

# LAND

# JORDAN

www.jordancs.ie

**FOR SALE BY PUBLIC AUCTION**  
**c.13 ACRES (5.3 Hectares),**  
**HIGGS LANE,**  
**DUBLIN ROAD,**  
**PORTLAOISE.**



- Good accessibility close to Portlaoise & M7 Motorway.
  - Frontage onto Higgs lane.
- Adjoining zoned lands and established residential areas.
- Of interest to developers, investors and those seeking a safe investment with growth prospects.
- One of the last opportunities to take advantage of 7 year CGT exemption before year end.

**PUBLIC AUCTION ON WEDNESDAY THE 17<sup>TH</sup> DECEMBER 2014 AT 3PM**  
**IN KEADEEN HOTEL, NEWBRIDGE (UNLESS PREVIOUSLY SOLD).**

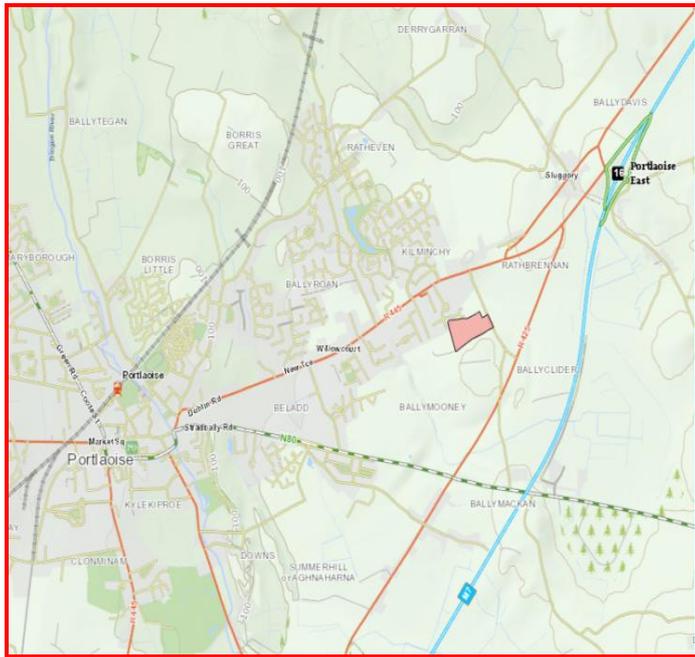
**LAST OPPORTUNITY TO TAKE ADVANTAGE OF 7 YEAR CGT EXEMPTION BEFORE YEAR END.**

**LOCATION & DESCRIPTION:**

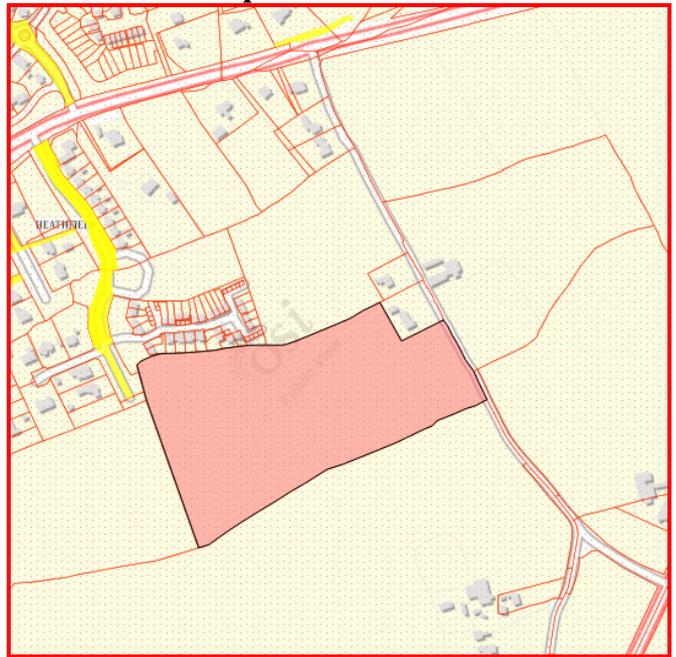
The property is situated on Higgs Lane on the North Eastern outskirts of Portlaoise just off the Dublin road which links the town with the M7 Motorway at Junction 16. There is existing access off Higgs Lane and also a retained right of access through the adjoining Heatfields development.

The entire property comprises approximately 5.3 hectares (13.2 acres) of agricultural land, all in one field with frontage onto Higgs Lane. It adjoins an existing residential development known as Heatfields. It is good quality land, which although not used for the last number of years is suitable for arable or grazing use with potential long term prospects.

**Location of lands in red**



**Map of lands in red**



**PLANNING:**

The land is all within the jurisdiction of Laois County Council but is outside any zoned area or settlement boundary under the Portlaoise Local Area Plan 2012 - 2018. It adjoins zoned land and has some long term potential.

**SOLICITOR:**

Coughlan White Solicitors, Moorefield Road, Newbridge, Co.Kildare.

**SERVICES:**

Purchasers to satisfy themselves as to the availability of services

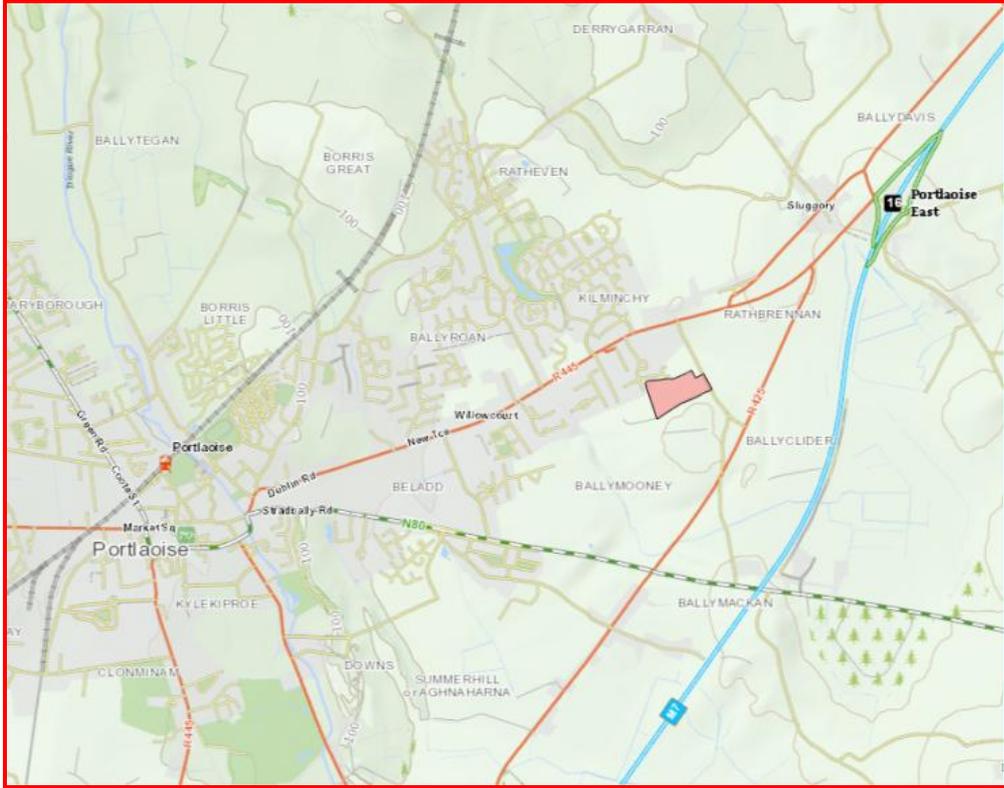
**PRICE:**

Guide Price €170,000

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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

### Location Map:



### Map of lands

