

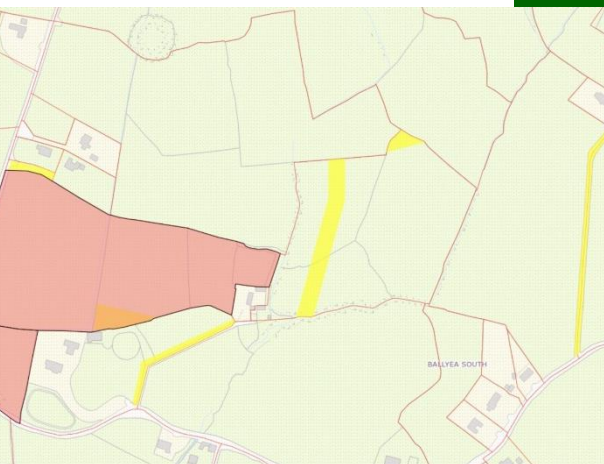
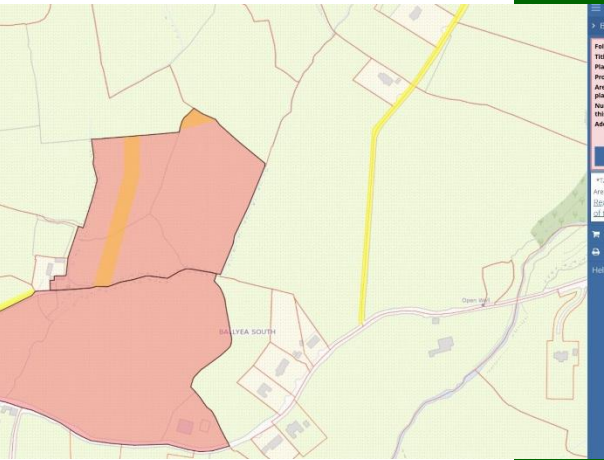


Ballyea, Ballina, Co. Tipperary



Price on Application





GVM announce to the market and for sale by public and online auction, a prime roadside holding extending to Circa 38 st acres.

For sale by public and online auction on Thursday 7 th May @ 3 pm at The Lakeside Hotel, Killaloe (unless previously sold)

This very valuable holding extends to Circa 38 st acres and is ideally located just 5 minutes` drive from the picturesque and hugely popular tourist destinations of Ballina/Killaloe. There is extensive road frontage with possible site potential (subject to planning). Piped water is connected. There is a yard with a barn and leanto off and a concrete yard with crush. Also, an old derelict dwelling in the centre of the holding. Five independent entrance points to the holding. Ideal for beef, equestrian or hobby farming. Spectacular views of the surrounding countryside. Also an ideal investment opportunity given the very strong location. Inspection is highly recommended.

Attending bidders must pre-register prior to the auction. If you wish to bid via online auction on <http://www.lslauctions.com>.

You will need to register with GVM Auctioneers at least 3 days before the sale and pay a bidding deposit.

Full details and appointment to view on request. Call Tom Crosse on 087 2547717 or John O Connell on 087 6470746.

Solicitors: Thomas F. Griffin & Co., Parnell Street, Thurles, Co. Tipperary

## Features:

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- Contained in Folio TY3125 (24.3 acres) & Folio TY55025F (13.8 acres)
- Truly superb location
- Easy access to Motorway, Nenagh, Limerick City & Ballina/Killaloe
- Extensive frontage
- Water connected
- Elevated and tremendous views
- Strong agricultural and business hinterland



### Property Directions:

Enter V94 NAX8 in your mobile device. GVM signs erected.

### Agent Information:

Contact :- Tom Crosse

Mobile :- 087-2547717

Email :- [tomcrosse@gvm.ie](mailto:tomcrosse@gvm.ie)

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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