



Galway, Ballysteen, Askeaton, Co. Limerick



Price on Application

An excellent opportunity to acquire a holding extending to circa 35 acres at Galway, Ballysteen, Askeaton, Co. Limerick, combining good-quality grazing land with established forestry and an annual forestry income.

The holding includes approximately 17 acres of good quality agricultural land, currently laid out in grass and suitable for grazing, together with an established forestry plantation.

The forestry which extends to circa 18 acres benefits from an annual grant of approximately €9,000, with approximately 18 years remaining.

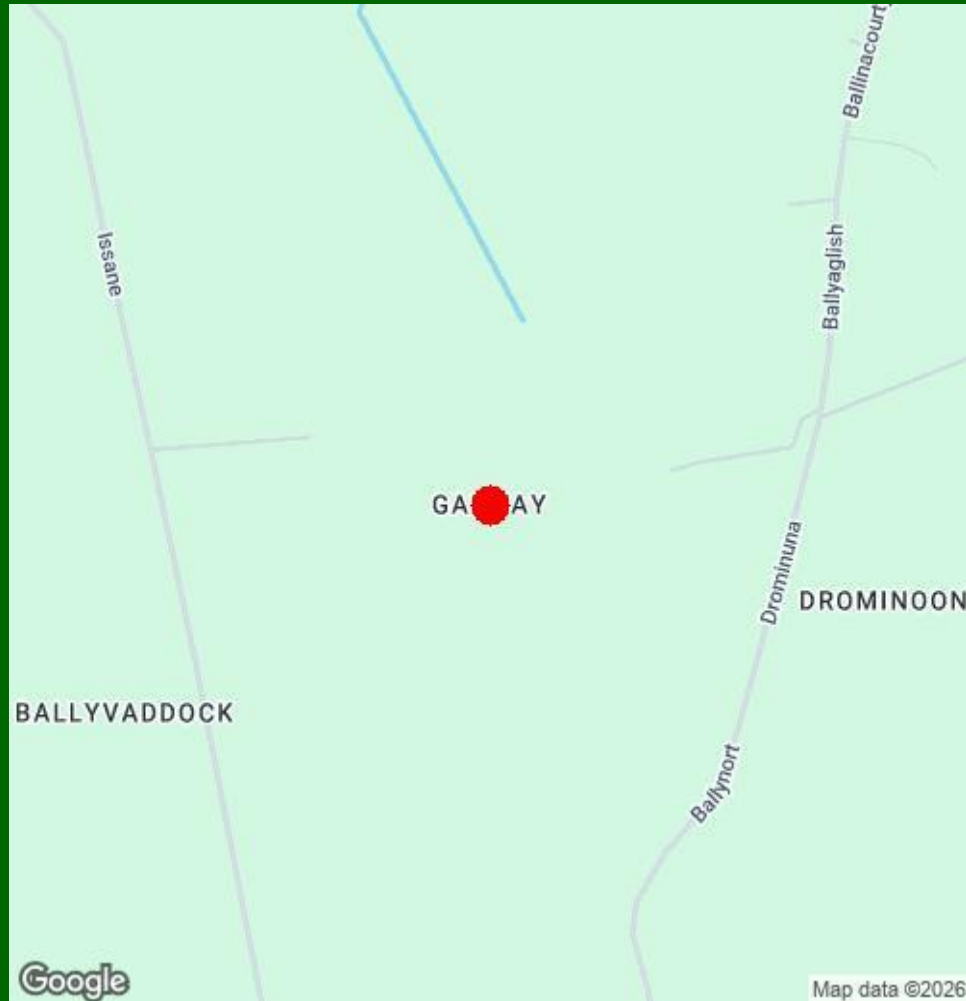
The property also benefits from a private water supply and an electricity connection. Planning permission was previously granted, with details available on request.

Situated in a pleasant rural setting, this holding will appeal to adjoining landowners, farmers and purchasers seeking a combination of agricultural use and forestry income. Inspection is highly recommended.

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## Features:

- Derelict house thereon
- Previous planning approved for a new build
- Out offices
- Road frontage
- Annual premiums of €9,000 p/a/ 18 years to run/Natural Woodland
- Good quality land



#### Agent Information:

**Contact :- John O' Connell    Mobile :- 087-6470746**

**Email: - [Johnoconnell@gvm.ie](mailto:Johnoconnell@gvm.ie)**

#### Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

#### Limerick Office

25-26 Glentworth St,  
Co. Limerick,  
V94WE12

Phone: (061)413522

Email: [limerick@gvm.ie](mailto:limerick@gvm.ie)

#### Kilmallock Office

Head Office,  
Railway Road,  
Kilmallock,  
Co. Limerick

Phone: (063)98555

Email:  
[kilmallock@gvm.ie](mailto:kilmallock@gvm.ie)

#### Tullamore Office

GVM Mart,  
Arden Road,  
Tullamore,  
Co. Offaly

Phone: (057)9321196

Email:  
[tullamoreproperty@gvm.ie](mailto:tullamoreproperty@gvm.ie)



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