

**For Sale**  
By Private Treaty

Guide Price  
**€POA**

**REA**  
**JOHN LEE**



**ANNAHOLTY**  
**Birdhill, Co. Tipperary.**

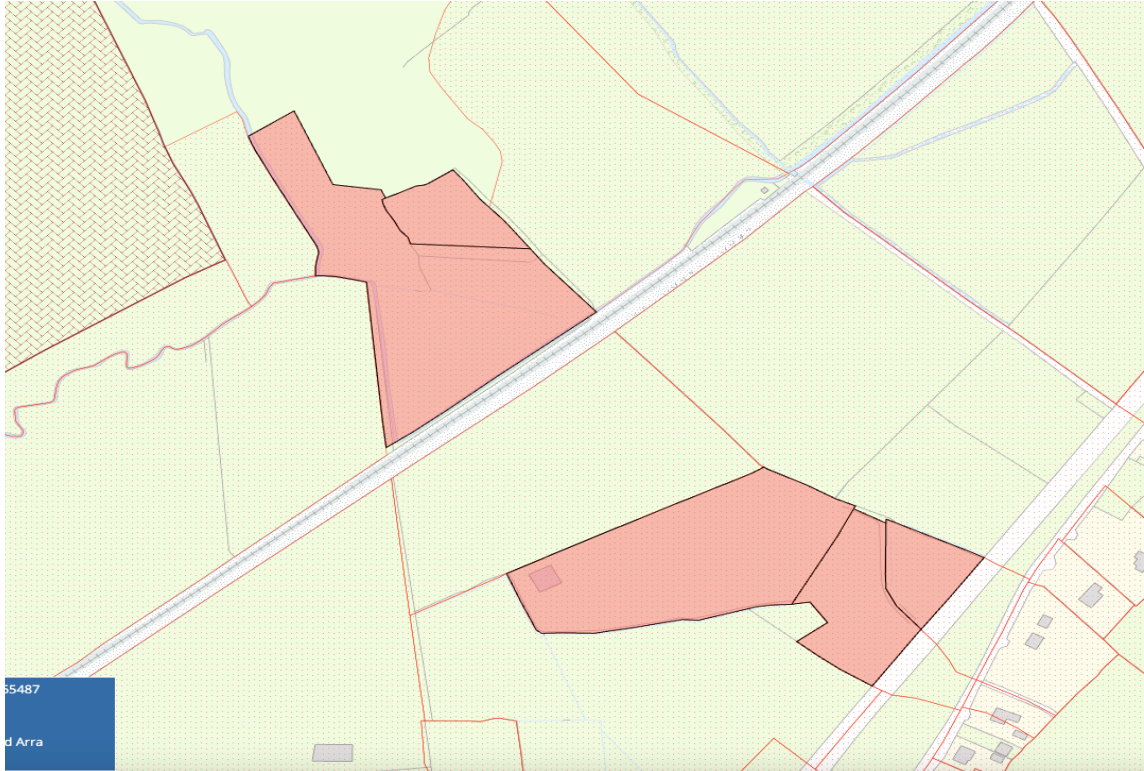
Roadside Agricultural Lands c. 4.58 ha. (c. 11.31 acres)



[reajohnlee.ie](http://reajohnlee.ie)

PSRA: 002764

## Location:



## Description

REA John Lee are delighted to bring to the market this Compact Roadside Holding extending to c. 4.58 ha. (c. 11.31 acres) in two parcels fronting onto the R445. The lands are bisected by the Limerick/Nenagh railway line and ideally positioned only 3.5km from Birdhill and 4.5km from Castleconnell. While part of the lands are of a heavy nature and in need of attention and upgrading, there are excellent grazing lands in parts. There is a good quality 3 bay hayshed with lean to thereon with a hardcore road surface providing access to both section. The lands benefit from some excellent fronting onto the Birdhill / Limerick road, R445. Further details from the agent.

## Directions

Proceed out the old Dublin road R445 from Annacotty. Property is on the left before coming into Birdhill village with sign thereon.

## Price €POA

## Selling agent

REA John Lee  
Main Street,  
Newport,  
Co. Tipperary.  
V94 FC8Y

T 061 378121  
E [info@reajohnlee.ie](mailto:info@reajohnlee.ie)  
W [www.reajohnlee.ie](http://www.reajohnlee.ie)

## Sales agent

James Lee  
BSc. Hon's. MCSI, MRICS  
Director

T (086) 2351221  
E [james@reajohnlee.ie](mailto:james@reajohnlee.ie)



**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 John Lee 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 John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

[reajohnlee.ie](http://reajohnlee.ie)

PSRA: 002764

