



**C. 83 ACRES (33.6 HECTARES)**

CLONYGOWAN

BALLYFIN

CO. LAOIS R32 K252

**Guide Price: €900,000**

For Sale by Public Auction  
on Friday 5<sup>th</sup> May 2023 at 3pm  
in the Midlands Park Hotel, Portlaoise  
(unless previously sold)



PSRA Reg No. 001536

## FOR SALE BY PUBLIC AUCTION

**C. 83 ACRES (33.68 HECTARES)  
CLONGOWAN, BALLYFIN, CO. LAOIS  
(IN LOTS).**

### LOCATION:

The property is located just off the R423 between Mountmellick (7km) and Ballyfin (4km). It can be accessed via two local roads and is 13km from the M9 at Portlaoise. The historic Ballyfin Castle is 5 mins from the property and is one of most prestigious and exclusive hotel resorts in Ireland.

### DESCRIPTION:

The entire extends to circa 83 acres (33.68 hectares) with a detached residence. It has access off two roads and the entire is currently in grass and stubble with a small section in forestry (c.15 acres). The property is being offered for sale in the following lots:

#### Lot 1: Residence on c.15.6 acres (6.3 hectares):

This lot comprises a detached bungalow built in the 1970's and extending to c.1,323 sq.ft (123 sq.m). The entire is structurally in good condition with the following accommodation: hall, sitting room, kitchen, living room, utility, wc, 4 bedrooms and a bathroom. There is oil fired central heating and an alarm. Outside there is several old sheds and a 3-span hay barn with lean-to'. The land is all good quality in 5 divisions.

#### Lot 2: Circa 34 acres (13.79 hectares):

This lot has road frontage and is in 4 divisions, mostly in grass with one field in a root crop (not included). There are natural boundaries and hedgerows throughout.

The entire would be an ideal site for the construction of a residence subject to obtaining the necessary planning permission.

#### Lot 3: Circa 33.26 acres (13.67 hectares):

These lands are all in stubble with circa 15 acres in forestry (Sitka & Norway Spruce) with no premiums payable & planted over 20 years. There is frontage onto the local road and the entire is in 3 divisions.

#### Lot 4: Entire on 83 acres.

### TITLE:

Freehold

### SOLICITOR:

Vincent P. Garty & Co, Mountmellick  
(057) 8624472.

### SERVICES:

Septic tank, ESB, mains water and alarm.

### GUIDE PRICES:

<b>Lot 1:</b>	€370,000
<b>Lot 2:</b>	€305,000
<b>Lot 3:</b>	€225,000
<b>Entire:</b>	€900,000

### AUCTION CONDITIONS:

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

### BER:

**BER E1**  
102518446

### KEY FEATURES:

- ❖ Good location close to a number of surrounding towns.
- ❖ Private setting surrounded by mature trees and hedgerows.
- ❖ Residence & yard ideal for a hobby farmer.
- ❖ Mostly good quality land with extensive road frontage.
- ❖ Good letting market in the area and tax-free income opportunities for investors willing to lease over 5 years.

### CONTACT:

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## PUBLIC AUCTION

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Midlands Park Hotel, Portlaoise.**







Aerial View of Property (for Identification Purposes only):



Lot 1 on  
c.15.6 acres

Lot 2 on c.34  
acres

Lot 3 on  
c.33.2 acres