

Ref: 7486

BALLINVALLEY, RATHANNA, BORRIS, CO. CARLOW



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Valuable C. 37 Acre Holding With Derelict Stone Farmhouse
For Sale by Online Auction On Wednesday, 9th October 2024 At 12 Noon (In One Or More Lots)

LOCATION:

The land enjoys an excellent location, 2km from Rahanna, 7km from Borris, 20km from Carlow town, 28km from Kilkenny and 25km from Enniscorthy. The picturesque village of Rathanna is located at the base of Mount Leinster and is surrounded by the Blackstairs Mountains.

The land is laid out in a number of suitable divisions, is of good quality and would be suited to a variety of agricultural uses. The lands enjoy extensive road frontage and are mainly in grass, while also benefiting from some wooded areas. There is electricity on the land.

Nestled on Lot 2, extending to c. 19.3 acres, is an attractive stone-built farmhouse which is accessed via a mature, tree lined entrance. The farmhouse is in need of renovation and may benefit from the vacant home grant.

Another point of interest regarding Lot 1 is a previous grant of planning for a new residence with ancillary services which is now lapsed but remains a positive precedent for intending purchasers.

P.O.A.





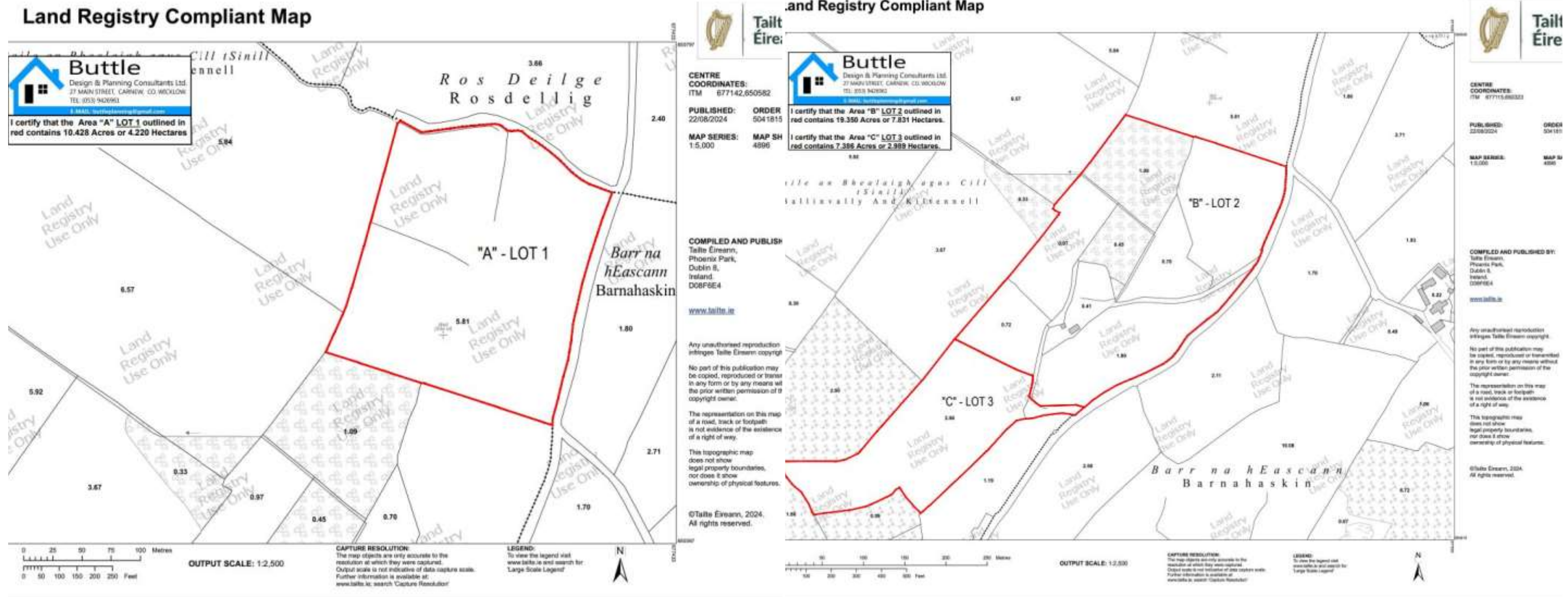
The property will be offered in the following Lots:

Lot 1: Extending to C. 10.2 acres

Lot 2: Extending to C. 19.3 acres with derelict farmhouse and prior planning permission

Lot 3: Extending to C. 7.4 acres

Lot 4: The Entire



Legal: Marie Brody, Brody Solicitors, 4 Dublin Street, Carlow, Co. Carlow. Tel: 059 9193406

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