

Ref: 7732

## RATHANNA, BORRIS, CO. CARLOW



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## Excellent C. 17 Acre Holding For Sale By Online Auction On 19th February 2025 At 3pm

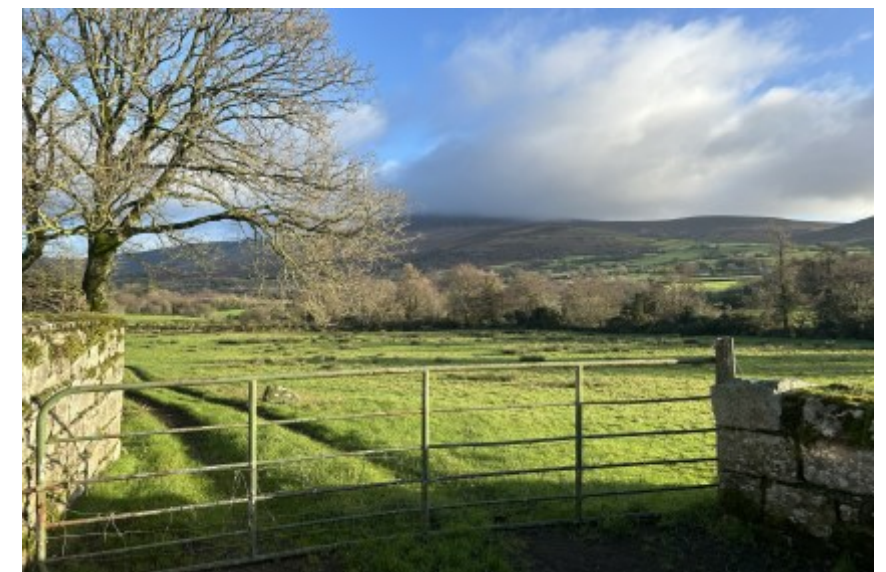
### LOCATION & DESCRIPTION:

This property enjoys an exceptional location in the centre of Rathanna Village, one of the most picturesque villages in Co. Carlow beside the local church, community hall, pub and in the foothills of Mount Leinster. It is situated only 8.5km from the picturesque and historic village of Borris, a charming town which has an array of shops, services and amenities as well as both primary and secondary schools, GAA clubs, a hotel and golfing at the renowned Borris House grounds. It is a 35-minute drive to Carlow Town, 6km from Killealy and a 40-minute drive to Kilkenny City.

The land is laid out in 3 fields with 14 acres of excellent free draining land and 3 acres of heavier type land and a natural water course. The land is currently in grass and is divided into three fields. Due to its village location and good access onto the public road there may be potential for residential development (subject to the relevant planning permissions) being obtained.

This is a fantastic opportunity to purchase land with amazing potential and in a great location.

P.O.A.



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