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**PAT
GANNON**

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

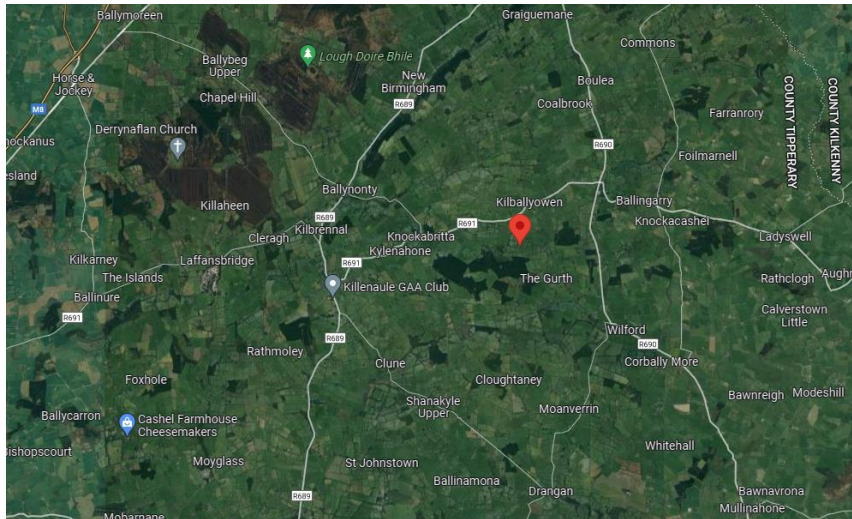
Two Folios TY12702 & TY12708

TY12707 – 9.41 Hectares / 23.25 Acres

TY12708 – 16.21 Hectares / 40.05 Acres

LOCATION / DIRECTIONS

Ballykerin is 7km west of Ballingarry, 9km East of Killenaule, 2km from the R691 Cashel to Kilkenny regional road. Take a turn south at Ballincurry cross roads and proceed 2km to the entrance on the right hand side (*public laneway access to the lands*)– For Sale Signs erected.



BALLYKERIN, BALLINGARRY, CO. TIPPERARY.

c.63 ACRES OF PRIME LANDS

**FOR SALE
BY PRIVATE TREATY**



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

This prime holding will be offered for sale in its entirety, c.63 acres, all in one block, currently in pasture, with public laneway access of 525 metres from the road.

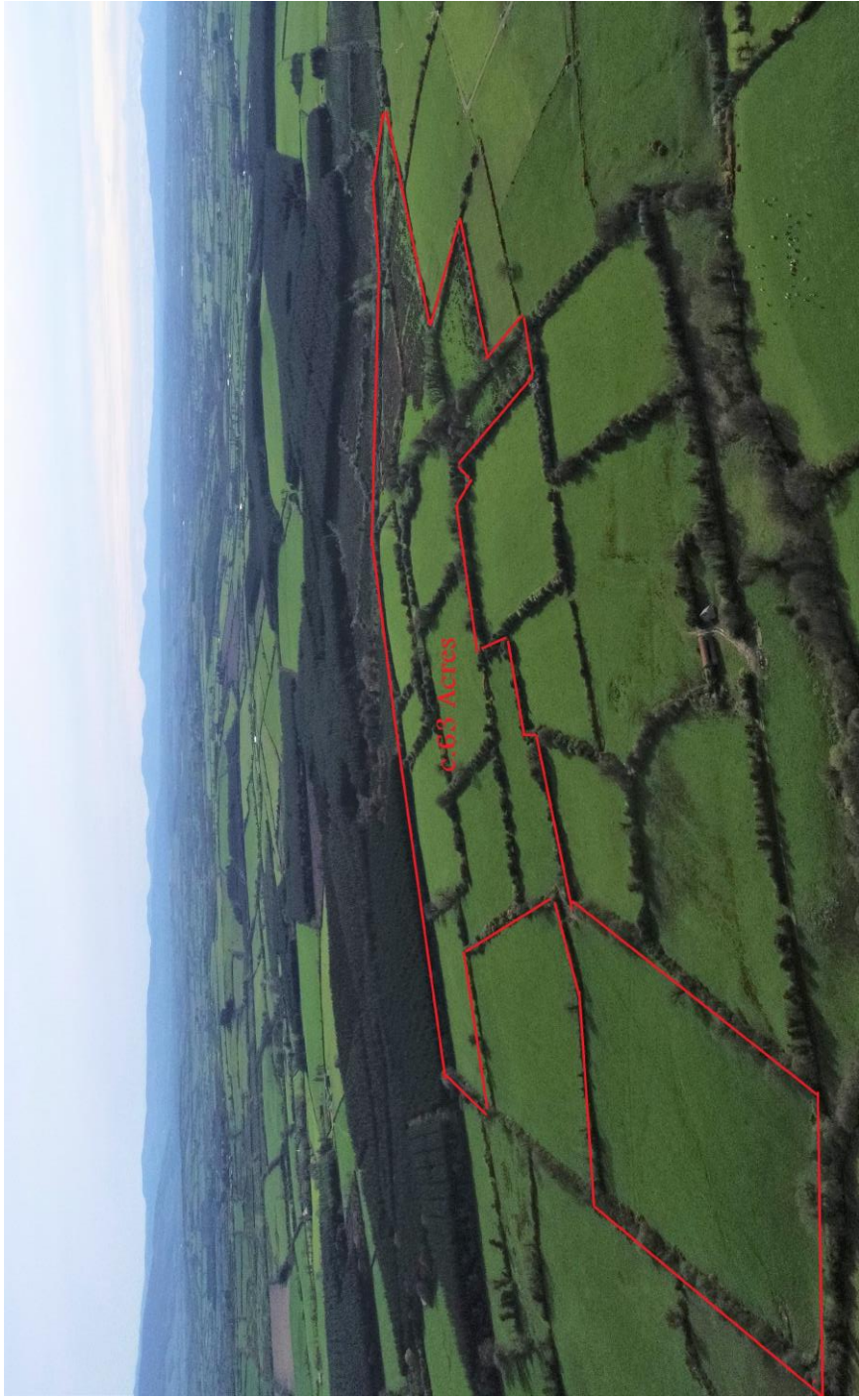


Public Laneway Access in “yellow” from the road



Top field (1st field) on approach to lands





Property Details

Back

Title Number	TY12327
Title Level	Freehold
Property Type	DA
Property Number	
Area of selected plans	9.41 hectares
Number of Plans on this folio	1
Address	Not Available

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***SA Boundaries and Plan Area are not conclusive. See Section 6(2) of the Land Registration Act 2002 and Section 8(3) of the Land Registration Rules 2012.**

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Townland Ballinacrin

Barony Slieveadagh

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 Scale 1:5000
 Townland BallyWestin
 Barony Sliwardigh
 County Tipperary

Knockavartin
 Ballinverin
 Ballyverin
 Ballyverin
 Ballyverin

Property Details

> Back

File Number	T11708
Title Level	Freehold
Plan Number	9A
Property Number	1
Area of selected plans	16.21 hectares.
Number of Plans on this folio:	1
Address	Not Available

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*FSA Boundaries and Plan Areas are not conclusive. See Section 6(2)(d) of Registration of Title Act 2006, and Rules 8(3) of the Land Registration Rules 2012.

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