

REA

EOIN DILLON



LAND FOR SALE
15.99 Hectares (39.5 Acres)

FOR SALE BY PRIVATE TREATY

Killeen, Ballinacclough
Nenagh
County Tipperary

AMV €300,000



DESCRIPTION

15.99 ha (39.5 acres) of lands in Ballinaclough, Nenagh. The lands have been carefully maintained and tended to by the current owners. They are of good quality but undulating in nature and best suited to livestock grazing rather than forage or tillage. These lands form part of Folio TY5556 & Folio TY64112F. There is a natural water course running adjacent to the lands and the local group water scheme runs along the edge of the lands and through the lands at one corner. A connection to same is also available and we understand that the current connection charge is €2,500. There is no electricity connected. However, there are several potential connection points on the lands if purchaser wants to connect.



DIRECTIONS

From Nenagh take the R498 towards Thurles. After Arrabawn Co-op take the next turn right (signposted Ballinaclough). Drive for 3.6km and the road veers to the right. In 110m at Ballinaclough church turn right. Drive 750m & continue onto L2146 for 5km & the property will be on your right hand side identified by our For Sale sign. Nearest House Eircode: E45 DY80

For more photos of this property please go to our website www.readillon.ie.

You can also view this property at www.myhome.ie & www.daft.ie.

SOLICITORS WITH THE CARRIAGE OF SALE

Duncan Hodgins
Hodgins McKeever Solicitors, Nenagh, Co Tipperary
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VIEWING

By Appointment only:
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Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT