

Fancroft – No longer owned by the Whittens

14 April 2016



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FANCROFT, ROSCREA

Executors Sale by **PUBLIC AUCTION**
at the Racket Hall Hotel, Roscrea, Co. Tipperary
Thursday 14th April at 3pm

Attractive Residential Holding



- C. 80 Acres of Top Quality Land in 2 divisions all in Pasture
 - Extensive Road Frontage
 - Old Style Farmhouse having Unique Character. (BER: G)
 - Several Stone Outbuildings
 - Well Laid-out Farmyard with slatted accommodation for 100 cattle
 - Convenient location approx 2 miles from Roscrea
 - For Sale in 1 or 2 Lots.
- Sols: Richard Kennedy & Co. Emmet St., Birr.
Enq. 067/31360

Auction of the old family home following Billy's death in January 2016.

The 80ac residential farm is located at Fancroft near Roscrea on the Offaly/Tipperary border.

There will be keen local interest in the executor sale of an 80ac residential farm at Fancroft near Roscrea on the Offaly/Tipperary border.

The property includes a period, four-bedroom house, a series of modern and traditional farm buildings and 80ac of good grassland. The sale is being guided at €900,000 by Michael Harty of Central Auctions.



Located 3km north of Roscrea the place is described by Michael Harty as a fine farm of land excellently managed for many decades by its late owner.

A bachelor farmer, he took great pride in his farm and in his work, "He was a genuine 'old-timer'," Mr Harty said.

The land is in two divisions with about 30ac around the house and 50ac located 200m away. The place is described as the best of grazing ground without an inch of waste laid out in manageable fields with good, well-tended hedgerow and wire fencing and plenty of road frontage.



"Fancroft" sold 14 April 2016

The yard is home to a mix of modern and traditional sheds with accommodation for about 100 cattle.

The house is a solid traditional farmhouse dating back 200 years. The accommodation includes four bedrooms, a sitting room, kitchen, living room and a bathroom.

The farm will be offered for sale in two lots or as an entire with the house on 30ac making up one lot and a 50ac parcel of land making up the other.

It is to be sold at auction at the Racket Hall Hotel, Roscrea at 3pm on Thursday, April 14.

AUCTION RESULTS

Local farmers secure Roscrea farm at €11,600/acre.

An 80-acre farm at Fancroft, Roscrea, sold in two lots for An 80-acre farm at Fancroft, Roscrea, sold in two lots for €925,000 last week.

An 80-acre residential farm situated at Fancroft, Roscrea, Co Tipperary sold in two lots for €925,000 at last week's public auction. Located just two miles from Roscrea, the property came to the market with a two-storey residence, a farmyard with accommodation for 100 cattle and some stone outbuildings.

Before a full house, selling agent Michael Harty from Central Auctions, Roscrea put up the first lot comprising the house and yard on 30 acres. After a period of steady bidding, this parcel later sold to a local farmer for €415,000 while the remaining 50 acres across the road was knocked down at €510,000, to another local farmer. This gave a combined total of €925,000 or €11,560/acre which reflects a good healthy result given the generally downbeat mood across many farming sectors at the moment.

It was encouraging also to see that there were people in the room who were willing to go as far as €900,000 on the entire. In all, there were five active bidders in the room. The close proximity to Roscrea town coupled with the quality of the package on offer, were key drivers in securing a successful outcome.



The old family home is located at [52.981657, -7.795060]