

For Sale

By Public Auction

Guide Price

€P.O.A.

REA

JOHN LEE

PRIME ROADSIDE LANDS (in 1 or 2 lots)



For Sale by Public Auction on Wednesday 11th June @ 3pm our offices Main Street, Newport
Online bidding via www.islauctions.com

BALLYVOLANE

ANNACOTTY, CO. LIMERICK.

Non Residential Holding c. 85.2 acres
(Available in one or two lots)

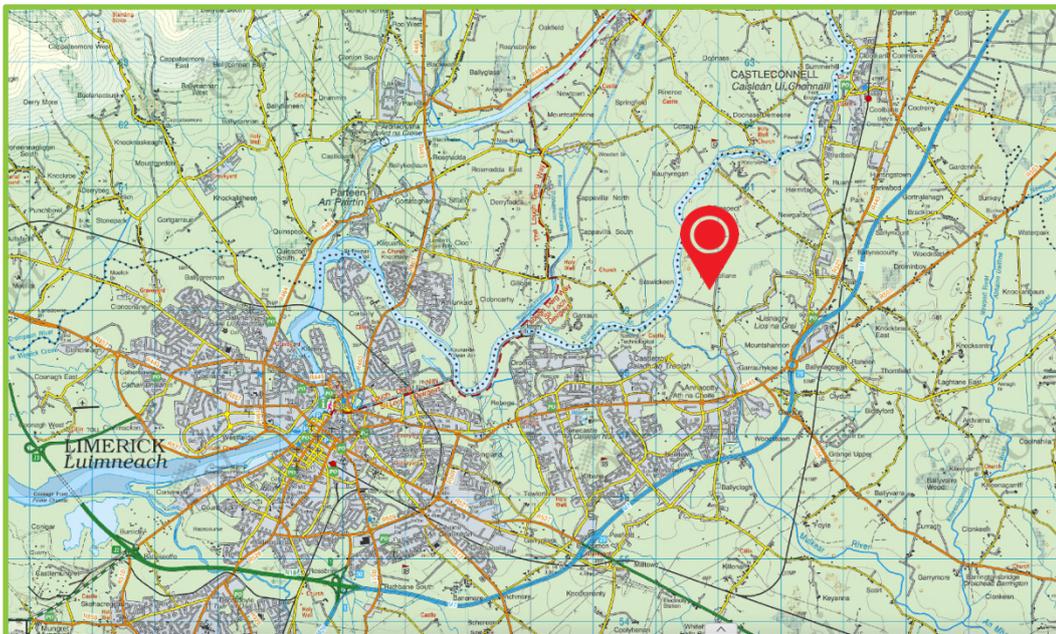


reajohnlee.ie

PSRA: 002764

| Aerial Photo:





| The Lands

c. 85.2 Acres - Exceptional Opportunity in a Highly Sought-After Location!

Offered in **one or two lots** and adjacent to the River Shannon, this superb holding is ideally located:

- ✔ Moments from the **University of Limerick** 🎓
- ✔ Close to the **National Technological Park** 🏢
- ✔ Just a short drive to **Limerick City Centre** 🏙️

Whether you're expanding your agricultural enterprise or seeking a valuable investment in one of Limerick's most desirable areas, this land ticks all the boxes!

Rare to market – don't miss out!

- 📍 Fertile, well-located, and packed with potential
- 🏠 Adjacent to all services
- ☎ 061 378121 or ✉ info@reajohnlee.ie for maps & more info

Legal:

Maeve Callanan, Dundon Callanan Solicitors,
17 The Crescent, Limerick.
061 411022

| Viewing

By prior appointment.

| Directions

From Annacotty take the Mountshannon Road. Take the 1st left on this road and the lands are located towards the end of this road on both sides.

| Price:

**PUBLIC AUCTION ON WEDNESDAY
11TH JUNE @ 3PM
In our offices Main Street, Newport**

Prospective bidders must pre-register prior to the auction. Online bidders via www.islauctions.com must register with REA John Lee at least 3 days prior to the auction.
For Full Details contact James Lee on 086 2351221 or 061 378121.



| Selling agents

REA John Lee
Main Street,
Newport,
Co. Tipperary.
V94 FC8Y

T 061 378121
E info@reajohnlee.ie
W www.reajohnlee.ie

| Sales agent

James Lee
BSc. Hon's., MRICS MSCSI
Director

T (086) 235 1221
E james@reajohnlee.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 John Lee 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 John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT