



Outline for identification purposes only.

C. 48 ACRES (19.42 HECTARES)

BALLYSTRIG, RHODE,
TULLAMORE, CO. OFFALY
R35V026

Guide Price: €600,000

For Sale by Public Auction
Thursday 14th September 2023 @ 3pm
in the Keadeen Hotel, Newbridge,
Co. Kildare.

JORDAN 

PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION
CIRCA 48 ACRES (19.42 HECTARES),
BALLYSTRIG, TULLAMORE, CO.
OFFALY.

LOCATION:

The lands are located approximately 1.5km from the Village of Rhode with frontage of circa 60 metres onto the R441. The entire is circa 14km from Edenderry, 12km from Rochfordbridge & M6 and about 25km from Tullamore.

Rhode Village provides all the necessary day to day services including a Church, Pre – School, Health Centre, pubs, shop, post office, service station and Pharmacy. There is also a National School and GAA grounds.

The larger towns within the general vicinity provide a wide range of services.

DESCRIPTION:

The land is all in one block currently in grass with superb mature trees and natural hedgerows throughout. The land is currently in 3 divisions. It is an ideal farm for livestock, a dairy enterprise or for an equestrian use.

Under the soils map of Ireland, the farm is classified as ‘Elton Series’ which are generally known as top quality limestone lands. They have high production capacity for either arable or grazing purposes.

PLANNING

There is an old Windmill tower dating from circa 1775 on the lands. Its registration number on the NIAH website is 14911014. It is a reminder of a period in the past when wind power was harnessed to produce flour.

TITLE:

Freehold

SOLICITOR:

Michael Ward & Co Solicitors, Edenderry.
046 – 973 1323 (Denise Biggins).

SERVICES:

Mains water.

GUIDE PRICE:

€600,000 (€12,000 per acre).

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% non - refundable deposit required payable. No pre – registration required.

CONTACT:

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PUBLIC AUCTION

Thursday 14th September 2023 at 3pm in
the Keadeen Hotel, Newbridge, Co. Kildare.





MAP OF LANDS FOR IDENTIFICATION
PURPOSES:

Area bounded in BLUE is 19.28 Hectares

Date: 25 July 2023

Signed: *Wale Kabala*
Wale Kabala BSc MSc CEng

INFINITE FOCUS LTD.

Consulting Engineers

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