

REA

EOIN DILLON



LAND FOR SALE WITH STONE COTTAGE
7.01 Hectares (17.32 acres)

FOR SALE BY PRIVATE TREATY

Ballymackey
Nenagh
County Tipperary

AMV €250,000



DESCRIPTION

Impressive parcel of 17.32 acres (7.01 hectares) with the benefit of a derelict stone cottage in the scenic countryside of Ballymackey which extends onto two roads.

This property could potentially be eligible for grants up to €70,000 with the Croi Conaithe Fund and is available for properties intended for rental as well as owner-occupied who are willing to refurbish derelict homes. This grant may also be combined with Sustainable Energy Authority of Ireland's Better Energy Home Scheme which potentially could offer a further €26,750 in support

The lands are comprised in Folio TY143, set in three fields and have the benefit of electricity, a private well and new double strand electric fence throughout. There is a water trough in each field and recently a galvanized steel cattle handling facility has been erected. These lands are ready for livestock immediately. Viewing highly recommended.

For more photos of this property please go to our website www.readillon.ie. You can also view this property at www.myhome.ie and www.daft.ie.

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT



DIRECTIONS

From Nenagh take the Old Dublin Road (R445). Pass the Abbey Court Hotel & continue on this road for 4.7km. Take the left turn signposted Ballymackey. Continue to end of this road and take the left turn and in 150m take the next right turn. In 850m take the next right turn and property will be on your left. Nearest house Eircode: E45 WC89