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PAT
GANNON 

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Licence No: 003442

Auctioneer Valuer Estate Agent

Foilacamin, Gortnahoe, Thurles, Co. Tipperary, E41 HC64.



Derelict Farmhouse on c. 8 acres (in one or two lots)

Two storey residence sitting on c. 3.87 acres with numerous outbuildings. Great potential to renovate and / or extend. Additional c.4.1 acres nearby.

Guide Price: €200,000

Lot 1. Two Storey Residence & Farmbuildings on c.3.87 acres

Constructed pre 1900 the dwelling has been vacant for many years and is in need of major refurbishment measures internally and externally. However, due to its most attractive location it may appeal to interested parties to develop as a family residence.

FEATURES

- Will be eligible for vacant property refurbishment grant
- Numerous out-buildings, two storey residence with excellent potential to renovate / convert to living accommodation.
- Sitting on a c.3.8 acre site, with additional c.4.1 acres.

Out-buildings

- Traditional type outbuildings
- 2 Haybarns and lean-to's
- Old cow bye
- Stables
- Livestock houses
- Grain lofts



FOLIO : Part of Folio TY3590



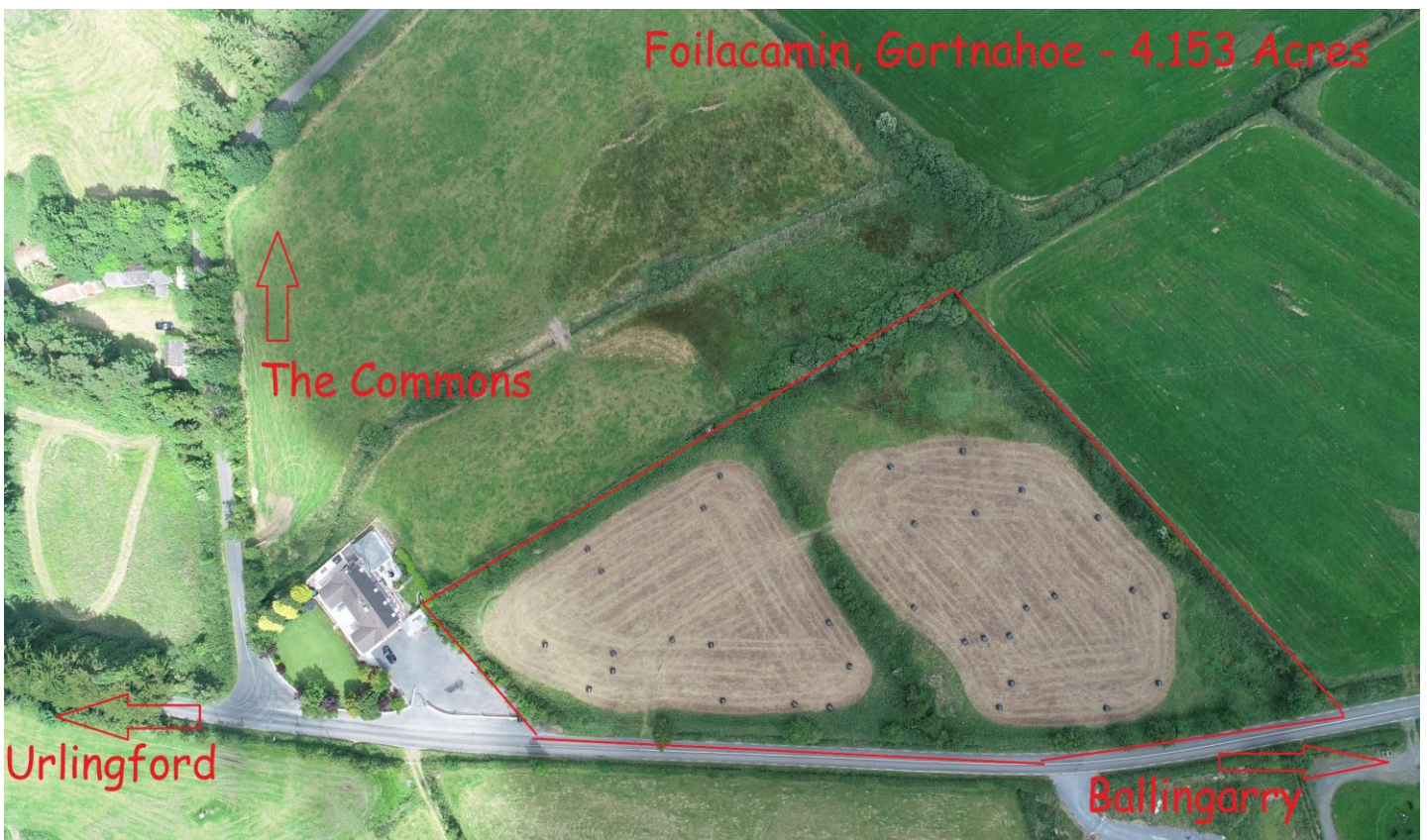


Lot 2. c4.1 acres of Roadside Lands ~ Foilacamin, Gortnahoe, Co. Kilkenny

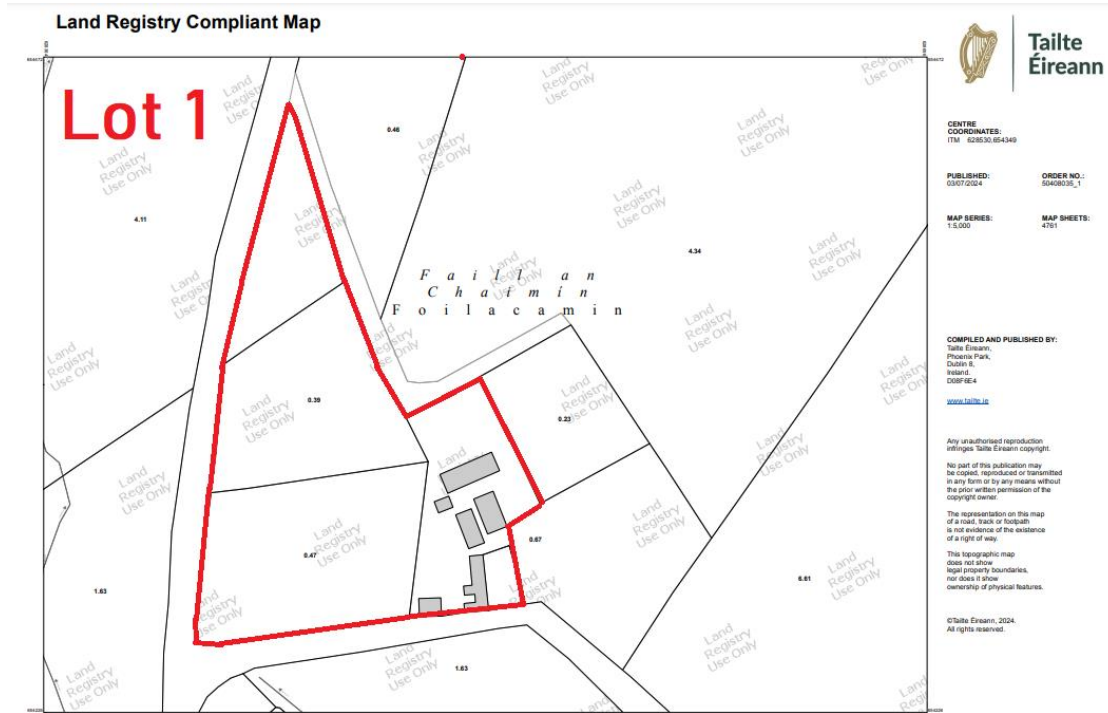
These lands are of good quality relative to this particular area. Currently all in permanent pasture and within access of 225 metres road frontage, the lands could, have with the necessary planning permission, potential for future development.

FOLIO TY 3590 (Part of)

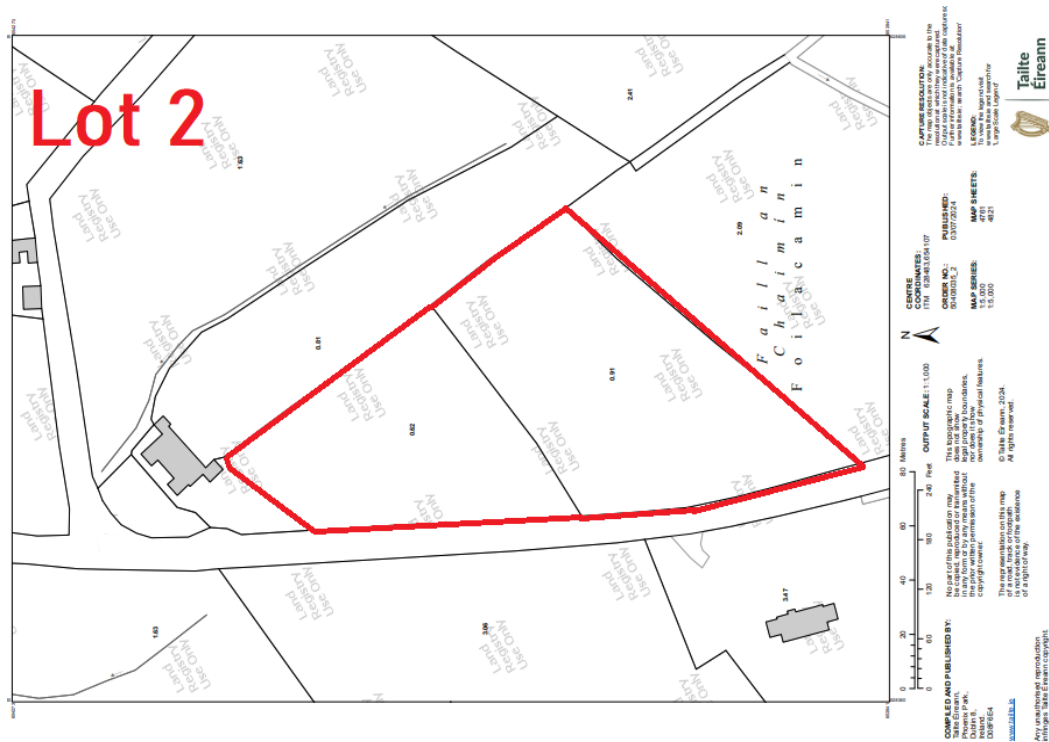
SITE AREA c. 1.681 HA / c. 4.153 acres



Lot 1 - Farmhouse, Farmbuildings & c. 3.87 acres ~ Guide Price €120,000



Lot 2 - c. 4.1 acres of Roadside Lands ~ Guide Price €80,000



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.