

For Sale By Private Treaty  
**Clonsharra,  
Duncannon,  
Co. Wexford**

LOT B  
c13.60 ha



LOT A  
c42.47 ha

**PN<sup>o</sup>GORMAN**

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For Sale By Private Treaty

# 138.5 Acre (56.07ha) Non Residential Holding at Clonsharra, Duncannon, Co. Wexford

One of the finest dairy farms to come to the market in recent years in South County Wexford, situated close the village of Duncannon, the property is laid out in two main divisions. All currently in pasture over 1.3km of road frontage;

**Lot A**, consisting of the farm yard on c. 105 acres (42.47ha) which was used as the principle milking block for the spring calving dairy herd down through the years. Gently undulating, this block naturally slopes down to a 4.5 acre nature sanctuary which also serves as a reed bed filtration system for rainwater run off from the farm. Well supported by a network of internal farm roadways, the lot is laid out in a range of good sized fields and paddocks water is supplied from a farm well.

## Farm Buildings

Cubicle accommodation for up 110 cows, equipped with automatic scrapers

Additional 30 cubicles along with slatted accommodation under a six span apex roof shed

New 6 span apex roof shed measuring 50' x 80'

18 unit Milking Parlour with Dairymaster milking machine fitted with automatic cluster removers and flush wash system (2 years old)

Other buildings include a grain store, straw shed and calf house (which can accommodate up to 50 animals).

There is also a lagoon on the farm with a capacity for 600,000 gallons of slurry.

**Lot B** of c. 33 acres (13.60ha) us a just a field away down the road and this was used to make silage and to graze followers. This block is laid out in three grass fields and has a nice section of road frontage to accompany it.





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The contents of this brochure shall not form the basis of any contract subsequently entered into.

**Title:** Freehold

**Directions:** From Duncannon village, proceed along Strand Road passing South Beach on left hand side, take a sharp left continue for 500m, lot B is on the right hand side and lot A is further along this road on the right hand side.

**Price Guide:** €12,000 Per Acre

**Solicitor:** Eoin O’Gorman Solicitors, Crescent Quay, Wexford

**Viewing:** By Prior Appointment

**Selling Agent:**



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