

**FOR SALE BY PUBLIC AUCTION**

**EXECUTOR SALE**



**TARBERT & TRUMERA,  
ABBEYLEIX,  
CO. LAOIS.**

**18.2 HECTARES (C.45 ACRES)  
WITH COTTAGE & YARD**

**FOR SALE IN LOTS**

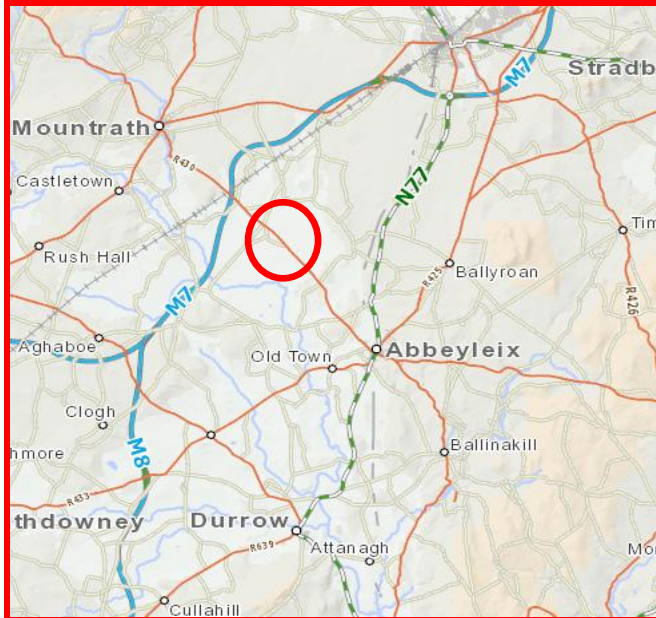
**PUBLIC AUCTION:  
THURSDAY 9<sup>TH</sup> JUNE 2016 IN  
THE MANOR HOTEL,  
ABBEYLEIX, CO.LAOIS AT 3PM  
(unless previously sold)**



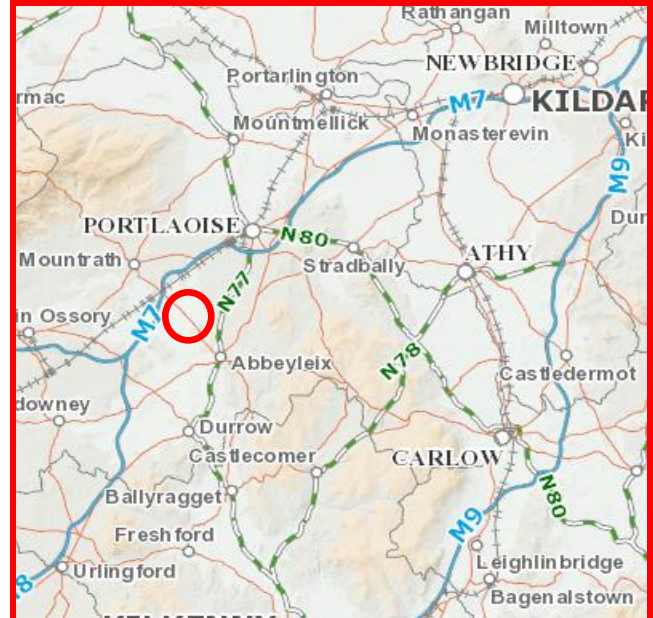
## LOCATION:

The lands are in a very good location between Abbeylax and Mountrath just off the R430 Regional road. The entire is easily accessible to Abbeylax (8km), Mountrath (5km) and Kilbricken (3km). The M7 Interchange is available at Portlaoise (Exit 18 or Exit 17). We outline the location of the holding on the maps below.

**Location of property**



**Location of Mountrath within wider region**



## DESCRIPTION:

The entire property currently extends to c. 45 acres (18.2 hectares) and is in a variety of separate holdings which we have described briefly below:

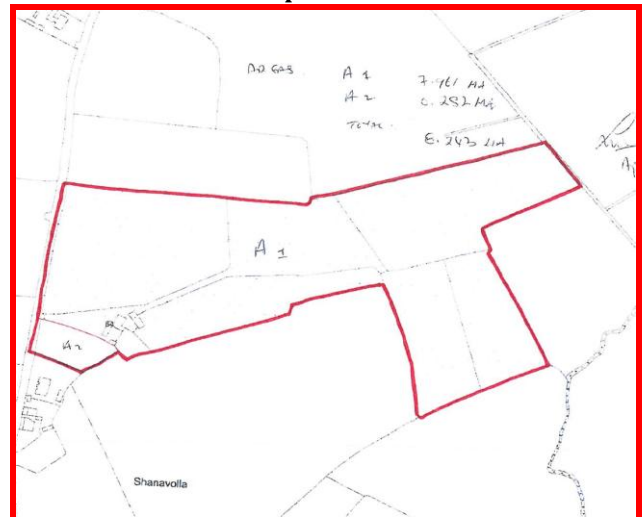
### **Lot 1: Cottage on c. 20.36 acres (8.24 hectares) at Trumera:**

This is a compact property with an old cottage and farmyard comprising 3 bedrooms, kitchen and a bathroom. The land is irregular in shape all in grass with a portion of superior quality and then it falls off to poorer quality at the back. We estimate there are c. 11.5 acres of good land with the residence and yard and c. 9 acres of inferior quality land.

**View of cottage**



**Map of lands**



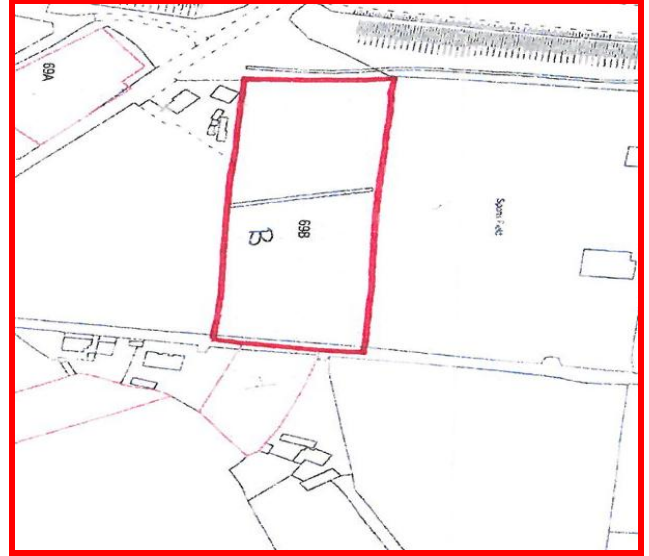
## Lot 2: c.3.63 acres (1.47 hectares) at Trumera:

This section of land is directly across from the house in one regular shaped field all in grass and very well presented with natural boundaries. It adjoins the local GAA Club on one side and the motorway to the rear. It is an ideal site for a residence subject to obtaining the necessary Planning Permission.

View of lands



Map of lands



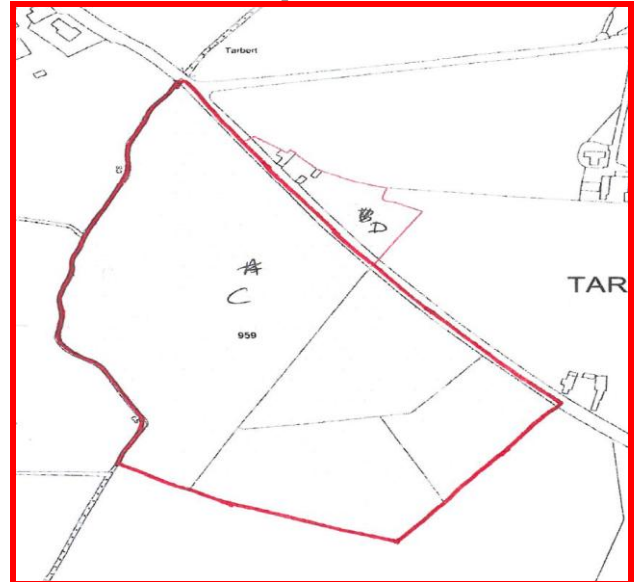
## Lot 3: c. 20 acres (8 hectares) at Tarbert:

This land is all very good quality in regular shaped divisions currently in grass and it has been well minded, with a natural stream to the south western boundary. It is currently in about 4 divisions with substantial road frontage.

View of lands



Map of lands



## Lot 4: c 1.16 acres (0.47 hectares) with yard at Tarbert:

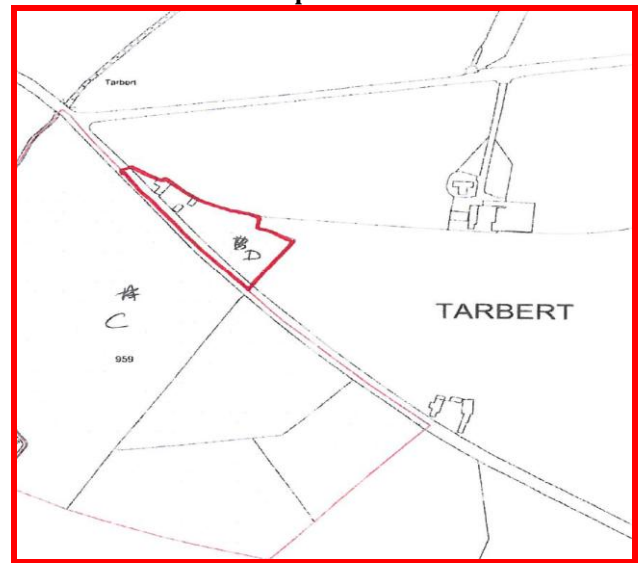
This property is located immediately opposite the land being offered for sale in Lot 3 and comprises a small site with some old buildings and a paddock. There is good frontage onto the local road between Abbeyleix and Mountrath.



**View of Yard**



**Map of site**



## SERVICES:

Private water on Lot 1 & ESB. Natural water supply on lot 3.

## SOLICITOR:

James E. Cahill & Co, Abbeyleix – (contact Mr.Donal Dunne).

## BER: G

## PUBLIC AUCTION:

Thursday 9<sup>th</sup> June 2016 at 3pm in the Abbeyleix Manor Hotel (unless previously sold).

## LOTS & GUIDE PRICES:

<u>Lot 1:</u>	Cottage on 20.36 acres at Trumera.	<b>€120,000</b>
<u>Lot 2:</u>	3.63 acres at Trumera.	<b>€35,000</b>
<u>Lot 3:</u>	20 acres at Tarbert.	<b>€170,000</b>
<u>Lot 4:</u>	Yard on 1.16 acres at Tarbert.	<b>€15,000</b>

## DIRECTIONS:

### From Abbeyleix

Take the R430 towards Mountrath. Continue for circa 8km. You will pass Lot 3 & 4 on your right hand side with a **Jordan sign**. For lot 1 & 2 keep going and just before Motorway Bridge take road to right. Lot 1 & 2 are c.½km up that road on left & right hand side.

### From Mountrath:

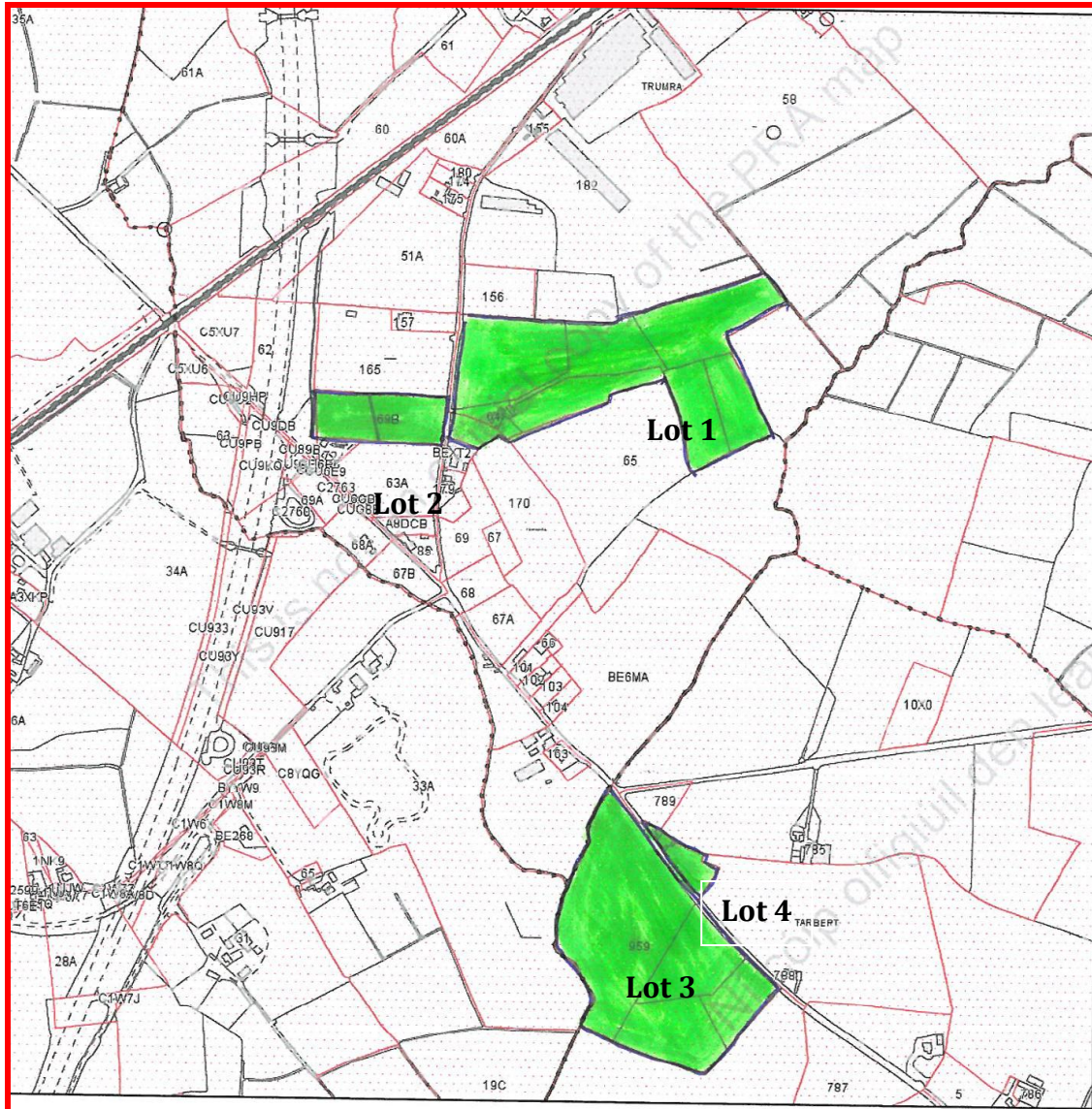
Take the R430 towards Abbeyleix going under Motorway Bridge and taking next immediate left for lot 1 & 2 which are c.½km up that road on left and right. For lot 3 & 4 continue straight on the Abbeyleix road and land is on your right.

## CONTACT:

Paddy Jordan – 045 – 433550 or [paddy@jordancs.ie](mailto:paddy@jordancs.ie)

Clive Kavanagh – 045 – 433550 or [clive@jordancs.ie](mailto:clive@jordancs.ie)

## MAPS OF LOTS (ID ONLY): 4 LOTS OUTLINED



### From Abbeyleix

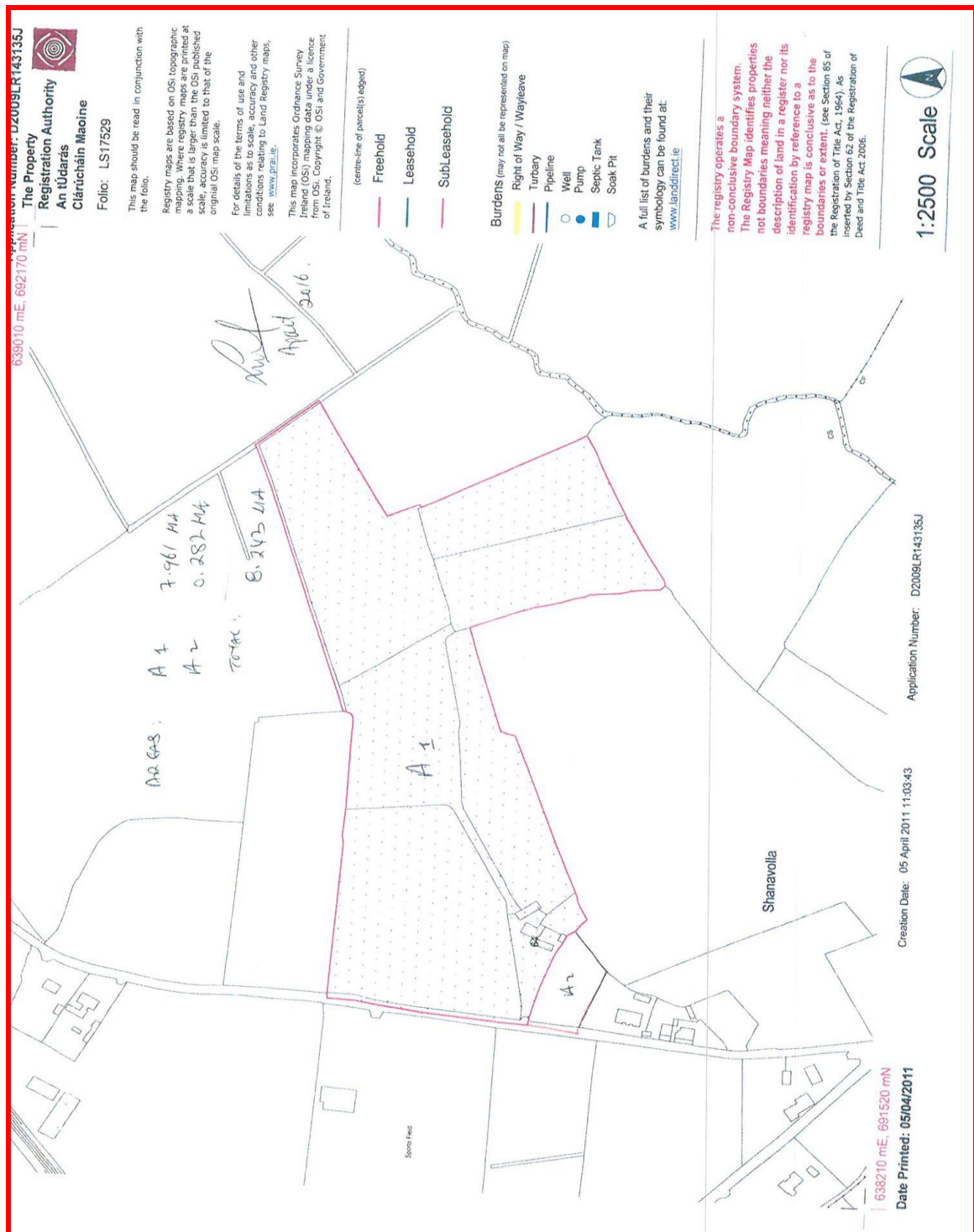
Take the R430 towards Mountrath. Continue for circa 8km. You will pass Lot 3 & 4 on your right hand side with a **Jordan sign**. For lot 1 & 2 keep going and just before Motorway Bridge take road to right. Lot 1 & 2 is c.½km up that road on left & right hand side.

### From Mountrath:

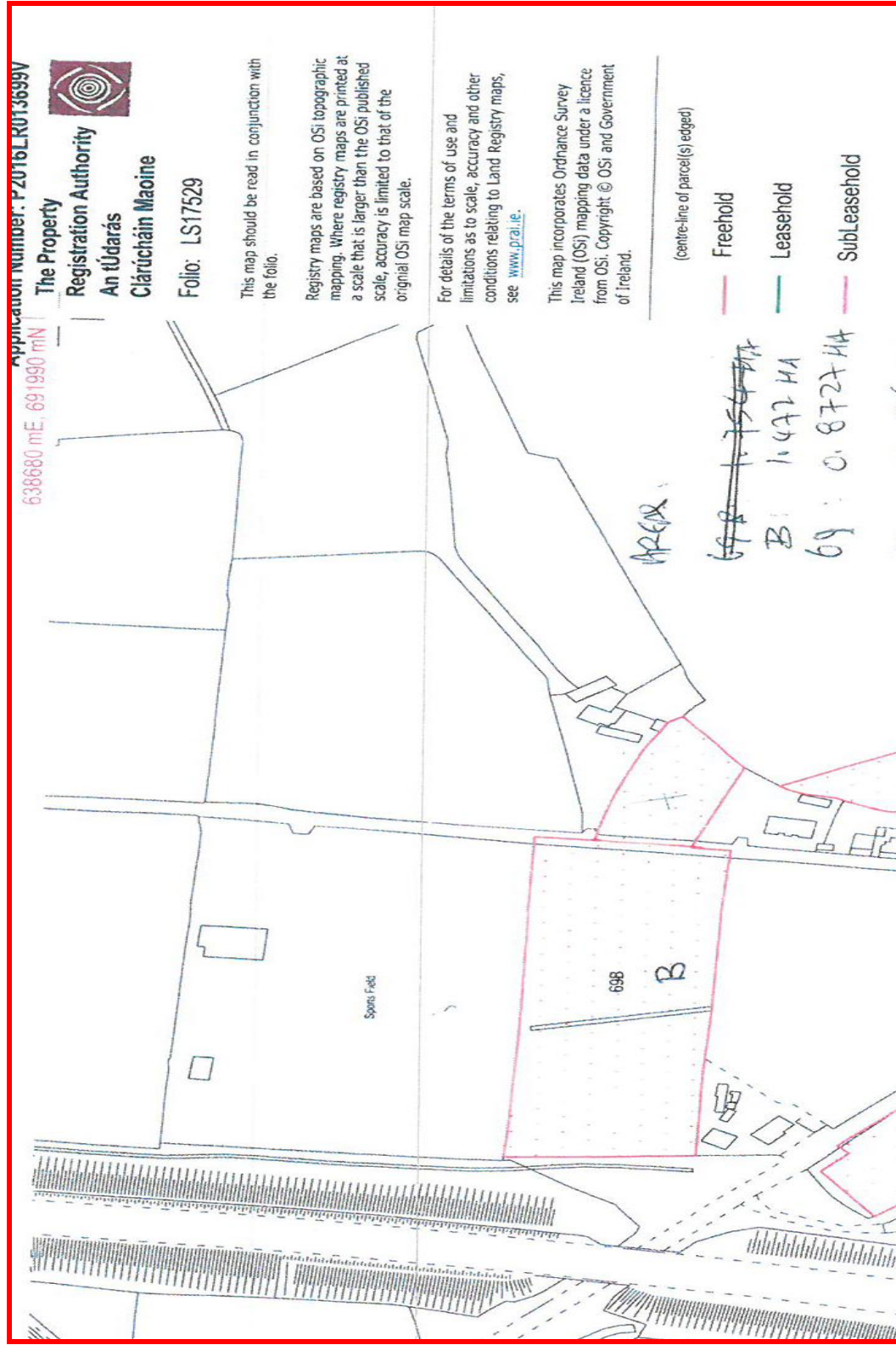
Take the R430 towards Abbeyleix going under Motorway Bridge and taking next immediate left for lot 1 & 2 which are c.½km up that road on left and right. For lot 3 & 4 continue straight on the Abbeyleix road and property is your left & right with a **Jordan sign**.



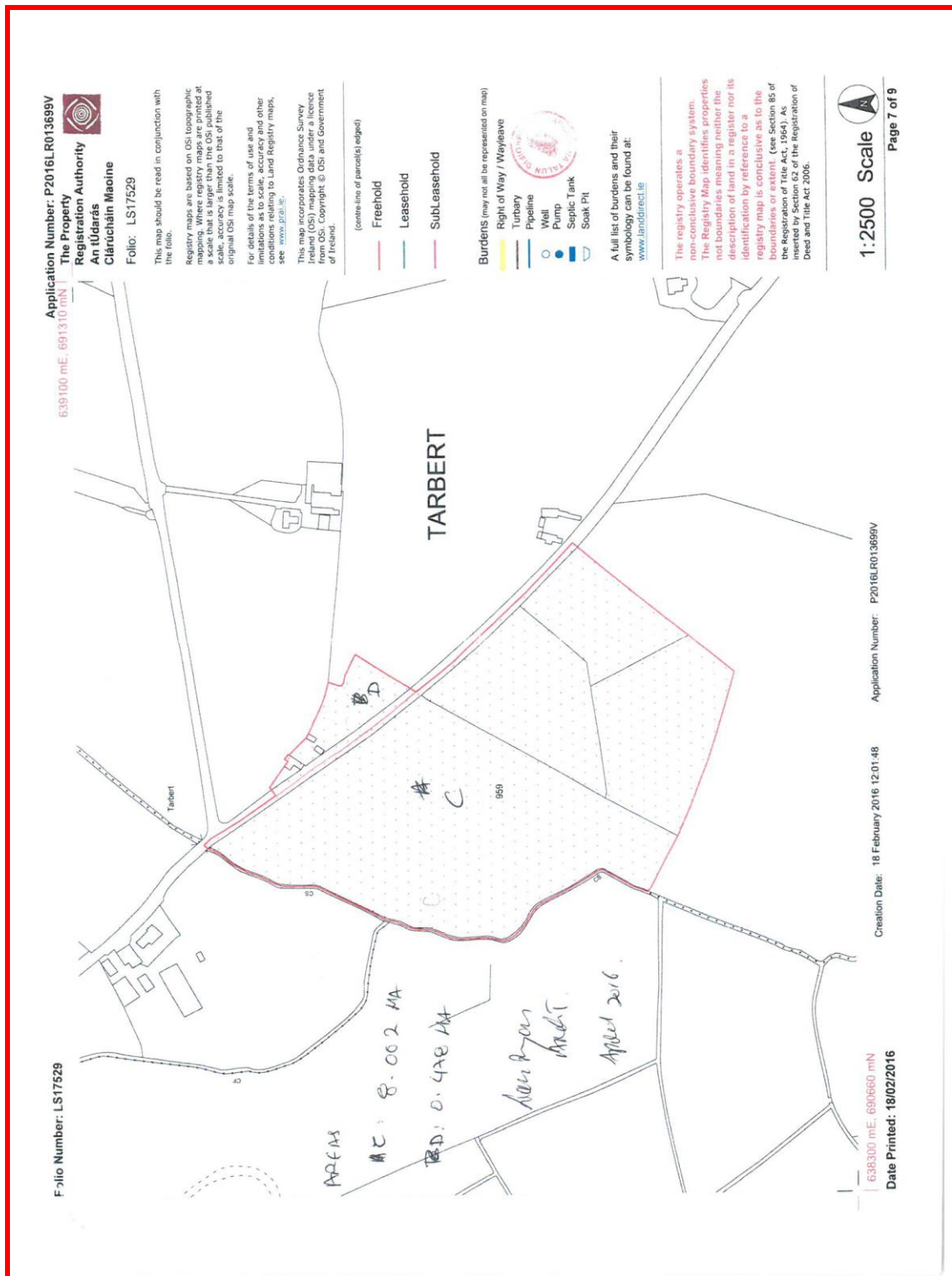
## MAP OF LOT 1: 20.36 ACRES



## MAP OF LOT 2: 3.63 ACRES



## MAP OF LOTS 3 & 4: 20 ACRES & 1.16 ACRES



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