

# REA

# Eoin Dillon



LANDS FOR SALE  
46.28 ACRES (18.73 HECTARES)

Note: Red line for  
indication purposes only,  
please refer to map.

**FOR SALE BY ONLINE AUCTION**

Belleen,  
Nenagh,  
County Tipperary  
E45 FV05

**AMV €725,000**

Online Auction: Thursday 25<sup>th</sup> September  
2025 between 11.30 am & 12.00 pm

Interested parties should register in advance of the auction on  
[www.bidnow.ie](http://www.bidnow.ie) AND pay/pre authorise a €20,000 bidding  
deposit.

**Scan the QR code  
to register**





## DESCRIPTION

### FOR SALE BY ONLINE AUCTION – THUR 25<sup>th</sup> SEPT 2025

REA Eoin Dillon presents 46.28 acres (18.73 ha) of prime agricultural land with a derelict house in Belleen, just 3km from Nenagh.

This well located parcel (Folio TY9940) boasts road frontage and excellent potential for farming, equestrian use, or investment.

The derelict house may qualify for up to €70,000 in Vacant & Derelict Home grants and €26,750 under the SEAI Better Energy Homes Scheme.

The residence measures 96.93 sq.m. and accommodation includes entrance hallway, living room, sitting room, kitchen, W.C. and two bedrooms.

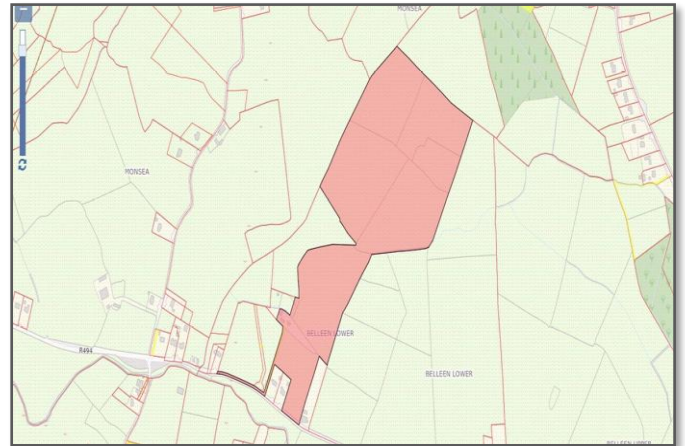
Mains water and electricity are available (electricity requires reconnection).

No access to the house granted to members of the public. We can facilitate access to engineer/builder with safe pass, insurance and PPE.

We understand that the proposed Water Pipe Project is going through the land and the purchaser will deal with Irish Water directly in relation to compensation for same.

### SOLICITOR WITH THE CARRIAGE OF SALE

Donal Smyth  
P. F. Treacy & Co Solicitors  
29 Pearse St, Nenagh, Co. Tipperary, E45 F449  
T: (067) 31235



From Nenagh head towards the Borrisokane road roundabout. Take the first exit onto the N52. At the Dromineer road roundabout take the 2nd exit and stay on the N52. At the Portroe road roundabout take the 3rd exit onto the R494. Drive for 1.5km & the property will be on your right hand side identified by our For Sale sign.

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[www.readillon.ie](http://www.readillon.ie)

Viewing can be made by appointment or feel free to walk the lands yourself.

