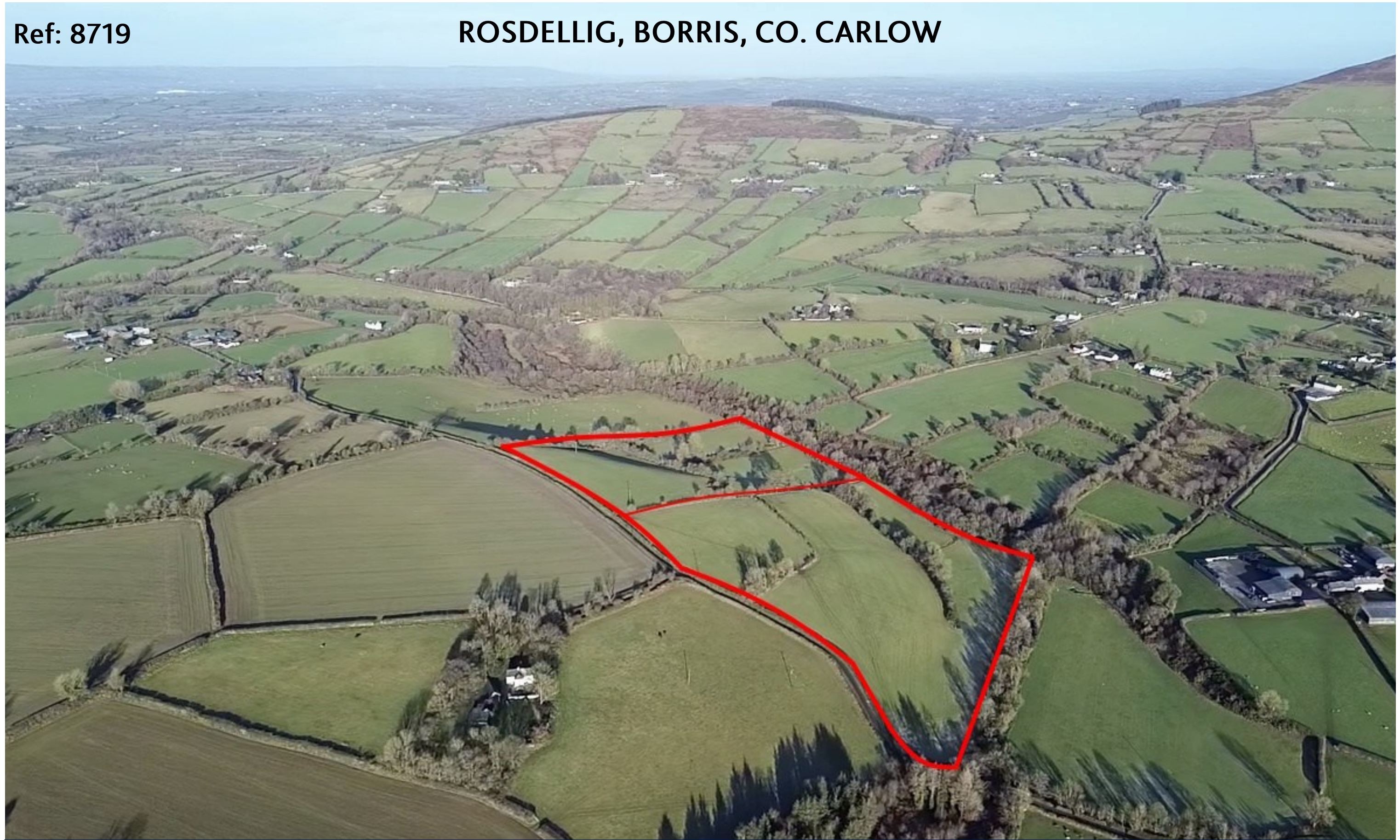


Ref: 8719

ROSDELLIG, BORRIS, CO. CARLOW



QUINN PROPERTY

www.quinnproperty.ie

VALUABLE C. 20 ACRE ROADSIDE HOLDING FOR SALE BY ONLINE AUCTION ON FRIDAY 27TH FEBRUARY AT 12 NOON IN ONE OR TWO LOTS

LOCATION:

This property enjoys a great location close to Rathanna Village, one of the most picturesque villages in Co. Carlow in the foothills of Mount Leinster. It is situated only 6.3km from the 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 40-minute drive to Carlow Town, 10-minute drive to Kiltale and a 40-minute drive to Kilkenny City.

This holding has excellent road frontage and a natural water course which runs all along the northern boundary. Currently, the lands are all in grass and are generally of good quality. There is a small yard where there was formerly a dwelling house. The property has potential for at least one site subject to the relevant planning.

Lot 1— C. 11.87 acres

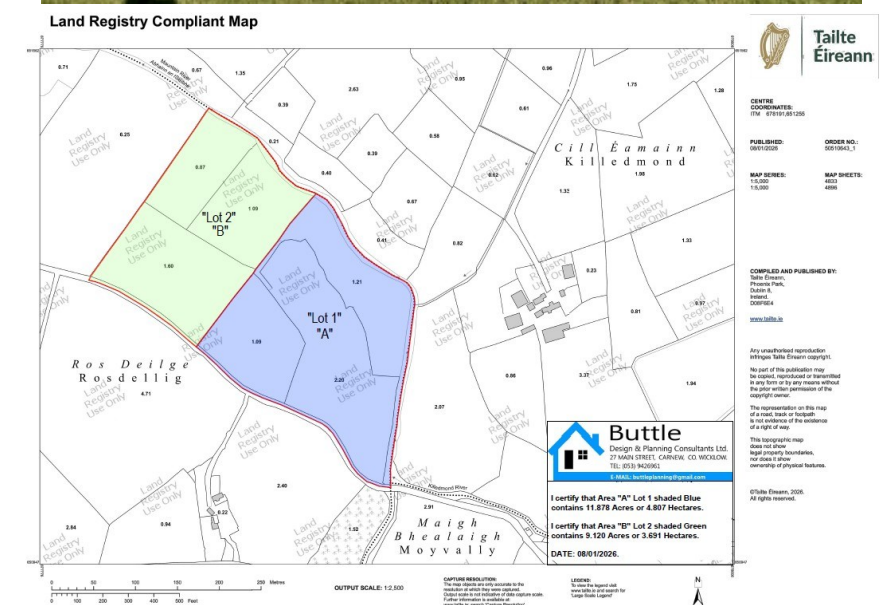
Lot 2— C. 9.12 acres

Lot 3— The Entire C. 20.9 acres

Directions: From Rathanna, turn left at Coady's pub towards Rosdellig and continue along this road for approximately 2.9km. The lands will be on the right hand side marked with a QUINN PROPERTY signboard.

Legal: John M. Foley, Foley Solicitors LLP, Station Road, Kilcarrig, Bagenalstown, Co. Carlow. Tel: 059 972 1219

P.O.A.



The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.