

REA

Eoin Dillon



LAND FOR SALE
21.70 Hectares (53.62 acres)

FOR SALE BY ONLINE AUCTION

Coolderry
Ardcroney
Nenagh
County Tipperary

AMV €500,000

Online Auction: Friday 3rd October 2025
between 3 p.m & 3.30 p.m

Interested parties should register in advance of the auction on
www.bidnow.ie **AND** pay/pre authorise a €5,000 bidding
deposit.

**Scan the QR code
to register**



DESCRIPTION

FOR SALE BY ONLINE AUCTION 3rd OCTOBER 2025

Unique opportunity to acquire 21.70ha (53.62 acres) of land with enormous potential for a mixture of agricultural, commercial, energy and leisure use (Subject to planning/licences) in a sought after easily accessible location.

- Mixture of high-quality grasslands spanning approx. 13.39 ha (33.09 acres).
- Commercial forestry covering approximately 8.31ha (20.53 acres) planted in 2010 CN80787
- Access via a right of way/shared laneway.
- No electricity or water connection currently available on site.
- Excellent accessibility.

SOLICITORS WITH THE CARRIAGE OF SALE

Paul Malone of J. Brendan Quigley & Co Solicitors,
Main St, Borrisokane, Co. Tipperary Tel: (067) 27114

DIRECTIONS

From Nenagh take the N52 towards Borrisokane. Continue on this road for c.7.3km into the village of Ardcroney. Take a right turn at the church. Drive for 600m and take a right hand turn, the property is in this lane identified by our For Sale sign. Nearest Eircode: E45 KD56.



Note: Red line for indication purposes only, please refer to map.

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 Dillon 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 Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT