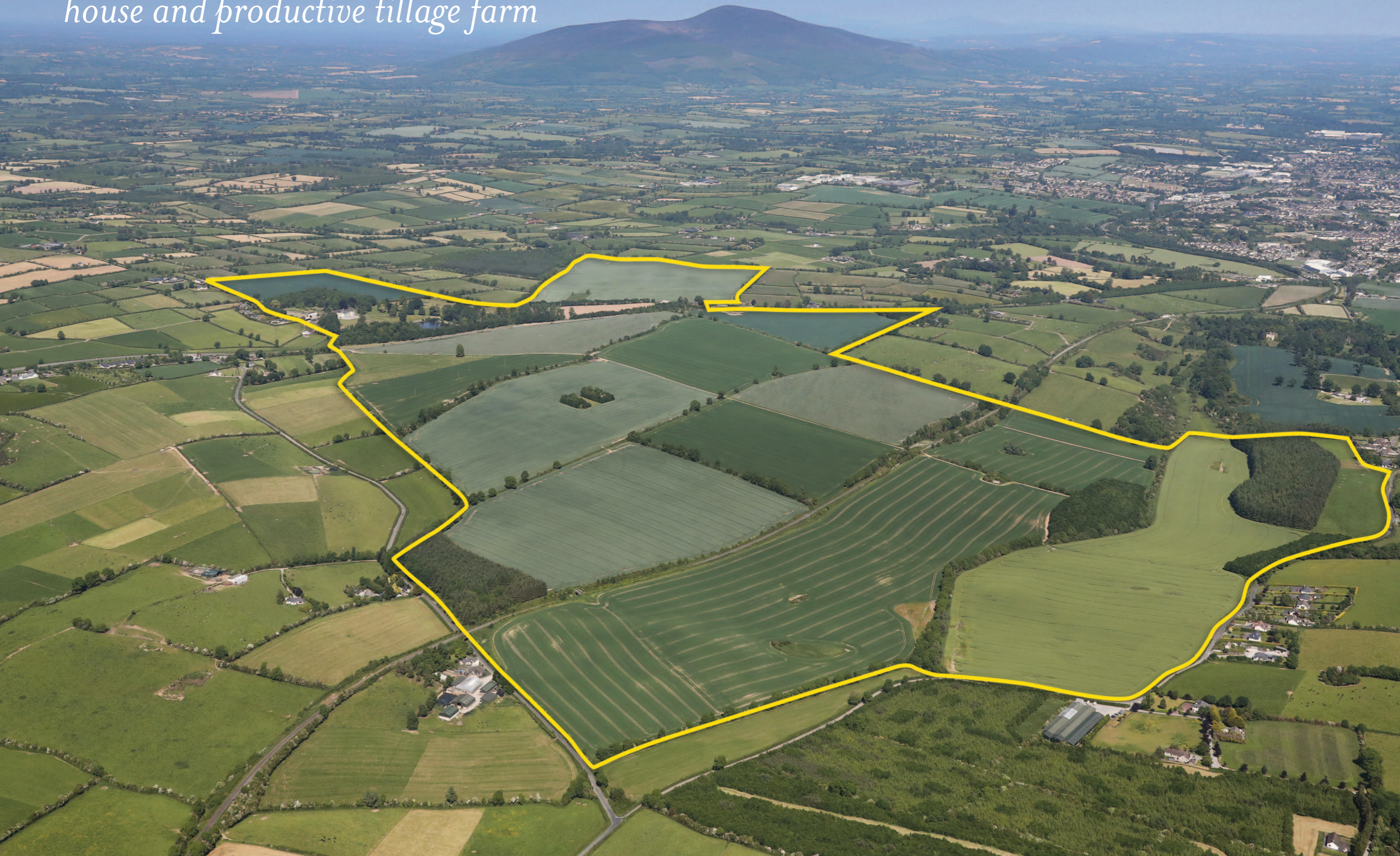


BARNE ESTATE

CLONMEL, CO. TIPPERARY

Outstanding country estate with a mansion house and productive tillage farm





BARNE ESTATE

CLONMEL, CO. TIPPERARY

Clonmel 6 km, M8 (Junction 10) 11 km, Cahir 11 km, Fethard 14 km, Cashel 20 km, Waterford City 55 km,
Cork City 90 km, Cork Airport 95 km, Shannon Airport 101 km, Dublin City 186 km, Dublin Airport 189 km
(All distances are approximate)

ABOUT 751 ACRES / 304 HECTARES IN TOTAL

FOR SALE AS A WHOLE OR IN UP TO 4 LOTS BY PRIVATE TREATY

Savills Dublin
James Butler
+353 1 663 4357
james.butler@savills.ie
PRSA Licence 002223

Savills Cork
Catherine McAuliffe
+353 21 490 6117
catherine.mcauliffe@savills.ie

Savills London
Alex Lawson
+44 20 7409 8882
alawson@savills.com

REA Stokes & Quirke
John Stokes
+353 52 612 1788
john@reastokesandquirke.ie
PSRA Licence 003294

LOT 1

Imposing 17th Century house set in a commanding position
4 principal reception rooms, 12 bedrooms and extensive ancillary accommodation
Formal gardens, tennis court, walled garden, gated entrance and tree-lined driveway
Idyllic parkland surroundings, including a feature lake
Range of modern and traditional farm buildings
48 acres tillage, 26 acres pasture, 15 acres woods

Lot 1 – About 105 acres

LOT 2

498 acres tillage, 14 acres pasture, 32 acres woods

Lot 2 – About 552 acres

LOT 3

85 acres tillage, 2 acres pasture, grain store

Lot 3 – About 94 acres

LOT 4

Monkstown House (4 bedrooms)

BARNE ESTATE

CLONMEL, CO. TIPPERARY

SUMMARY

Barne Estate is a prime quality agricultural and residential estate, set in a picturesque location in County Tipperary. It has been in the ownership of the same family since the 17th Century and extends to about 751 acres (304 hectares) in total.

The estate includes one of the county's most historic country houses - a magnificent, Château-style mansion house which dates back to the 17th Century and sits amidst beautiful formal gardens and parkland, including a serene lake. Preserved with care, the house retains many of its period features and measures about 16,930 square feet, providing flexible and extensive accommodation over four floors. The main house is complemented by a range of traditional and modern farm buildings.

A key feature of the estate is the extent of the free-draining farmland, which includes 631 acres of first-class fertile and versatile tillage land with a good working depth. A large-scale, in-hand tillage enterprise is currently run at Barne with a diverse rotation of winter and spring cereals, in addition to break crops such as winter oil seed rape, winter beans and winter rye. The farm has been operated on a min-till system for a number of years. The consistent high yields and exceptional quality have earned the farm several prestigious accolades, including the "Grain Supplier of the Year" award.

The field divisions are a good workable size and layout for contemporary farming with 13 extending to more than 30 acres in area and 3 fields greater than 75 acres. Barne Estate has extensive road frontage and internal farm roads, providing excellent access for agricultural purposes. The estate benefits from mostly southerly elevation with gently undulating land, lying between 131 feet/40 metres above sea level towards the southern boundary and 330 feet/100 metres above sea level on the northern boundary.

In addition to the tillage farm, the estate includes expanses of woodland, featuring mature stands of mixed deciduous and conifer species. The woodland areas enhance the estate's biodiversity and amenity appeal.

The land can be summarised as follows:

LAND TYPE	ACRES	HECTARES
Tillage	631.37	255.51
Pasture	41.04	16.61
Woodland	46.67	18.89
Miscellaneous	32.47	13.14
Total	751.55	304.15

To the east of the estate, is Monkstown House, an attractive two-storey period house with four bedrooms.



LOTTING

The estate is available as a whole or in 4 lots.

LOT	PROPERTY	ACRES
1	Barne House	104.67
2	Barne Farmland	552.12
3	Monkstown Farmland & Shed	94.29
4	Monkstown House	0.47
	The Whole	751.55

HISTORY

The Barne Estate is situated 6 kilometres to the west of Clonmel. The Irish name 'Cluain-Meala', translates to 'meadow of honey' and is believed to have derived its name from the rich and abundant pastureland found in this area. The town was founded by the Danes who settled on the banks of the River Suir. Barne House, formerly known as Barne Park, is believed to have been built circa 1730 however it is believed that it initially incorporated an earlier 17th Century house.

The Moore (Barne) family was established in Clonmel from the early 17th Century. Richard Moore, a glover, settled in Clonmel from Barnstaple, Devon in circa 1654, four years after Cromwell had laid siege to Clonmel for three weeks but was defeated. Richard made his wealth as a land agent and sheep farmer when wool was an asset and from there, through political appointments with financial favours from the Crown. This led to him becoming a prominent local figure as the High Sheriff in Waterford in circa 1666 and Tipperary in circa 1676. The Moore family became the local political force rather than the Dukes of Ormond (Cahir Castle) who had been the incumbent local powerful Royalist family. At his death, Richard had several estates and holdings including Barne, Chancellorstown and Hoare Abbey in Tipperary, as well as Moore Hill and Kilworth in Cork. He had two sons, Stephen, who lived at Barne and Thomas who lived at Chancellorstown. Stephen became the local MP, as did his son Richard from 1671 until 1699. Stephen died in circa 1750, leaving behind nine children. His eldest two sons, Richard and Thomas Moore subsequently died, and thus in circa 1781 Barne was succeeded to the son of Thomas Moore, Colonel Stephen Moore. Stephen's son Richard Moore (1783-1851) became Attorney-General for Ireland.

The Moore family lineage continued descending from father to son uninterrupted. Randall Kingsmill Moore succeeded the estate on 9 July 1897 when his father died. After the passing of the 1903 Land Act, Randall Moore entered into agreements with numerous tenants for the sale of their holdings. The resulting holdings extended to over 1,200 acres and became vested in the tenant under the Land Act. Randall Moore died in circa 1918 and under the terms of his will his wife was entitled to a life interest in Barne. She remarried Mr Murray who predeceased her and after the death of Mrs Murray Moore, Randall Moore's nephew, Captain RCV Thomson succeeded to the estate.

Barne Estate lies to the south-east of Tipperary and sits in a prime rural location with excellent access and transport links



SITUATION

The estate is located in an area known as the "Golden Vale", given it has some of the most renowned land in Ireland for farming and being rich in agricultural diversity, with fertile light loam soil that lies over limestone. As such, the area is well served by grain merchants, agricultural machinery suppliers, milk processors and livestock markets.

The estate is located close to the medieval town of Clonmel (6 km) which overlooks the River Suir, acting as the boundary between the counties of Tipperary and Waterford. The town offers an array of amenities including several shopping centres, excellent restaurants, hotels, traditional pubs, shops, boutique stores and a hospital. The historic town of Cashel, located 20 km north-west of the property, is home to the famous Rock of Cashel, one of Ireland's most visited tourist attractions and the recently opened five-star Cashel Palace Hotel. Cashel provides a further range of amenities including restaurants, bars, supermarkets, professional services, schools and a hospital.

There are few places in the world with a bloodstock breeding and racing tradition as rich as that in County Tipperary. It is home to some of the most iconic stud farms and training establishments in Europe, while the county features popular racecourses at Thurles, Tipperary and Clonmel. Tipperary is one of the leading economic contributors to the Irish breeding and racing industry with all core industry sectors well represented including the thoroughbred breeding industry for which Tipperary is best known.

The estate is served by excellent transport links nearby including the M8 motorway (Junction 10) which is only 10 kilometres distant and connects Dublin to Cork via the M7 interchange. The area is also well-located for airports, including Cork Airport (95 km), Shannon Airport (101 km) and Dublin Airport (189 km).

There is no shortage of exceptional golf courses nearby including Clonmel Golf Club (11 kilometres) and Cahir Park Golf Club (13 kilometres). The Championship Dundrum House Hotel Golf Club designed by 1995 Ryder Cup hero

Philip Walton is located 30 kilometres from the property. The Jack Nicklaus designed Mount Juliet Estate is 50 kilometres from Barne Estate. There is excellent trout and salmon fishing nearby on the River Suir and the Blackwater River, while hill walkers will enjoy the range of peaks in the Galtee Mountains and nearby Slievenamon.

Both national and secondary education is available in Clonmel. The area is also well served for private education including Rockwell College, Glenstal Abbey, Presentation Secondary School and Ursuline Secondary School, which offers education for both day pupils and full-time boarding.

LOT 1

BARNE HOUSE

About 105 Acres

Barne House is an impressive period property occupying a commanding and elevated position amongst formal gardens, a feature lake and surrounding parkland.

In eleven bays, the three-storey mansion house, with a dormer attic storey, sits below a French Château-style roof which is believed to have been a late addition to the building in circa 1870 and incorporates a U-shaped design in its layout.

External features of the house include a steep sprocketed hipped slate roof with clay ridge tiles, ornate rendered chimneystacks, cast iron finials, ornate render detail to the entrance comprising paired engaged columns and a dentillated pediment framing the central first floor window.

Accessed off the N24 Waterford – Limerick national road via a stone walled entrance flanked by piers with wrought-iron gates and railings, Barne House is approached along a sweeping driveway with mature parkland on either side and a feature lake to the west before ascending to the formal gardens and a parking area.

With a south-facing position, the house has an outstanding outlook over the lake and beyond towards the rolling farmland and the Knockmealdown Mountains on the horizon.

The accommodation adapts to provide contained day to day family living whilst reserving generously proportioned reception rooms for entertaining and guest bedrooms for larger family gatherings. A key characteristic of the house is the extent and flexibility of the accommodation, with the “empty” rooms on the second and third floors offering the potential to provide further accommodation or be used for another purpose.

The house is entered through the elaborate front door which is attributed to the highly regarded architect Francis Bindon. It opens to a reception hall with a striking central staircase and a mezzanine above. The ground floor is mainly devoted to entertaining with formal reception rooms including a dining room and drawing room (both accessed off the central reception hall) while the west and east wings comprise a games room, morning room and library/study.

Notable internal period features include sash windows, shutters, picture rails, architraves, cornicing, decorative fireplaces and hardwood floors.

Doors flanking the staircase in the reception hall open to inner passages which provide access to a spacious dining kitchen and a range of service rooms and stores one would expect of a house of this scale and period.

On the first floor are 8 bedrooms, with a further 4 bedrooms and a Lady's drawing room on the second floor. The third floor/attic level was originally used for accommodating staff and along with the east wing of the second floor requires renovation works to bring it back to its former glory.

The internal accommodation extends to approximately 16,930 square feet (1,572 square metres) as shown on the accompanying floorplans.

Behind its grand exterior, Barne House is a much cherished and comfortable home





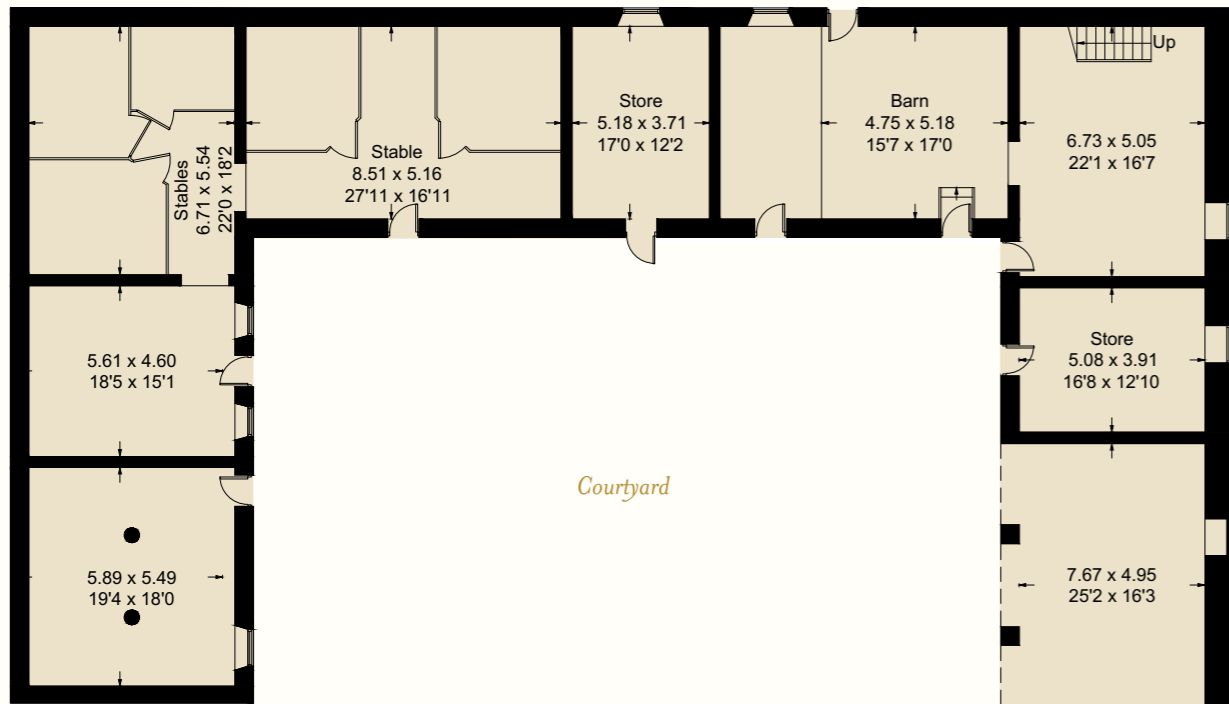
ACCOMMODATION



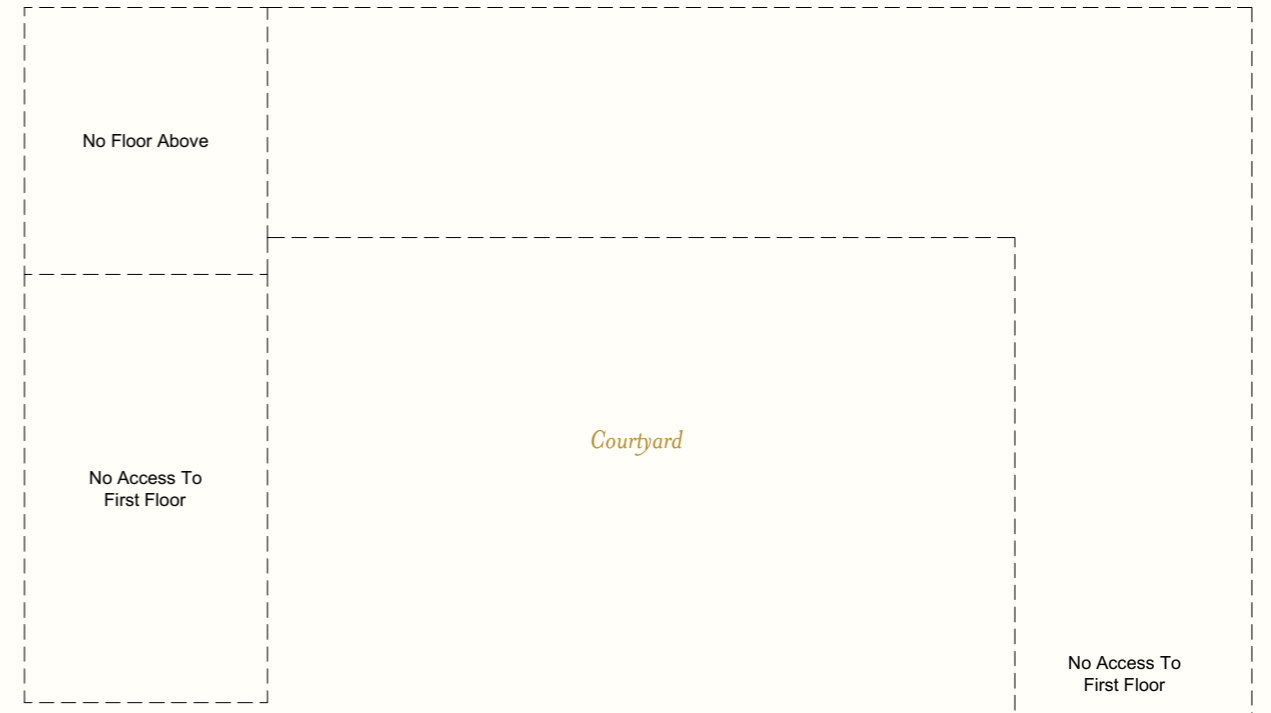
ACCOMMODATION



FLOORPLANS



Ground Floor - Courtyard Outbuildings



First Floor - Courtyard Outbuildings



BARNE HOUSE

(Ground & First Floors)

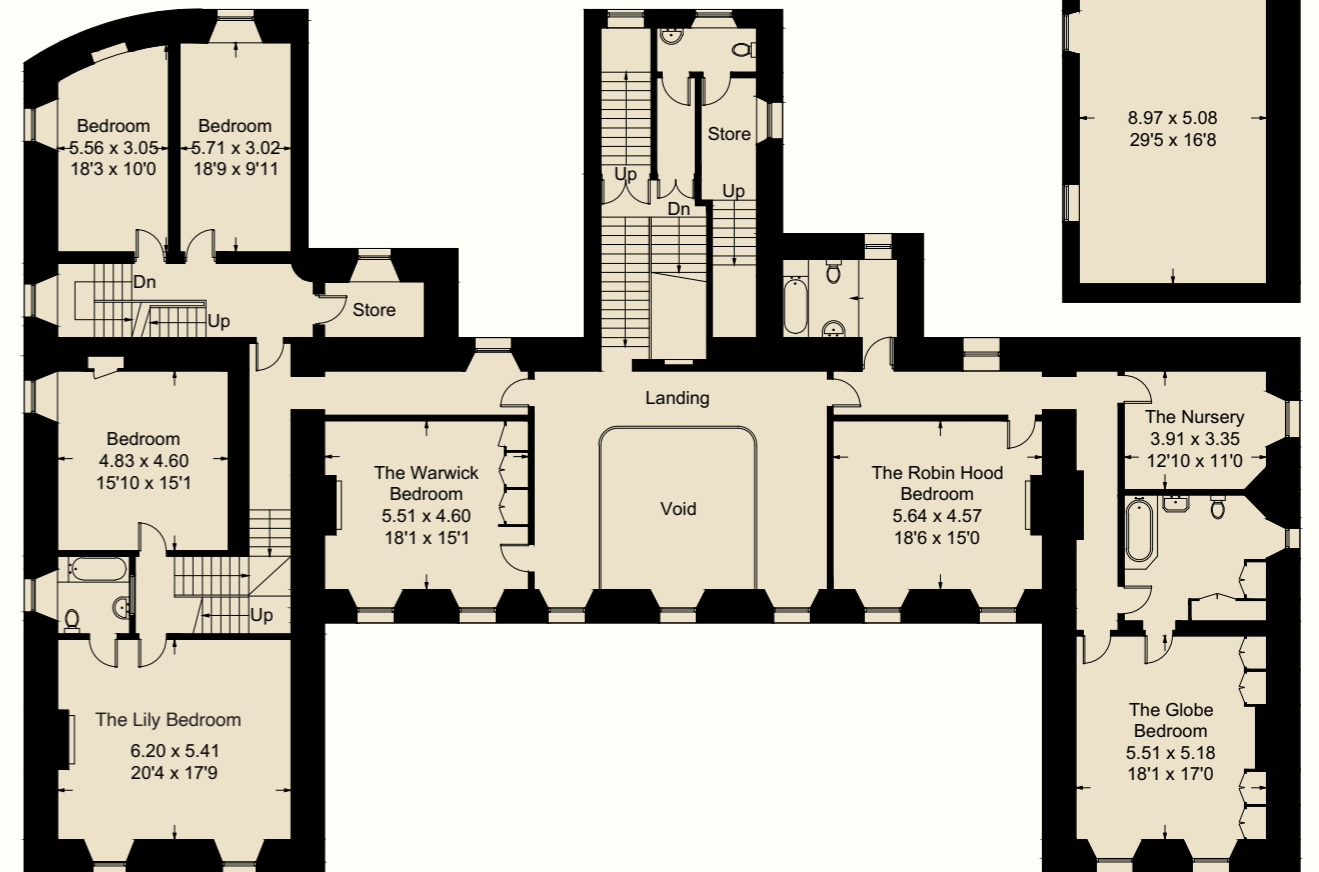
Approximate Gross Internal Area

906.4 sq m / 9,757 sq ft

Courtyard = 373.4 sq m / 4,019 sq ft

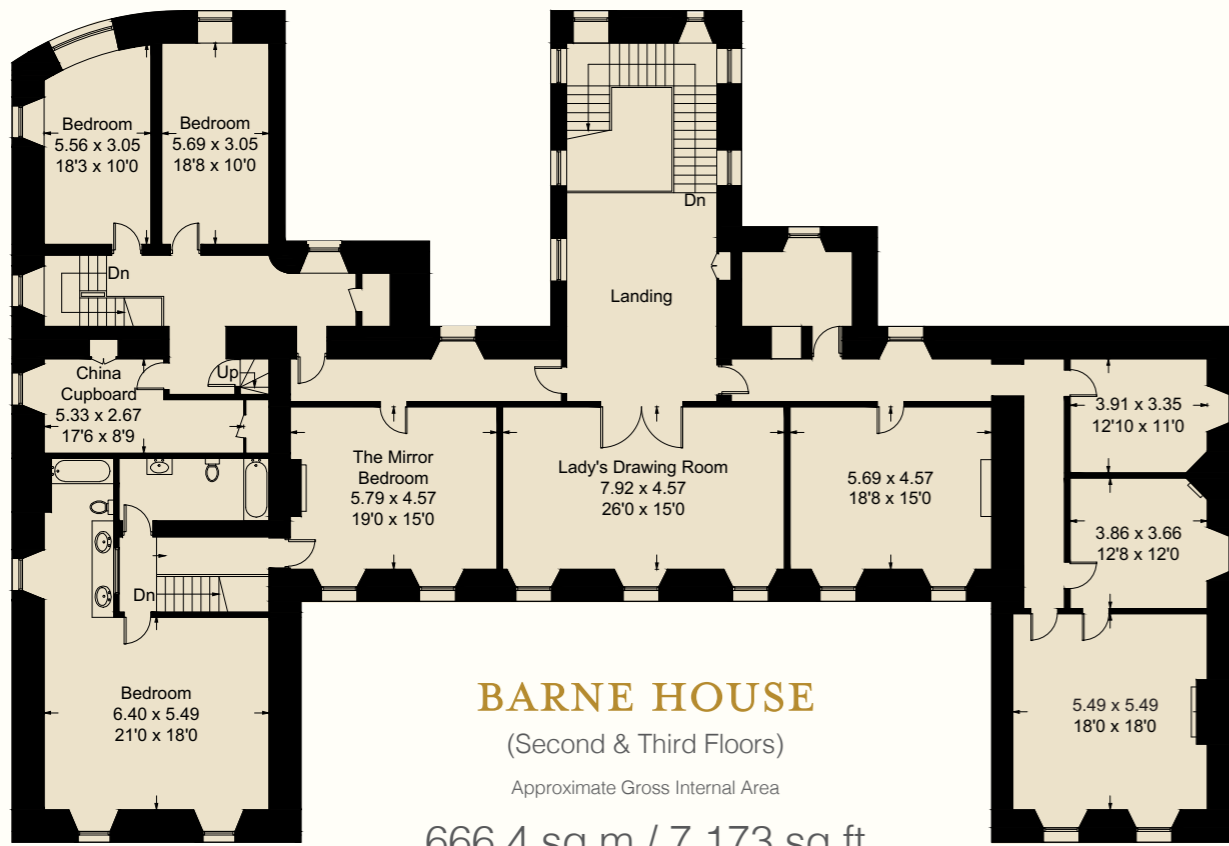
Total = 1,279.8 sq m / 13,776 sq ft

Ground Floor

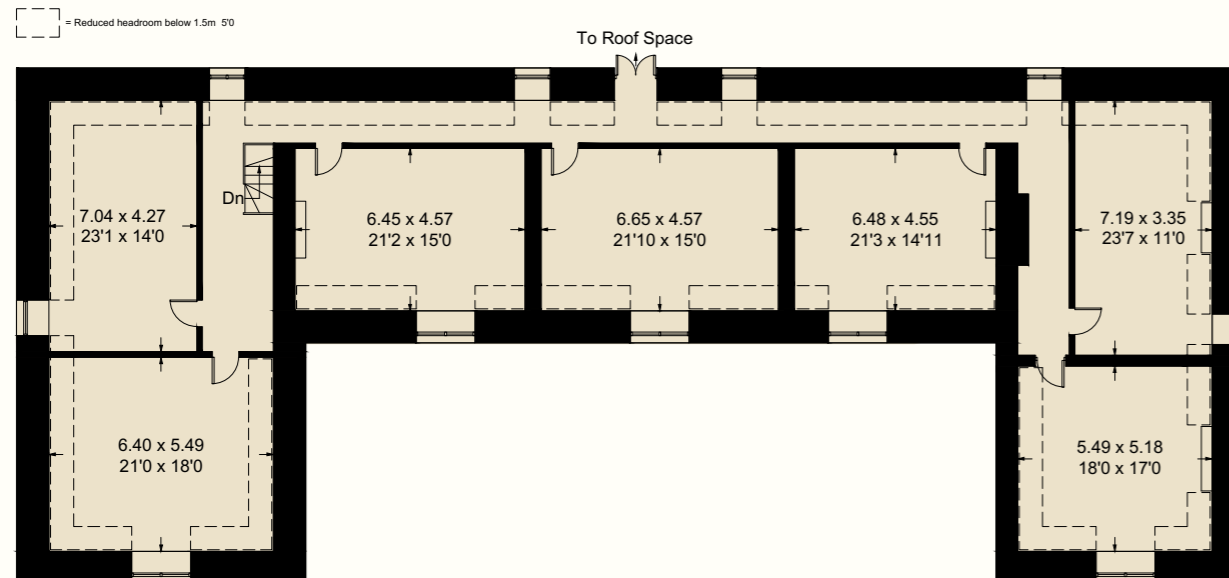


First Floor

FLOORPLANS



Second Floor



Third Floor / Attic




OUTBUILDINGS

To the rear of the house is a historic courtyard, which would have originally been the coaching yard. The range of traditional outbuildings surrounding the courtyard provided staff accommodation, cobbled floor stabling, tack room, butchery and dairy buttery.

The back avenue, accessed via the L3205 road, includes a further range of attractive outbuildings including stables, accommodation, bathroom, hayloft and storage.

In total, the traditional outbuildings extend to approximately 9,942 square feet (924 square metres).





Barne House sits amidst beautiful formal gardens and parkland, including a serene lake

GARDENS & GROUNDS

The impressive estate grounds surrounding Barne House include extensive formal gardens to the front which are laid to lawn and overlook the striking feature lake. The historic parkland beyond comprises outstanding specimen trees and mature woodland which provide privacy, colour and amenity.

There is also a walled garden located to the rear of Barne House which is believed to date from circa 1870. The wall remains intact and is characterised by a stone outer leaf and brick inner leaf. To the rear of the house and adjacent to the walled garden is a tennis court, set amongst parkland laid with rhododendron, camellia and rose gardens.

FARM BUILDINGS

A range of farm buildings are situated beyond the traditional outbuildings and are entered from the L3205 road, adjacent to the west entrance to Barne House. The farm buildings provide a workshop, machinery storage and include a former grain dryer store. Substantial traditional stone walls surrounding the entrance provide privacy and security.

Please refer to the floorplans for a layout of the farm buildings.

The estate benefits from a three-phase electricity supply.

LAND

Lot 1 comprises a combination of tillage, parkland and woodland, extending to about 105 acres in total.

The tillage land is in two divisions situated to the north and east of the house, separated by an area of parkland.

The land can be classified as follows:

LAND TYPE	ACRES
Tillage	48
Pasture	26
Woodland	15
Miscellaneous	16
Total	105



LOT 2 BARNE FARMLAND About 552 Acres

The land forming Lot 2 lies within a ring fence and extends to about 552 acres. A farm road provides internal access, while there is extensive frontage to three public roads with various access points. A railway line serving the infrequent Waterford - Limerick Junction route passes through part of the land which benefits from two underpasses and two overpasses.

There are four principal stands of mature woods comprising both deciduous and conifer species. The land can be classified as follows:

LAND TYPE	ACRES
Tillage	498
Pasture	14
Woodland	32
Miscellaneous	8
Total	552





THE FIELD DIVISIONS
ARE A GOOD WORKABLE
SIZE AND LAYOUT FOR
CONTEMPORARY
FARMING



LOT 2

LOT 3

MONKSTOWN FARMLAND & SHED

About 94 Acres

To the north-west of the estate is a single block of land extending to about 94 acres, of which 85 acres are tillage.

A steel frame shed with corrugated cladding is situated at the entrance to Lot 3. It provides about 1,000 tonnes of grain storage, while an open-sided lean-to offers machinery storage.

The land can be classified as follows:

LAND TYPE	ACRES
Arable	85
Pasture	2
Miscellaneous	7
Total	94



LOT 4

MONKSTOWN HOUSE

Monkstown House is a two-story detached house of traditional construction set within a private garden. With a south-facing elevation, it is accessed off the N24 road via a cul-de-sac road which leads to a private entrance.

With double glazing, the accommodation on the ground floor comprises an entrance hall, inner hall, kitchen, dining room, sitting room, bedroom/study shower room and store. On the first floor, there are three bedrooms and a family bathroom. A garage is attached. In total, the accommodation extends to approximately 2,469 sq ft (229 sq m) as shown on the accompanying floorplans.

The garden features a stone-wall, hedging, lawns and borders well stocked with flowering plants and shrubs. It extends to about 0.4 acre.



FIELD NO	FIELD NAME	TILLAGE	PASTURE	WOODS	MISC	TOTAL	CROPPING HISTORY		
							CROP TYPE 2023	CROPS TYPE 2022	CROP TYPE 2021
Lot 1									
1				4.22		4.22	Woods	Woods	Woods
2				2.77		2.77	Woods	Woods	Woods
3				1.28		1.28	Woods	Woods	Woods
4	Gaspipie	34.05			0.22	34.27	Spring Oats	Winter Barley	Spring Barley
5			6.52	0.17	0.47	7.16			
6			2.92	0.49	0.20	3.61			
7	Monkstown Field	13.99	16.08		0.27	30.34	Potatoes	Grass	Grass
8				5.66		5.66	Woods	Woods	Woods
9					7.71	7.71			
Misc					7.65	7.65			
Sub-Total		48.04	25.52	14.59	16.52	104.67			
Lot 2									
10				5.95		5.95	Woods	Woods	Woods
11				5.36		5.36	Woods	Woods	Woods
12	Forge Upper	26.61				26.61	Spring Wheat	Winter Wheat	Winter Wheat
13	Twin Ponds	56.19		1.11	0.44	57.74	Winter Wheat	Winter Rye	Spring Barley
14	Forge East	38.52			0.84	39.36	Winter Rye	Winter Wheat	Winter Wheat
15			13.91			13.91	Grass	Grass	Grass
16				2.37		2.37	Woods	Woods	Woods
17	Cobbs	76.78			2.27	79.05	WOSR	Winter Barley	Winter Barley
18	Sandpit	78.16			1.36	79.52	Spring Barley	Winter Wheat	Winter Wheat
19					0.32	0.32			
20	Tank Field	45.74			0.10	45.84	Spring Barley	Winter Wheat	WOSR
21	Deerepark	29.33		2.15	0.54	32.02	Spring Oats	Winter Rye	Spring Barley
22	Cabin West	32.12				32.12	Spring Wheat	Spring Oats	Winter Wheat
23	Cabin East	37.66				37.66	Winter Rye	Winter Oats	Winter Wheat
24	Washbrooke	31.21			0.39	31.60	Spring Barley	Winter Wheat	WOSR
25	Middle Quarter	45.44				45.44	Winter Wheat	Spring Oats	Spring Oats
26			15.14		15.14	Woods	Woods	Woods	
Misc					2.13	2.13			
Sub-Total		497.76	13.91	32.08	8.37	552.12			
Lot 3									
27	Monkstown	85.57	1.61		5.43	92.61	Winter Wheat	WOSR	Winter Barley
Misc					1.68	1.68			
Sub-Total		85.57	1.61	0.00	7.11	94.29			
Lot 4									
Misc					0.47	0.47			
Sub-Total		0.00	0.00	0.00	0.47	0.47			
TOTAL		631.37	41.04	46.67	32.47	751.55			

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by private appointment with the joint selling agents Savills and REA Stokes & Quirke. Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, curtains and other removable fittings, although some items may be available by separate negotiation.

MOVEABLE ITEMS

The purchaser(s) will have the option to purchase a selection of the contents of Barne House, the machinery and equipment, and a selection of tools and implements, at an additional price.

INGOING VALUATION

The purchaser(s) of Barne Estate shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, the following:

1. All cultivations carried out in preparation for the current crop valued on a labour and machinery basis.
2. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All hay, straw, fodder, roots and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as the joint selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies.

RESIDENTIAL SCHEDULE

PROPERTY	EIRCODE	OCCUPANCY	WATER	DRAINAGE	HEATING	BER
Barne House	E91 CX96	Owner occupied	Mains	Private	Oil	Exempt
Monkstown House	E91 D6Y9	Residential let	Mains	Private	Oil	E2 No: 116513425

Please note that the joint selling agents have not checked the services and any purchasers should satisfy themselves with the availability and adequacy of all services.

LOCAL AUTHORITY

Tipperary County Council
Civic Offices
Emmet Street
Clonmel
Co. Tipperary
E91 N512
Tel: 0818 06 5000
Email: customerservices@tipperarycoco.ie

ARCHAEOLOGICAL DESIGNATIONS

The following at Barne Estate are listed on the National Inventory of Architectural Heritage as buildings of architectural and historic interest:

PROPERTY	REFERENCE NUMBER
Barne House – (listed as Barne Park)	22207612
Barne House – courtyard outbuildings	22207613
Barne House – walled garden	22207614

ENTRY & POSSESSION

Entry is by agreement with vacant possession, subject to the residential let and the seasonal farming lets for potatoes and grazing.

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 purchasers in addition to the contract price.

EMPLOYEE

There is one employee (a Farm Manager) who is employed on a full-time basis. The purchasers will be responsible for complying with the statutory provision of the Transfer Undertaking (Protection of Employment) Regulations. Further details are available from the selling agents.

ENTITLEMENTS TO THE BASIC PAYMENT SCHEME

The Entitlements to the Basic Payment Scheme are included in the sale.

If the property is sold in Lots, the Entitlements to the Basic Payment Scheme will be apportioned on a pro rata basis. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owners will receive and retain the payment for the current year in full.

MINERALS, SPORTING AND TIMBER RIGHTS

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

SOLICITORS

Gartlan Furey Solicitors
20 Fitzwilliam Square South
Dublin 2, D02 FP64
Tel: +353 1 799 8000
E: info@gartlanfurey.ie
Contact: Juliana Mullin

OFFERS

Offers may be submitted to the joint selling agents, Savills, 33 Molesworth Street, Dublin 2 and REA Stokes & Quirke, 9 Sarsfield Street, Clonmel, Co. Tipperary.

Email address: country@savills.ie

Email address: info@reastokesandquirke.ie

BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the joint selling agents following inspection. The seller reserves 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 seller satisfaction that the purchasers have access to the funds required to complete the purchase at the offered price.

WAYLEAVES AND RIGHTS OF ACCESS

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

Should the estate be sold in Lots appropriate rights of access and wayleave rights will be granted and retained as required.

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.

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 joint selling agents and the seller's solicitors, and the purchasers 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.

GENERALLY

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

IMPORTANT NOTICE

Savills, REA Stokes & Quirke and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills or REA Stokes & Quirke have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared and photographs taken in June 2023.

