



J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE
PARKGATE ROAD
KELLS



CIRCA 27 ACRES MIXED QUALITY GRAZING LANDS
(IN ONE OR TWO LOTS)

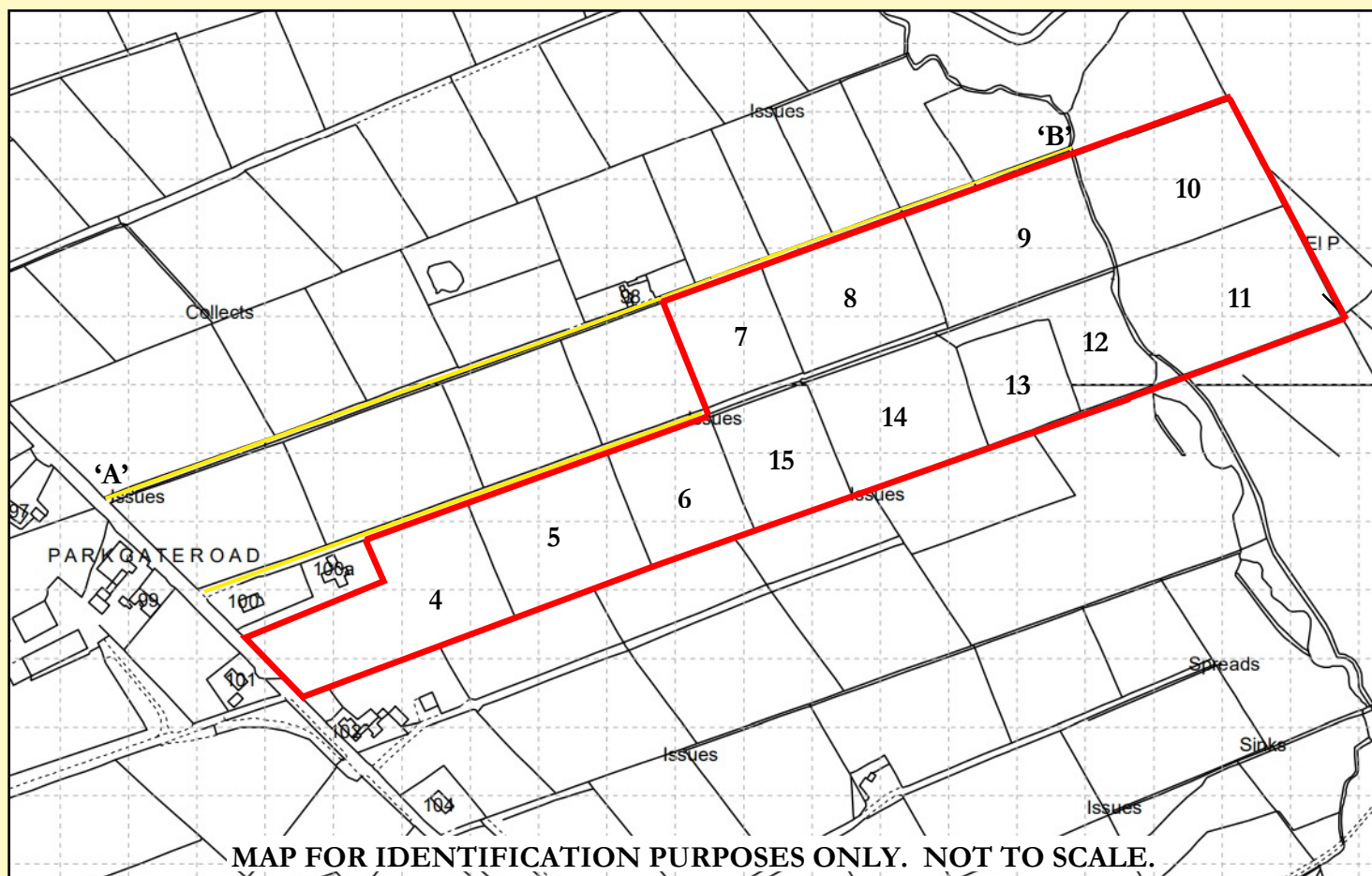
The lands which have frontage to the Parkgate Road are also bounded by a hard surfaced laneway providing easy access to all fields. Approx. 3 acres is suitable for cutting whilst the remainder provides good rough grazing. The lands have a natural water supply and BPS entitlements are not available. Early inspection is recommended.

PRICE: O.I.R.O. £180,000

VIEWING: Anytime

www.jamcclelland.com

LOCATION MAP



Note: - The laneway marked 'A' & 'B' is subject to a claim for adverse possession.



FIELD SCHEDULE

FIELD NUMBER	ACRES
4	3.1
5	2.42
6	1.75
7	1.55
8	2.29
9	2.89
10	2.74
11	3.03
12	1.65
13	1.35
14	2.42
15	1.72

AGENT'S NOTES

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1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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