



# CARRIGROE

CIRCA 57.45 ACRES,  
CARRIGROE, KNOCKAUN, DUNGARVAN, CO. WATERFORD.  
(IN ONE OR MORE LOTS)

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## Non-Residential Farm

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**Quality Farmland** with farm buildings measuring circa 57.45 acres



**Brian Gleeson**  
Property

# FOR SALE BY PRIVATE TREATY

## An Outstanding Non-Residential Farm

Carrigroe, Knockaun, Dungarvan, Co. Waterford  
Part of Folios WD841 & WD12377F



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Located in the townland of Carrigroe and Knockaun, only 5 minutes from Dungarvan in West Waterford.

This farmland is currently in grass and has mains water supply. This top class limestone land with free draining soil is situated in an excellent location. It offers the discerning buyer a rare opportunity to purchase an excellent and well presented non residential farm with a selection of sheds and farm buildings. Farms of this calibre and location very seldom come to market and hence, offers clients an opportunity to acquire quality land. It also has the potential to develop a top class nursery for thoroughbred horses.

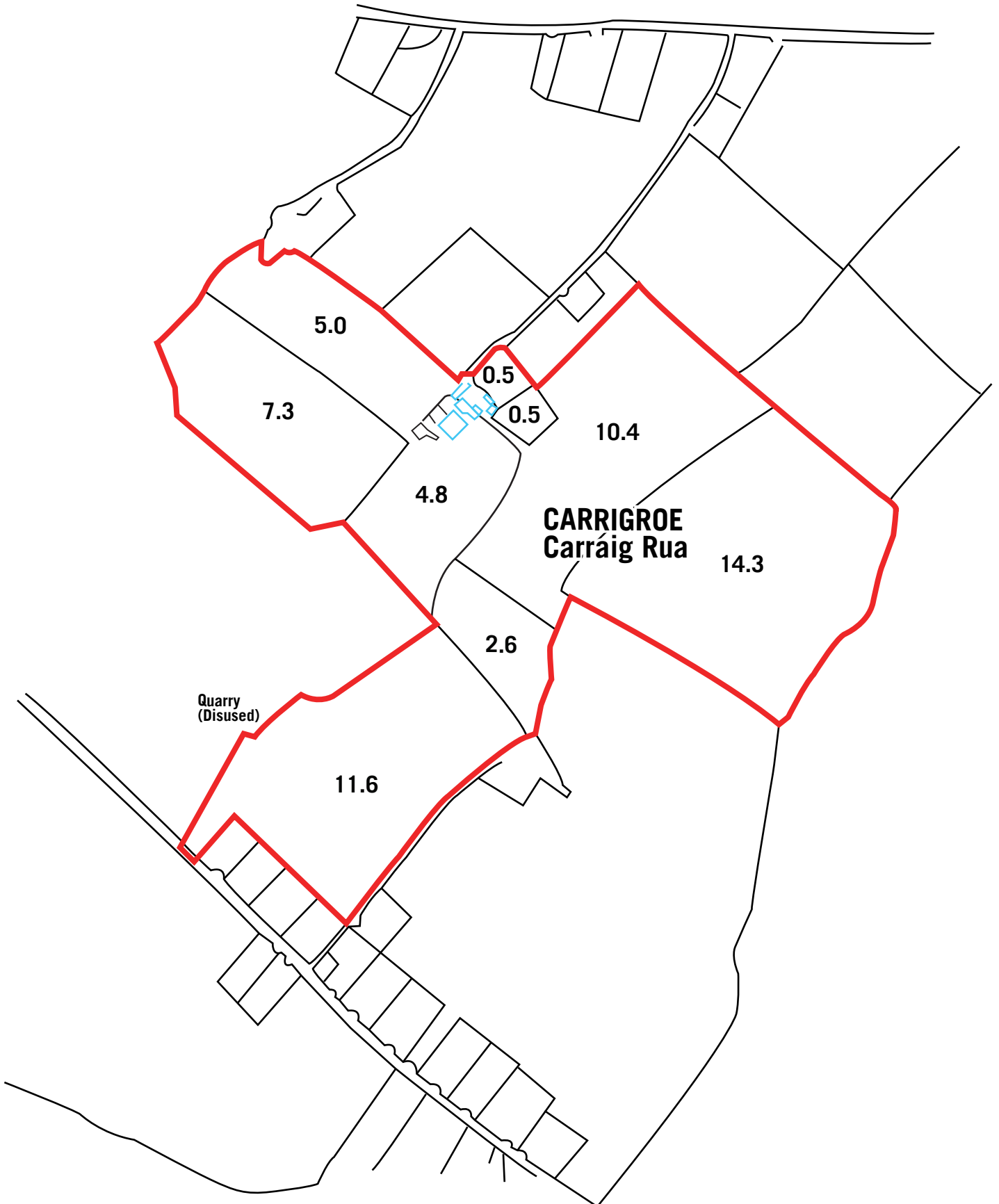
Laid out in permanent pasture with easily worked fields, this farm will have you immediately thinking of its potential and possibilities.

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# APPROXIMATE FIELD AREAS SHOWN IN ACRES

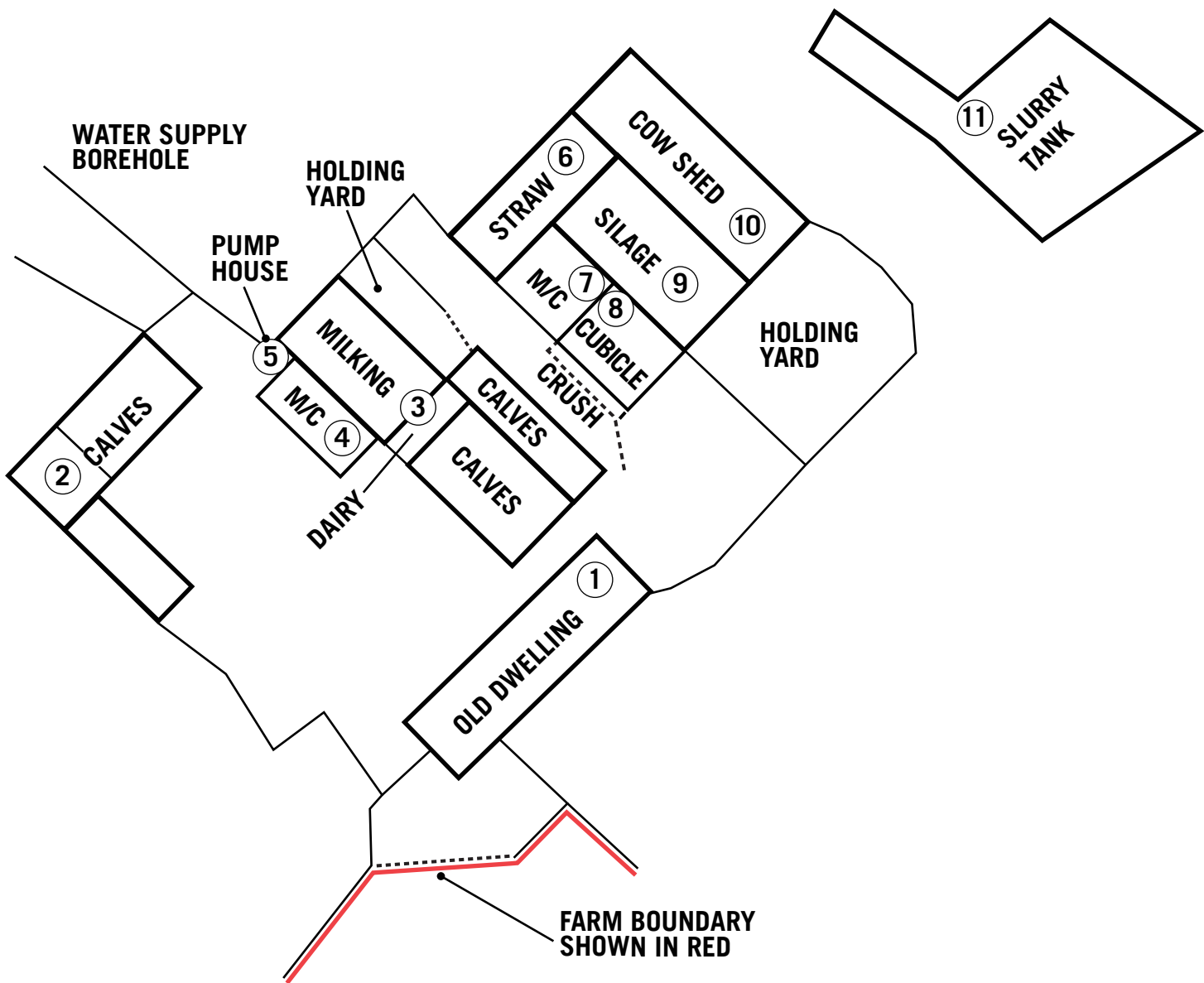
AREA EDGED RED = 23.25 HECTARES = 57.45 ACRES



SCALE: 1/5000



# LAYOUT OF FARMYARD AT CARRIGROE



SCALE: 1/500

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## **DETAILS OF FARM BUILDINGS AT CARRIGROE GENERAL**

The dairy farmyard is essentially comprised of the old farmyard buildings at the northern end of the farmyard and a large shed that was later constructed at the southern side of the old farmyard together with an associated open slurry tank.

The old dwelling house located in the farmyard is now used for storage. The old buildings around the original farmyard were used for calf rearing and milking operations. The newer shed was constructed for straw storage, silage, animal cubicles and machinery housing.

As the narrow laneway north of the farmyard is not included in the sale, access to the farmyard will be via the farm gate adjoining the public road at the southern end of the farm. This road is Local Road L-6072 and is known locally as the Cauty Road.

A small area at the southern end of the laneway, near the old dwelling house, is included in the sale to provide access from the old farmyard to the 5 acre field west of the farmyard. The farmyard area is fully fenced off by concrete block walls, timber post and rail fencing and tubular steel gates.

### **BUILDINGS AROUND THE OLD FARMYARD**

The Old Farmyard has a concrete surface of more than 500 sq.m. The old buildings around the perimeter of this yard have been constructed of stone and are 600mm thick. The roofing is corrugated steel sheeting on timber rafters.

#### **No. 1: The Old Farmhouse**

The old farmhouse is located at the west side of the old farmyard. The walls are constructed of stone and the roof is a low pitch with corrugated steel covering. This building is in need of significant structural repair and appears to be used for storage. The gross area is approximately 118 sq.m.

#### **No. 2: Calf Houses**

This is an L-shaped building located at the north-eastern end of the old farmyard. The main walls of this old building are constructed of stone and are 600mm thick. The pitched roof has corrugated galvanised sheeting covering. The corner area has a lean-to roof. This building requires refurbishing. The gross area is approximately 148 sq.m.

#### **No. 3: Milking Parlour and Calf Housing.**

The milking parlour is located in the main block at the southern end of the old farmyard area and has an associated dairy room. The remainder of this building was used for calves. Again, the 600mm walls are constructed of solid stone and plastered on the inside in the milking parlour and dairy. The roof is pitched with corrugated steel sheeting on timber rafters. The gross area is 150 sq.m. A lean-to building at the rear of the calf housing provided for additional calf rearing and storage. This building has a gross area of approximately 45 sq.m. in need of significant repair.

#### **No. 4: Machinery Storage Building**

A lean-to building at the front (northern) side of the milking parlour is used for machinery housing. Gross floor area is 40 sq.m.

#### **No. 5: Pumphouse**

A small pump house is located at the eastern side of the lean-to machinery storage building itemised in No. 6 and the reserve water supply borehole is located along the laneway east of this building.

### **NEW SHED AREA**

The new shed is steel framed with a main arched section with a lean-to at both sides. The walls are of concrete and concrete block construction and the roofing and cladding is corrugated steel. The gross area is 370 sq.m. The shed is divided to provide for animal cubicles, straw and machinery storage and a silage area. The cubicles and silage area open onto a concrete holding yard and a cattle crush. This building is in reasonably good condition.

**No. 6: Straw Store** - Floor area is approx. 65 sq.m.

#### **No. 7: Machinery Store**

Floor area is approx. 38 sq.m.

#### **No. 8: Calf Cubicles**

Floor area is approx. 41 sq.m.

**No. 9: Silage area** - Floor area is approx. 94 sq.m.

#### **No. 10: Cow Cubicle Area**

Floor area is approx. 124 sq.m.

#### **No. 11: Slurry Tank**

An open slurry tank of area approx. 144 sq.m. is located south of the New Shed Area. It is fenced off with wire mesh fencing.



**Distance from Carrigroe to:**

Ardmore - 26.4 km	Youghal - 34.1 km
Dungarvan - 6.3 km	Clonmel - 43.1 km
Cork - 79 km	Cork Airport - 85 km
Waterford - 54.3 km	



**Brian Gleeson**  
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