

SOLICITOR

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BER RATING

To Follow!



Laneway access to the house (pic 1) / Image of lands (pic 2)

**CARRICKMERLIN & NEWMARKET
HUGGINSTOWN, CO. KILKENNY.**

c.44½ ACRES OF RESIDENTIAL ROADSIDE LANDS



FOR SALE BY PUBLIC AUCTION

(in two lots)

**ON THURSDAY 14TH MAY 2015 AT 3PM
IN THE CLUB HOUSE HOTEL, KILKENNY.**

This lands will be offered for sale in two lots as follows:-

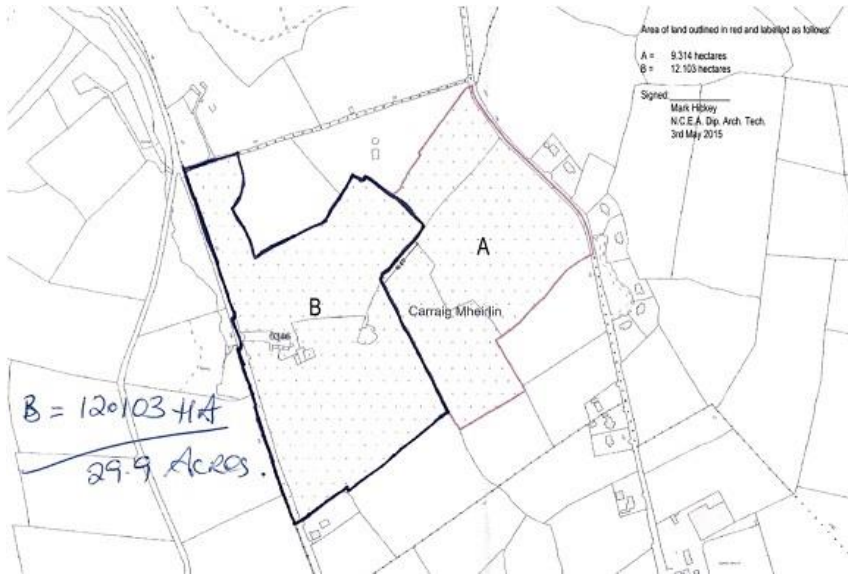
LOT 1 : CARRICKMERLIN, HUGGINSTOWN, CO. KILKENNY
C.29½ ACRES RESIDENTIAL HOLDING (Folio KK6346)

This parcel is adjacent to the Newmarket lands, comprising of 29.5 acres, mainly in permanent pasture, has considerable frontage and is in good heart.

The two-storey residence is well located, was an original thatched house, comprises of kitchen, two reception, 1 bedroom, bathroom on the ground floor with 3 bedrooms on the first floor. Own water supply, septic tank and ESB. The house is in need of complete modernisation.

Farm buildings include 4 span haybarn and a lean-to and a number of out-offices.

The property is well located in the midst of a very good farming area.



Plot B - 29.9 Acres at Carrickmerlin

LOT 2 : NEWMARKET, HUGGINSTOWN, CO. KILKENNY.

C.15 ACRES OF ROADSIDE LANDS (Folio : KK13817)

The lands are presented in stubble.



Map above shows Plots C, D & E as 6.03 ha / 14.91 Acres