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Auctioneer Valuer Estate Agent

# CARRICKMERLIN & NEWMARKET HUGGINSTOWN, CO. KILKENNY.

## c.44<sup>1</sup>/<sub>2</sub> ACRES OF RESIDENTIAL ROADSIDE LANDS



## FOR SALE BY PUBLIC AUCTION (in two lots) ON THURSDAY 14<sup>TH</sup> MAY 2015 AT 3PM IN THE CLUB HOUSE HOTEL, KILKENNY.

#### **SOLICITOR**

John Hayes Heffernan & Foskin Waterford Ph : 051 877766

#### BER RATING

To Follow!





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

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccurcy, but will lake 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 All offers are subject to the property being unsold, let or withdrawn.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. This lands will be offered for sale in two lots as follows:-

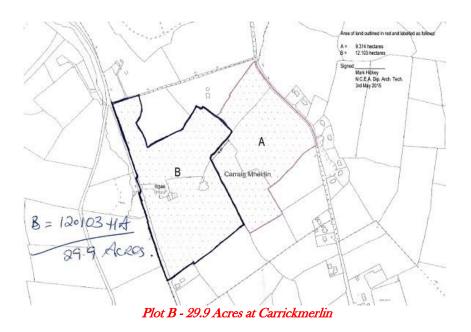
### LOT 1 : CARRICKMERLIN, HUGGINSTOWN, CO. KILKENNY C.29<sup>1</sup>/<sub>2</sub> ACRES RESIDENTIAL HOLDING (Folio KK6346)

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.

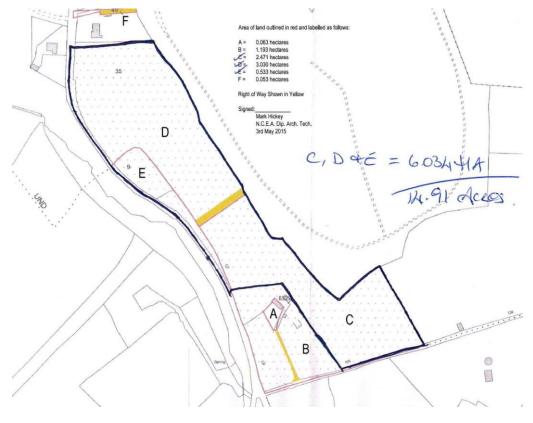
The property is well located in the midst of a very good farming area.



## LOT 2 : NEWMARKET, HUGGINSTOWN, CO. KILKENNY.

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

The lands are presented in stubble.



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