



Ballyvologue, Ballingarry, Co. Limerick.



Price on Application

For Sale By Public and Online Auction at
Kilmallock Mart on Friday 27th March at 2 PM.
(U.P.S.)



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(On the instructions of the owner)

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Residential Roadside Farm in the Heart of the Golden Vale extending to Circa 46 St. Acres.

An outstanding residential roadside farm extending to approximately 46 statute acres, superbly located in the heart of the renowned Golden Vale, famous for its fertile soils and gently rolling countryside.

The lands are of excellent quality, all in permanent pasture, and are well laid out in easily managed, sheltered rolling fields. The holding benefits from a considerable amount of road frontage and is serviced by mains electricity, along with both mains and well water supply.

The farmyard comprises of; 3 column haybarn, 2 column haybarn, 3 column cubicle house, concrete silage apron, cattle pen and crush & ancillary out offices.

The residence is a three-bedroom bungalow, originally constructed in the early 1970s. While unoccupied for several years and now requiring refurbishment, it offers excellent potential to create a fine family home.

Situated on the foothills of Knockfierna, this south-facing farm is a rare gem in a highly sought-after agricultural location. Inspection is highly recommended to fully appreciate the quality, value, and potential of this remarkable holding.

If you wish to bid via online auction register on www.lslauctions.com. Whether attending or bidding





online, you will need to register with GVM Auctioneers at least 3 days before the sale and pay a bidding deposit.

Full details on request. Call Richard Ryan on 063 98555 or 087 8067772

Solicitors: Elaine Snow, O`Connor O`Dea Binchy, Solicitors, Charleville.

Features:

- Renowned excellent quality fattening land.
- Roadside Holding.
- Mains & Well water and ESB connected.
- Within 5 KM of Ballingarry.
- Ber Rating G



Property Directions:

Co-ordinates 52.468529, -8.796712 or alternatively use Eircode: V94 W6H9.

Agent Information:

Richard Ryan

087 806 7772

richardryan@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.



Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061) 413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063) 98555

Email: kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057) 932 1196

Email: tullamoreproperty@gvm.ie



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