

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

CLONCOURSE MOUNTRATH CO. LAOIS R32 FY26

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



PSRA Reg No. 001536

**Guide Price: €405,000** 

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to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn.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 2022. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007524 © Government of Ireland.

### 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:**

Lot 1:	€225,000
Lot 2:	<u>€180,000</u>
<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:**

Clive Kavanagh<br/>T: 045 -433550Paddy Jordan:Clive@jordancs.ieT: 045 - 433550paddy@jordancs.iepaddy@jordancs.ie

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



















