

# REA

# Eoin Dillon

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

LAND FOR SALE  
13.90 Hectares (34.35 acres)

**FOR SALE BY ONLINE AUCTION**

Coolderry  
Ardcroney  
Nenagh  
County Tipperary

**AMV €450,000**

Online Auction: Thursday 21<sup>st</sup> of November  
2024 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.

## DESCRIPTION

### FOR SALE BY ONLINE AUCTION 21<sup>st</sup> of NOVEMBER

Unique opportunity to purchase 13.90ha (34.35 acres) in Coolderry, Ardcrone. These lands are mainly prime top quality grasslands and benefit from a 5 bay double slatted shed, cattle crush, silage slab and ruins of 2 old houses.

- Lands are comprised in Folio TY11293F
- 12.59 Entitlements with a gross unit value of €318 may be offered to the purchaser to buy after the auction at a multiple of 2.5.
- Slatted accommodation for 150/200 cattle
- Silage slab
- Extensive road frontage
- Private well and electricity connection on the lands subject to an agreement with the adjoining lands

### SOLICITORS WITH THE CARRIAGE OF SALE

Liadhan Hassett Solicitor

James O'Brien & Co Solicitor's, 30 Castle Street, Nenagh, Co Tipperary E45 YW77 Tel 067-31218

### DIRECTIONS

From Nenagh take the N52 towards Borrisokane. Continue on this road for c.7.3km into the village of Ardcrone. Take a right turn in the village. Drive for 3.2km and turn left. In 300m the property will be on your left hand side identified by our For Sale sign. Nearest House Eircode: E45 XW25.

### VIEWING

By appointment or feel free to walk to lands yourself. Negotiator: Eoin Dillon of REA Eoin Dillon 42 Kenyon Street, Nenagh, Co. Tipperary.

T: 067 33468

M: 087-2052716

E: [info@readillon.ie](mailto:info@readillon.ie)

W: [www.readillon.ie](http://www.readillon.ie) PSRA: 001790

#### 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

