

Ref: P8058



MULLANNAGAUN & BALLYGLISHEEN, BALLYMURPHY, CO. CARLOW

**QUINN PROPERTY**

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## **Valuable C. 33 Acre Roadside Holding**

### **For Sale by Online Auction On Friday, 23rd May At 12 Noon In One Or More Lots**

#### **LOCATION & DESCRIPTION:**

QUINN PROPERTY are delighted to introduce these valuable parcels of land to the market. The lands enjoy an excellent location along the L3007, C. 8km from Borris, C. 25km from Bunclody, C. 37km from Carlow and a comfortable 1.5 hours drive to south Dublin. Borris offers a range of amenities including a primary school, a church, shops, pubs, and a post office. The village also features the historic Borris House, walking trails, and the scenic Barrow Way for outdoor activities. Additionally, there's a golf course, GAA facilities, and local cafes that cater to both residents and visitors.

The lands have good road frontage, are all currently in grass with the majority being of excellent quality. The property is well-suited for a range of agricultural uses, offering level, easily accessible fields ideal for grazing or tillage. The holdings' convenient location and natural layout make it an attractive investment for both farming and future development potential. Planning for a Residence may be achievable S.T.P.P.

The lands are being offered in the following lots:

Lot 1: C. 6.54 Acres

Lot 2: C. 9.76 Acres

Lot 3: C. 12.6 Acres

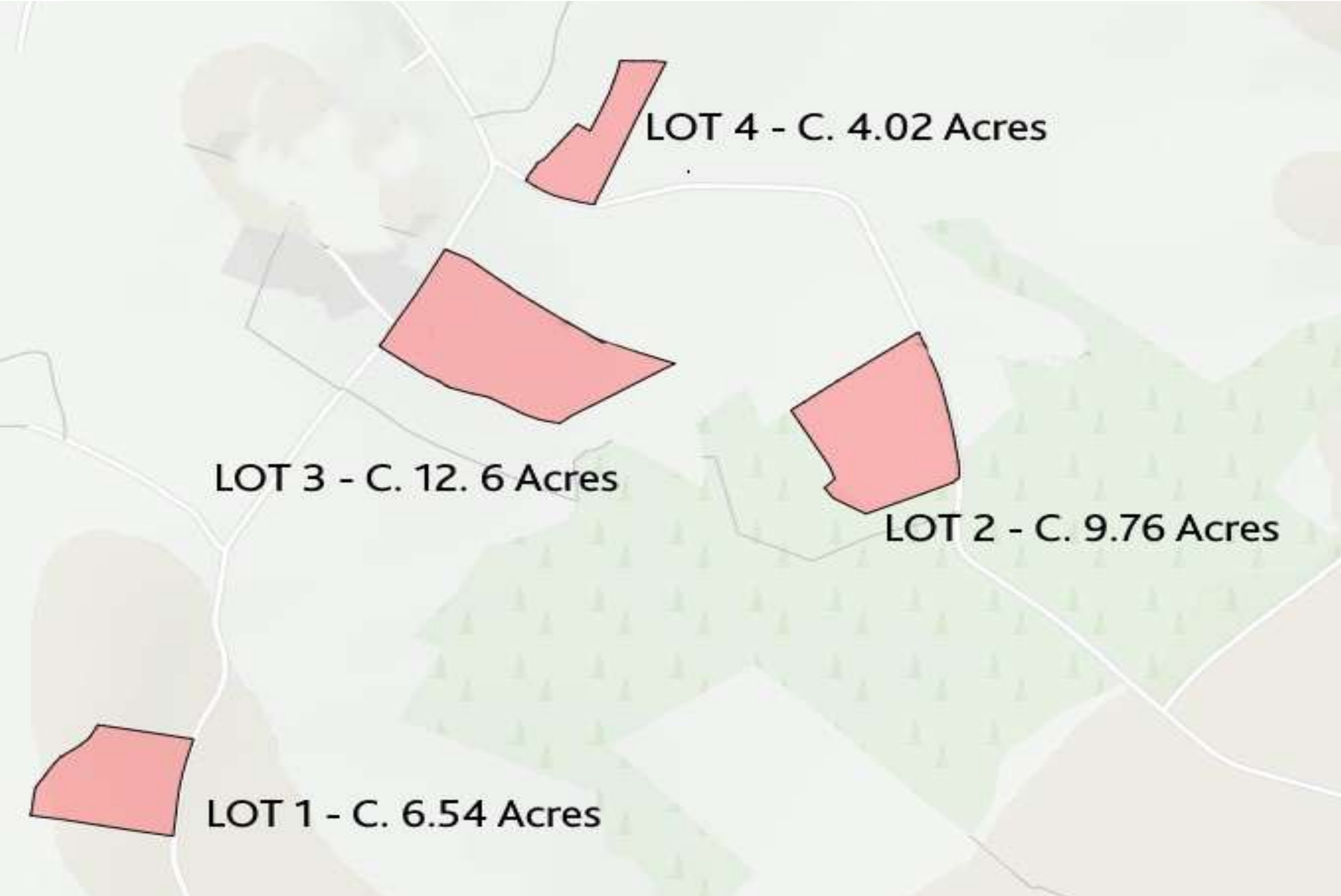
Lot 4: C. 4.02 Acres

#### **DIRECTIONS**

From Ballymurphy turn right towards Glynn/St Mullins, continue for approximately 1.5km and properties are sign posted with a QUINN PROPERTY signboard.

LEGAL: Justin Cody, James Cody & Sons, Solicitors, Bagenalstown, Co. Carlow. Tel. No. 059 9721303

**P.O.A.**



LOT 4 - C. 4.02 Acres

LOT 3 - C. 12.6 Acres

LOT 2 - C. 9.76 Acres

LOT 1 - C. 6.54 Acres



# QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

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34 Main Street, Carnew, Co. Wicklow Y14XW25

