

Ref: 7972

WILLIAMSTOWN, RATHVILLY, CO.CARLOW



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**Valuable C.51.7 Acre Non-Residential Holding
For Sale by Online Auction On the 2nd of May 2025 At 12 Noon**

LOCATION & DESCRIPTION:

This holding enjoys an excellent location in east Co Carlow, 5km from Rathvilly, 6km from Hacketstown, 12km from Tullow and 20km east of Carlow town. Rathvilly offers amenities to include shop, bars, restaurant, primary school and GAA Club. The village is located in the heart of County Carlow and offers a charming blend of rural tranquillity and modern convenience with easy access to nearby towns and major routes. The village is also well connected by local bus services.

The property is accessed over a laneway from the public road, is one block and divided by the laneway. Lot 1 is to the southern side of the laneway and comprises of 28.36 acres, it is in three fields that are currently in grass and of excellent quality. Lot 2 comprises of 23.36 acres and is in one large division which is currently in grass with some slightly heavier land. It also has the benefit of a 2 span shed. Both lots have a natural water course. The property will be offered in the following Lots:

Lot 1 - C. 28.36 Acres

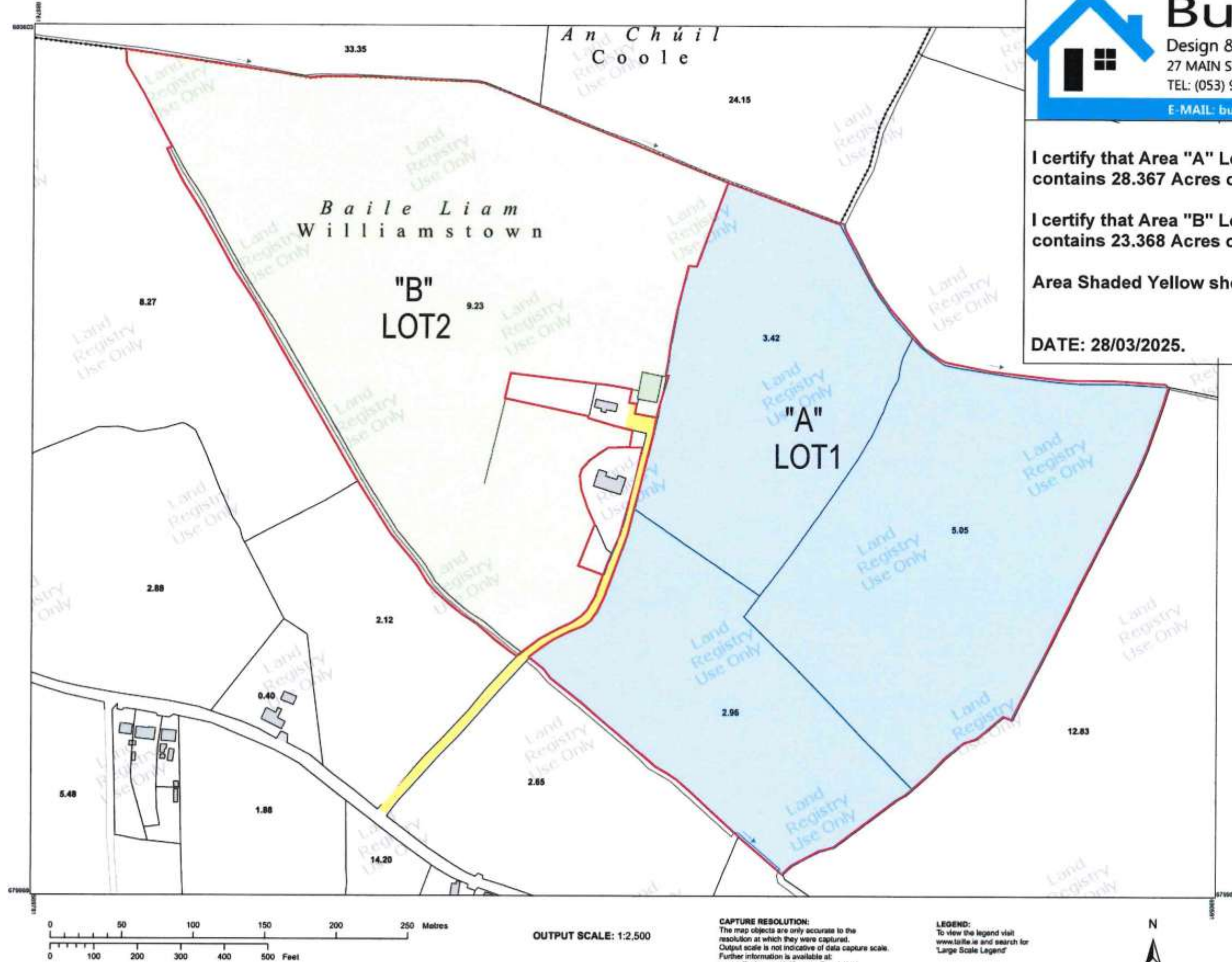
Lot 2 - C. 23.36 Acres with 2 Span Shed

Lot 3 - C. 51.7 Acres with 2 Span Shed - The Entire

DIRECTIONS: Follow Eircode R93 K163

LEGAL: Ann Marie Blake, P J Byrne & Co, Solicitors, Athy Road, Carlow Tel No 059 91 40888

Land Registry Compliant Map



**Buttle**
Design & Planning Consultants Ltd.
27 MAIN STREET, CARNEW, CO. WICKLOW.
TEL: (053) 9426961
E-MAIL: buttleplanning@gmail.com

I certify that Area "A" Lot 1 shaded green contains 28.367 Acres or 11.479 Hectares.

I certify that Area "B" Lot 2 shaded blue contains 23.368 Acres or 9.456 Hectares.

Area Shaded Yellow shows Right of Way

DATE: 28/03/2025.

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

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