

# FOR SALE

## Agricultural Lands Circa 32 Acres

The Glebe, Johnstown Village, Co Kilkenny



O'Neill & Co.

CHARTERED SURVEYORS  
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### Location

Johnstown is a village located on the R639 national route some 3.8km from Urlingford, 15km from Durrow and 47km from Portlaoise. The M8 Motorways runs close to the village and is accessible via junction 4. The village boasts many amenities including schools, churches, shops and recreational facilities. The subject lands are located at the Glebe on the R435 within walking distance of the village centre.

### Description

The property comprises a large tract of agricultural lands extending to circa 12.94 hectares (32.0 acres) currently laid out in two divisions. The lands are of good quality with natural boundaries and have been used for cereal production over the last number of years.

The lands have extensive road frontage onto the R435 and have the benefit of dual access from the roadside. A derelict Georgian style residence is situated within the centre of the holding along with a walled garden and outbuildings. There are number of mature trees situated around the house and yard.

The property lends itself ideally for any agricultural enterprise. In addition the refurbishment or the construction of a residence on the lands may be permissible subject to the necessary planning consents being obtained.

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### Services

We understand the property is serviced by mains water.

### Quoting Price

We are instructed to seek offers in the region of €500,000 for the freehold interest.

### Viewing

Any reasonable hour

### Further Information

Darac O'Neill

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