

# Lands at Dernagallaigh

BALLYMAHON, CO. LONGFORD

ABOUT 98.0 ACRES /  
39.8 HECTARES

FOR SALE AS A WHOLE BY  
PRIVATE TREATY







# Substantial block of land on the shores of Lough Ree with huge opportunities for conservation and diversification

## LANDS AT DERNAGALLAIGH

- ▶ In-hand beef farm with farm sheds
- ▶ Approximately 1.5 kilometres of waterfrontage
- ▶ Deep water mooring
- ▶ Excellent internal road access network
- ▶ Entitlements to the BISS Scheme

About 98.0 acres / 39.8 hectares

For sale as a Whole by  
Private Treaty

## DISTANCES

- ▶ Ballymahon 10 km
- ▶ Longford Town 26 km
- ▶ Athlone 26 km
- ▶ Dublin City 121 km
- ▶ Dublin Airport 129 km

(All distances approximate)



# Situation

The lands at Derrynagallaigh are situated on the Derrynagallaigh Road, just 10 km from Ballymahon in South County Longford. Ballymahon is a charming town located on the River Inny and the Royal Canal, which has recently been developed and is now navigable.

The lands at Derrynagallaigh are situated on the shore of Lough Ree which translates from Irish as Kings Lake, the lake is the second largest of the three lakes on the River Shannon. Lough Ree is an ideal spot for water sport and fishing enthusiasts alike. Surrounding the lake one can find nature walking trails and intriguing history and folklore. Saints Island is overlooked by the lands at Derrynagallaigh. The island is haven for wildlife and is a rich habitat for breeding birds. The island extends for about 200 acres. The ruins of an Augustinian Monastery that survived until the reign of King Henry the VIII are located on the island.

Center Parcs, the new adventure holiday resort and Longford Forest is located 13.2 km away. Center Parcs boasts a state-of-the-art indoor water park, Aqua Sana Spa.

The land is situated on a peninsula overlooking the mouth of the River Inny. The river is navigable up to "The Red Bridge" and its moorings, about a third of the way to Ballymahon. These moorings have recently been refurbished and reopened by Irish Waterways, now featuring modern facilities to accommodate a substantial number of full-size cruisers for safe overnight stays.

The country town of Longford is located 26 km from the lands at Derrynagallaigh, with Athlone town also lying 26 km from the lands. The lands at Derrynagallaigh are situated near the N4 (28 km), the primary road to Dublin. Dublin Airport is 129 km away, whilst Dublin City Centre is 121 km distant. There are also regular train services from both Longford town and Athlone town. Bus services include Bus Eireann route 446 which links Ballymahon to Athlone railway station in Westmeath and local link route 24 to Longford railway station.





## Offering

Situated in a private and tranquil area on the shores of Lough Ree the land at Dernagallaigh has huge potential for conservation and diversification comprising about 98 acres in total.

This land lies within two blocks comprising the main block of about 86 acres and a second block positioned one field north of this comprising 12 acres. Both blocks are laid out in fields of a generous size which are suitable for large farm machinery. Enclosed partially by a mature hedgerow and fencing and bound by Lough Ree, the farmland benefits from good internal tracks.

The land comprises two sets of farm buildings including a six-bay cattle shed with corrugated roof and slatted floor as well as a corrugated Dutch barn with lean-to suitable for storage.

Much of the topography is level with a high point of 43 metres / 141 feet above sea level on the northern boundary and a low point of 34 metres / 111 feet above sea level on the northern boundary.

The land boasts a wealth of opportunities for sports and recreation, with over 1.5 kilometres of waterfrontage onto Lough Ree. On the western boundary there is a mooring providing a convenient launch point for boats to sail on Lough Ree and down the River Shannon. This section boasts some of the deepest parts of the entire lake, reaching depths of up to 100 feet in places.

In addition, the shoreline provides for a diverse range of flora and fauna, along with breathtaking water views, create a truly tranquil environment. The natural assets at Dernagallaigh are a key appeal and offer opportunities for nature conservation and diversification.





# General Remarks

## VIEWING

Strictly by private appointment with Savills.

## HEALTH AND SAFETY

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

## LOCAL AUTHORITY

Longford County Council  
Great Water Street,  
Longford, N39 NH56  
Tel: +353 (0) 43 334 33 00  
Email: customerservices@longfordcoco.ie

## BASIC INCOME SUPPORT FOR SUSTAINABILITY (BISS) SCHEME

The land is registered for payments under the BISS Scheme and the Entitlements are included with the sale. Entitlements will be transferred to the purchaser(s) on completion of the sale. For the avoidance of doubt, the current owner will receive and retain the payment for the current year in full.

## ENTRY & POSSESSION

Entry is by agreement with vacant possession.

## VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

## SOLICITOR

Shanley Glennon Solicitors (contact: Julie Shanley Glennon)  
The Halo Building, Main Street,  
Ballymahon, Co. Longford  
Tel: +353 (0) 1 234 3731  
Email: jshanley@shanleyglennon.com

## OFFERS

Offers may be submitted to the selling agents, Savills.

## CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## STIPULATIONS

## WAYLEAVES AND RIGHTS OF ACCESS

The land will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.





# Contact



Savills  
33 Molesworth Street  
Dublin 2

**savills.ie**

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### **Important Notice**

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