



**FARMHOUSE & YARD ON C. 35.31 ACRES (14.29 ha)**

CLONCOURSE

MOUNTRATH

CO. LAOIS R32 FY26

**Guide Price: €405,000**

**PUBLIC AUCTION**  
**TUESDAY 9<sup>TH</sup> APRIL 2024 AT 3PM**  
**IN THE KILLESBIN HOTEL,**  
**PORTLAOISE**



PSRA Reg No. 001536



**FOR SALE BY PUBLIC AUCTION**  
**FARMHOUSE & YARD ON C. 35.31 ACRES**  
**(14.29 HECTARES) CLONCOURSE,**  
**MOUNTRATH, CO. LAOIS (IN LOTS).**

**LOCATION:**

The property is located just off the R445 between Mountrath (8km) and Portlaoise (8km). It is less than 5 minutes from the M7 Motorway (junction 18) and is 1 hour from Dublin.

Portlaoise and Mountrath are both close and provide all the necessary shopping, educational, sporting and other amenities.

**DESCRIPTION:**

The entire extends to circa 35.31 acres (14.29 hectares) with Farmhouse & Yard. It has access off the R445 and is being offered for sale in the following lots:

**Lot 1: Farmhouse on c.5.33 acres (2.16 hectares):**

This lot comprises an original Farmhouse with various additions giving a total floor area of c.1,615 sq.ft (150 sq.m). The entire is in good condition throughout and comprises the following accommodation: hall, sitting room, living room, kitchen, 3 bedrooms and a bathroom.

There is oil fired central heating along with the solid fuel stove, double glazed windows and an alarm. The entire has loads of potential and a new purchaser may look to extend the footprint of what is currently there as there is ample space to the rear.

Outside there is several old sheds and a 3-span hay barn with lean-tos. The land is all good quality in one division with lovely mature trees and natural hedgerows.

**Lot 2: Circa 30 acres (12.13 hectares):**

This lot adjoins Lot 1 and comprises agricultural land currently in 2 divisions with two access gates off the R445. The land is all in grass with natural boundaries and mature trees. A small river flows along the western boundary and there is about 4 acres of inferior quality land adjoining the bog.

**Lot 3: Entire on 35.31 acres.**

**TITLE:**

Freehold

**SOLICITOR:**

James E Cahill & Co Solicitors, Abbeyleix,  
Co. Laois (057 873 1246).

**SERVICES:**

Septic tank, ESB, 2 private wells, telephone, alarm and oil-fired central heating along with the solid fuel stove (which also does heating).

**GUIDE PRICES:**

<b>Lot 1:</b>	€225,000
<b>Lot 2:</b>	€180,000
<b>Entire:</b>	€405,000

**BER:**

**BER E2** No: 115465866

**AUCTION CONDITIONS:**

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

**KEY FEATURES:**

- ❖ Good location close to several surrounding towns and the Motorway network (both M7 & M8).
- ❖ Private setting surrounded by mature trees and hedgerows.
- ❖ 3-bedroom residence in good condition throughout with room for extension.
- ❖ Compact yard ideal for several uses.
- ❖ Lands all in grass with good shelter and a natural water supply.

**CONTACT:**

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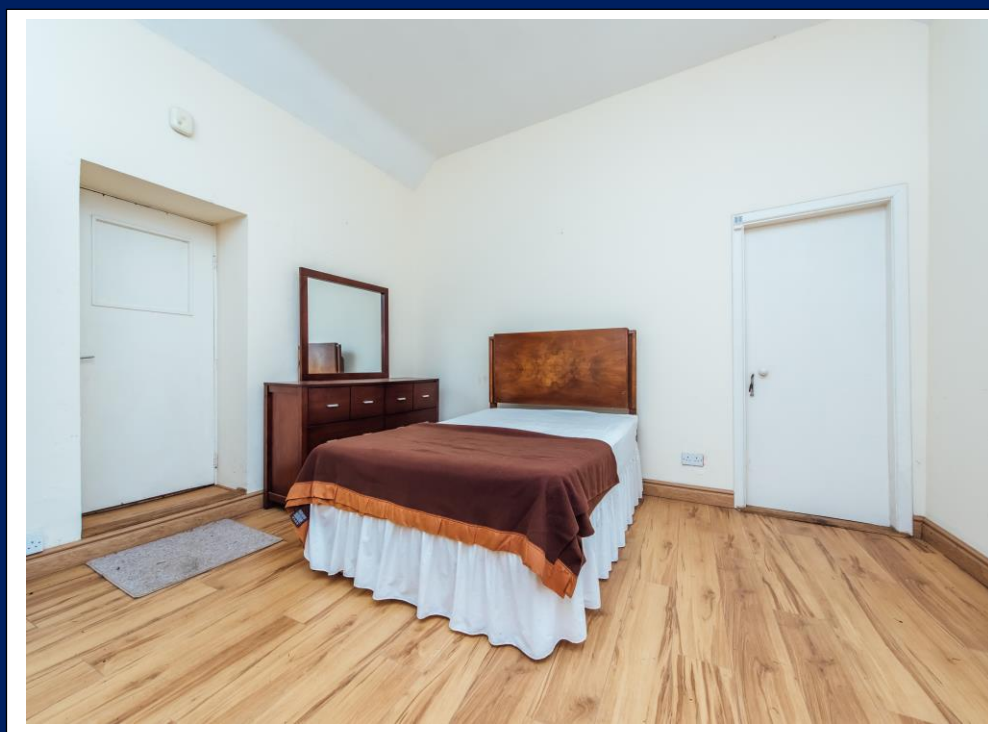
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**PORTLAOISE @3PM**











# Land Registry Map

Lot 1: 2.160 hectares (5.33 acres)

Lot 2: 12.13 hectares (30 acres)

