel. Internal road servicing all paddocks. Concrete holding yard with cattle crush.



IDEALLY SUITABLE FOR DAIRYING ENTERPRISE

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SOLICITOR:

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DIRECTIONS:

From Borris in Ossory:

Take Roscrea Road N7 and after 2 miles the property is on the left (Jordan sign).

From Roscrea:

Take Borris in Ossory Road N7 and after 4 miles the lands are on the right (Jordan sign).

VIEWING BY APPOINTMENT WITH SOLE SELLING AGENTS

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 2017. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007517 © Government of Ireland.

MAP OF LANDS - LOT 1



The Property Registration Authority An tÚdarás Clárúcháin Maoine

Official Property Registration Map
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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(red line-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act, 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

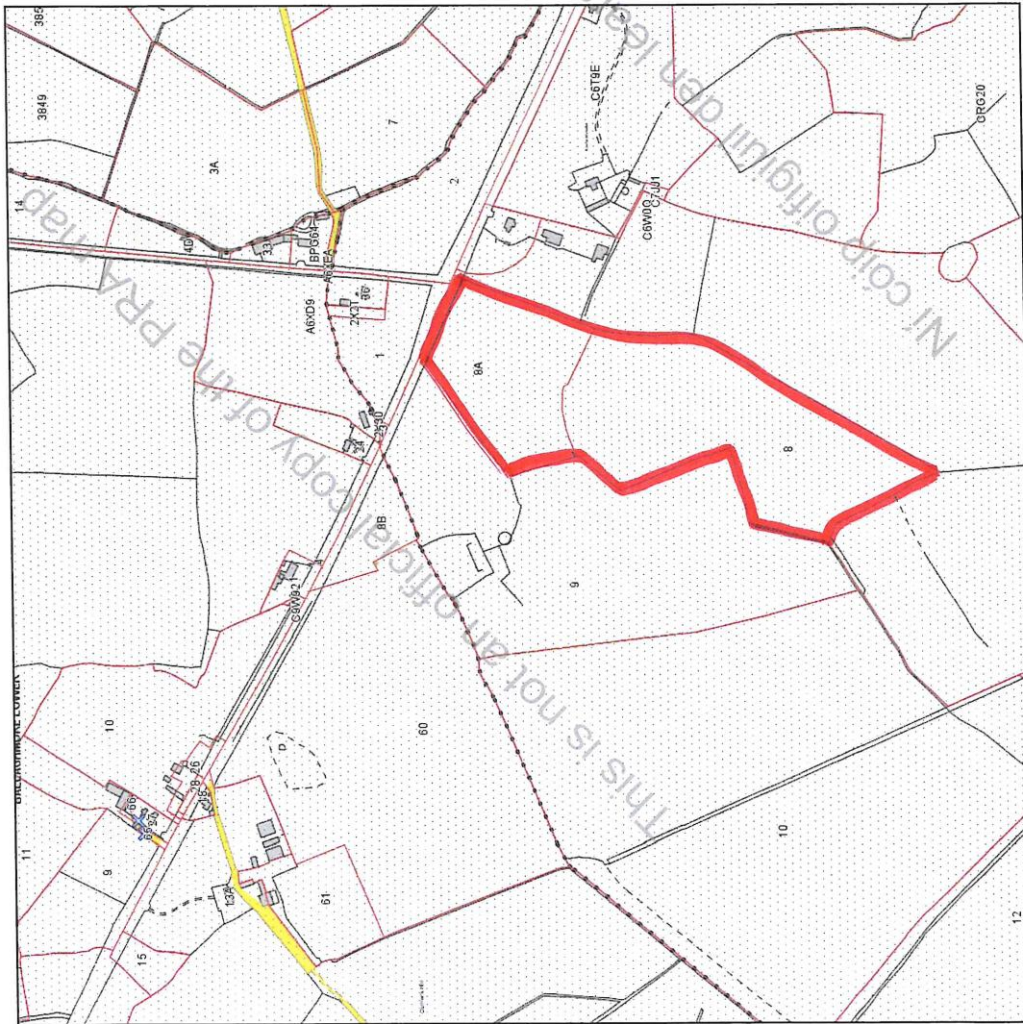
Burdens (may not all be represented on map)

- 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 properties not boundaries meaning neither the description of land in a register nor its 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 Deed and Title Act 2006.



Creation Date: 03 October 2017 09:07:35

MAP OF LANDS – LOT 2

