

Ref: P6584

BALLINKILLEN, BAGENALSTOWN, CO. CARLOW



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**Valuable C 47 Acre Roadside Holding With Two Derelict Dwellings
For Sale By Online Auction On Friday, 25th August At 2pm (In 1 Or More Lots)**

LOCATION:

This valuable holding is located within 500 meters of Ballinkillen village just off the main Borris/Bagenalstown Road, 5km from both. It is in an area of excellent quality farmland with a mixture of tillage, dairy and dry stock on the surrounding lands.

Ballinkillen has a primary school, GAA pitch, community centre/club and church, while Bagenalstown has a good range of amenities with primary and secondary schools, shops, library, church, daily commuter services by rail to and from Dublin, scenic walks along the River Barrow and easy access to the M9 motorway. Carlow town is 20km, where there are a vast array of amenities, as well as Carlow Institute of Technology.

DESCRIPTION:

The property is divided into three separate lots, all with good frontage onto the public road.

Lot 1 comprises of C.20.75 acres and has the benefit of a derelict house and yard. The lands are laid out in a number of suitable divisions, all currently in grass and generally of good quality. The remains of a stone built house and outbuildings are located centrally on the holding and offer the potential for the development of a residence, subject to planning permission.



Lot 2 extends to c. 25.5 acres. Again, this lot has good frontage onto the public road, is laid out in a number of suitable divisions, the majority of which are in grass with one field in tillage. There are C. 3 acres of woodland on this lot.

Lot 3 extends to 0.75 of an acre, it is close to the village and has a derelict stone built house and also offers the opportunity for the development a residence, subject to planning.



The property will be offered in the following Lots:

Lot 1: C. 20.75 Acres With Derelict Residence

Lot 2: C. 25.5 Acres With Woodland

Lot 3: C. 0.75 Acres With Derelict Residence



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