



## Ballybregin: Dunhill: Co. Waterford

c. 148 Acre/59.89 Hectare: Non Residential Holding





Substantial non-residential grass land holding of c.148 acres located c. 3.5km from Kill and c.6.5 km from the Village of Kilmeaden in Co. Waterford. This sizable holding is mainly in permanent pasture, with a portion under forestry. The land is divided by the main Waterford to Kill R681 road, with c. 0.5 Km of road frontage at either side of the road. The property consists of c.58.60 acres to the Northern side of the road of which 40.85 acres is in permanent pasture, and 17.75 acres is under Forestry. The remainder of the property extends to c. 89.40 acres all in permanent pasture, together with a compact farm yard to the southern side of the road. The land is all of very good quality, suitable for a variety of farming enterprises. The farm yard consists of a three span shed and lean-to with cattle handling facilities and old stone cattle shed. The yard is serviced with mains electricity, and a private well water supply also exists which services the farm water network. The entire holding is being offered for sale in one lot or two lots, with no SFP entitlements. For maps, further details and viewing arrangements, contact sole selling agents DNG Reid & Coppinger Auctioneers on 051-852233.

## DESCRIPTION

- Substantial Holding comprising of **c. 130.25 acres in permanent** pasture with **c. 17.75 acres under forestry** (22 years).
- Excellent quality land mostly in large divisions.
- Entire holding is offered for sale in one lot. No SFP entitlements.
- Extensive road frontage 0.5 km at either side of the road.
- C.58.60 acres to the Northern side of the road of which c. 40.85 acres is in permanent pasture and c. 17.75 acres is under forestry.
- Southern side of the road consists of C. 89.40 acres all in permanent pasture with the benefit of a compact farm yard with buildings comprising of a three span shed and lean-to with cattle handling facilities and an old stone cattle shed.
- The yard is serviced with mains electricity and a private well water supply also exists which services the farm water network.
- Suitable for a variety of farming enterprises mainly livestock.
- Lands are well fenced with water throughout.
- Located on the R681 Kilmeaden to Kill Road. c. 16km Waterford City, C. 6.5km Kilmeaden Village, c 3.5km Kill Village, c 3km Dunhill.
- Mature forestry, planted in 1999 with forestry mix as follows;  
  
c. 3.7 hectares Sitka Spruce. c. 1.5 hectares Norway Spruce. c. 1.98 hectares Japanese Larch Total 7.18 hectares/17.75 acres

## ASKING PRICE

€POA

## VIEWING

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## BER DETAILS

BER Exempt





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