



CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

**WILLSGROVE &
KNOCKALAGHTA,
BALLINTUBBER**

Prime c. 31.5 Acres of Lands in Lots

(Estate Tom Quinn Deceased)

Select farmlands in a renowned farming area offering unlimited potential due to their quality, layout and location adjacent to Ballintubber Village and convenient to Castleplunkett, Castlerea & Roscommon.

Public Auction Sale: Friday 04th October 2024 @ 3.00p.m.
Venue: Tully's Hotel, Castlerea

Legal: Kieran Madigan Esq, Kieran Madigan & Co, Main Street, Castlerea.

REF: F412S

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

Web: www.callaghanauctioneering.com E-mail: info@callaghanauctioneering.com

The lands will be offered for sale as follows:

Lot 1: Willsgrove, Ballintubber

- c. 8.44 acres of top quality grasslands in one plot.
- Independent access and fronting onto the Ballintubber/ Castleplunkett road.
- C. 2 kms from Ballintubber Village.

Directions: From Ballintubber on the Castleplunkett road, continue c. 2 kms to the Farmhouse on the left (Eircode F45HP64), the lands adjoin this farmhouse.

Lot 2: Willsgrove, Ballintubber

- c. 16 acres of excellent quality lands on opposite sides of the Willsgrove road.
- Ideal for the construction of a dwellinghouse and/or farm buildings subject to the necessary consents.
- Cattle pen & crush included on these lands.

Directions: From Ballintubber on the Castleplunkett road, take the 1st left onto the Willsgrove road, proceed to the 1st house on the right, the lands adjoin this house and directly across the road.

Lot 3: Knockalaghta, Ballintubber

- c. 7 acres of superb quality lands in one plot
- Extensive road frontage onto the Ballintubber/Castleplunkett road.
- Ideal for the construction of a dwellinghouse and/or farm buildings subject to the necessary consents.
- Cattle pen & crush included on these lands.

Directions: From Ballintubber on the Castleplunkett road, proceed c. 3 kms to the lands on the right.

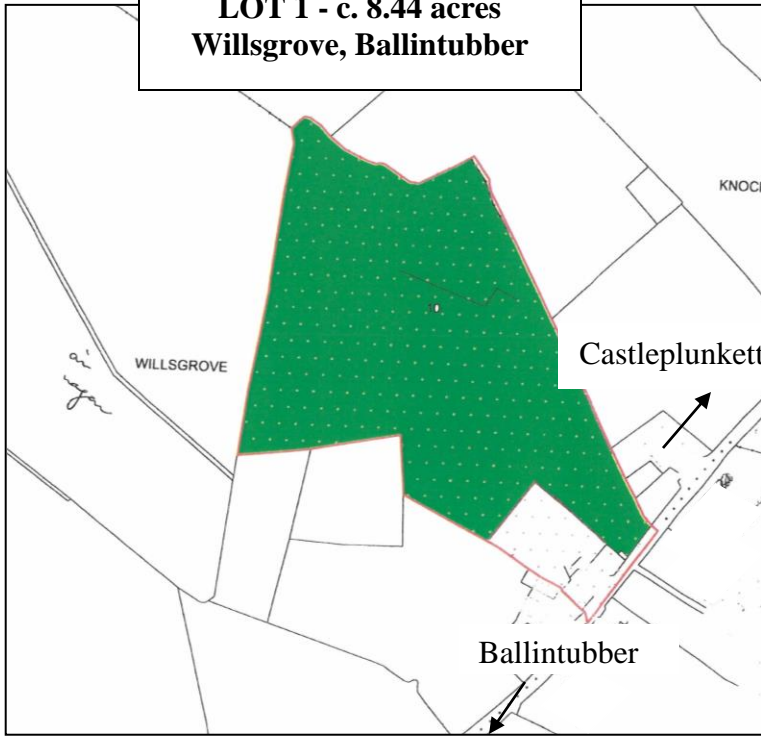
Recommendation: This is a once in a lifetime opportunity for neighbouring farmers to increase their existing Holdings or for persons seeking lands in convenient locations.

Disclaimer:

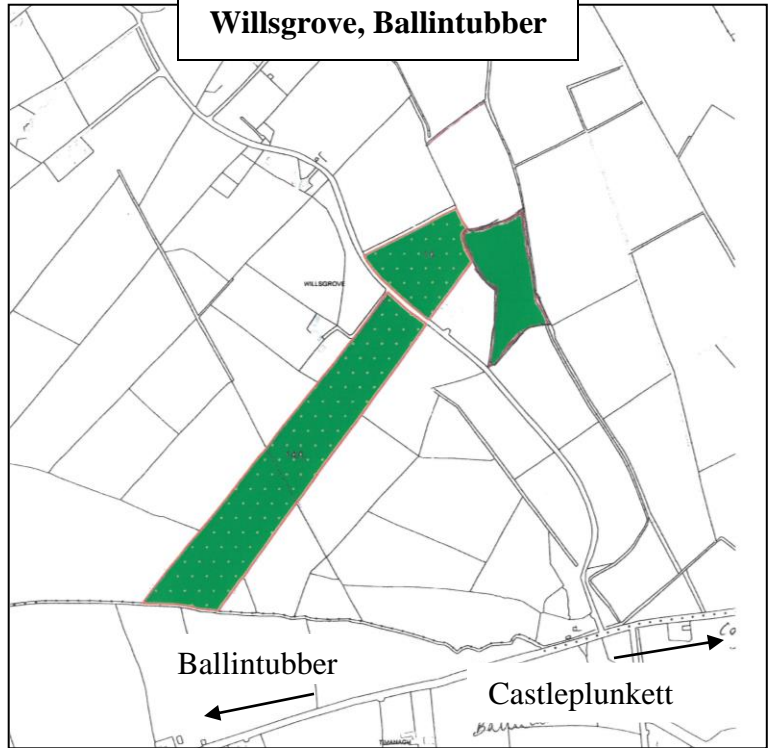
Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for 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.
- (iii) No person in the employment of Callaghan Auctioneering or the vendor has any authority to make or give representation or warranty whatsoever in relation to this development.

**LOT 1 - c. 8.44 acres
Willsgrove, Ballintubber**



**Lot 2: c. 16 acres
Willsgrove, Ballintubber**



**Lot 3: c. 7 acres
Knockalaghta, Ballintubber**

