

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

WWW.HOL.IE

**Ballinacarriga, Dunmanway, West Cork
51.706489, -9.020245**

8.5 acres of excellent grassland in a single field, boasting extensive road frontage and a stream along the opposite boundary, ideally located on the outskirts of the village.



8.5 ACRES

Guide Price: €160,000

Nestled on the outskirts of Ballinacarriga village, this prime 8.5-acre parcel of grassland offers an exceptional opportunity for those seeking productive farmland or quality grazing land. Laid out in one field, the land benefits from extensive road frontage along its southern boundary, ensuring excellent access, while a stream runs along the northern edge, enhancing its natural appeal.

Gently sloping with a favourable westerly aspect, the land is easily worked and enjoys far-reaching countryside views from its highest point. Currently in permanent pasture, it is ideally suited for livestock grazing, grass production, or small-scale agricultural enterprises. With its excellent accessibility and quality pasture, the land will appeal to farmers looking to expand, equestrian enthusiasts in need of grazing and turnout space, or those seeking a well-located agricultural holding.

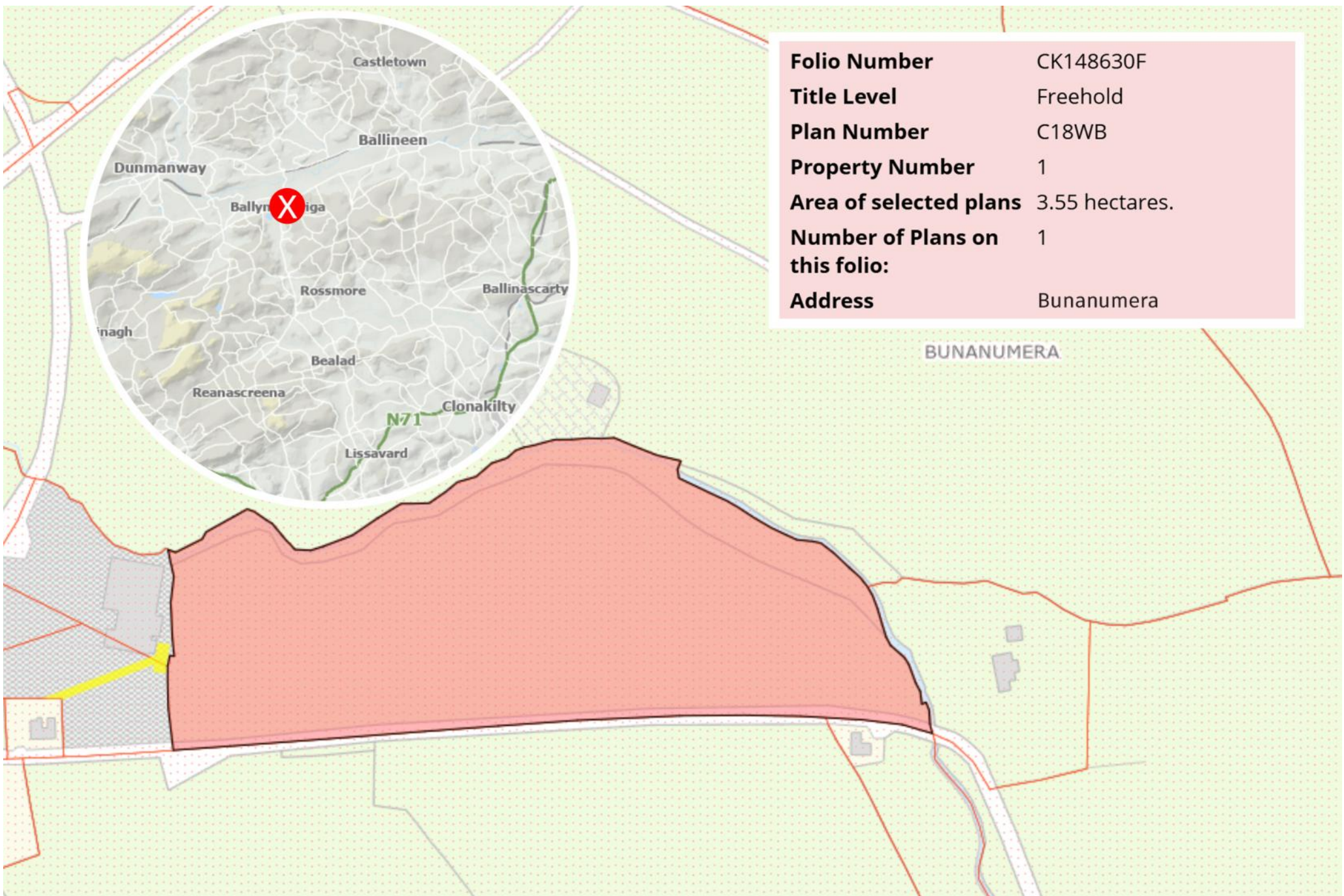
Despite its spectacular setting, the property remains well-connected, with the R586 just 2km away at Manch Bridge, providing easy access to nearby towns. It is conveniently positioned approximately halfway between Ballineen/Enniskeane and Dunmanway, with Clonakilty (16km) and Bandon (23km) also within easy reach for agricultural supplies and services.

With services nearby and strong potential for continued agricultural use, this is a rare opportunity to acquire a well-located and versatile block of West Cork farmland.

:







Folio Number	CK148630F
Title Level	Freehold
Plan Number	C18WB
Property Number	1
Area of selected plans	3.55 hectares.
Number of Plans on this folio:	1
Address	Bunanumera

BUNANUMERA

No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

Auctioneers, Estate Agents & Property Consultants
 1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960
 Email: property@hol.ie Web: www.hol.ie