

**23.05 Ha (56.9 acres)
Prime Lands
Moanteenmore,
Dungarvan,
Co.Kilkenny.**



On the instructions of the vendors, we offer this significant agricultural land holding with a derelict farmhouse in one or more lots

For Sale by Private Treaty

24 Patrick Street,
Kilkenny.
T.056 777 0 888

fitzgeraldauctioneers.ie
sales@fitzgeraldauctioneers.ie
F.056 775 2 854



Description Lands at Moanteenmore, Dungarvan, Co.Kilkenny

An opportunity to acquire a substantial land holding including an old stone farmhouse and outbuildings in a scenic picturesque location. The property has two distinct and separate access / entrances points from the public road, thus facilitating natural division in to two blocks. The lands are free draining, well fenced and in paddocks with water piped to each division. The lands have been fertilized and limed as required in the recent past. The lands would be ideally suited to a suckler enterprise or grazing platform for dairy herd replacements. This excellent holding provides a rare opportunity to acquire a land base for a young qualified farmer to start their own enterprise. The property has a westerly aspect providing excellent sunshine in all seasons to aid grass growth.

Planning permission granted for slatted unit and yard with handling facility in 2006 (Planning ref No. 06/2199)





The Land

The lands are situated approximately 9 miles from Kilkenny City and 2 miles from the village of Dungarvan.. The property incorporates a derelict farmhouse with adjoining outbuildings and yard. The land has entrance gates off the public road at Moanteenmore and Coppengagh (see marked in Yellow). The entire property is well fenced and in permanent pasture.

- Lot 1:** Farmhouse and land of 7.17 Ha(17.7acres)
- Lot 2:** Agricultural land with entrance from Coppengagh 15.88Ha (39.2acres)
- Lot 3:** The entire holding of Grazing Lands Moanteenmore, Co.Kilkenny of 23.05 Ha (56.9 acres) of grazing land





Department of
**Agriculture,
Food and the Marine**
An Roinn
**Talmhaíochta,
Bia agus Mara**

For Single Payment Scheme,
Disadvantaged Areas Scheme and
other Area-Based Schemes Purposes only
Year: 0 Scale: 1:2000

Name: Micheal Cullen
Address: Coppengagh
Dungarvan
Co Kilkenny

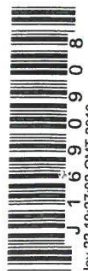
Herd Number: J1690908
Townland Code: J10514
Townland Name: COPPENTHENMORE
Parcel Digitised Area: 15.88
Claimed Area: 15.53

Exclusions		Area	Type	Red%	Elig
J1691422	X01	0.01	Farm road (M)	100%	0.00
J1691422	X02	0.14	Scrub	100%	0.00
J1691422	X03	0.19	Farm road (M)	100%	0.00
J1691422	X04	0.01	Other	100%	0.00

Ortho Used: TSCR_BING_IMAGERY



All areas displayed above are in hectares
© DigitalGlobe, Inc.
Unauthorized reproduction is not permitted.



Printed Nov 22 19:27:02 GMT 2013
J1690908 1 of 1



Department of
**Agriculture,
Food and the Marine**

An tSeirbhís
**Talmhaíochta,
Bia agus Mara**

For Single Payment Scheme,
Disadvantaged Areas Scheme and
other Area-Based Schemes Purposes only
Year: 0 Scale: 1:2000

Name: Micheal Cullen

Address:
Coppernagh
Dungarvan
Co Kilkenny

Herd Number: J1690908
Townland Code: J16914
Townland Name: MOANTEENMORE
Parcel Digitised Ref Claimed
J16914118 7.08 6.99 7.08

Exclusions

Parcel	Excl	Area Type	Red%	Elig
J16914118	X01	0.06 Farm road (M)	100%	0.00
J16914118	X02	0.01 Building	100%	0.00

Ortho Used: TSCR_BING_IMAGERY



All areas displayed above are in hectares

© DigitalGlobe, Inc.

Unauthorised reproduction is not permitted.



Printed Nov 22 19:27:01 GMT 2013
J1690908 1 of 1

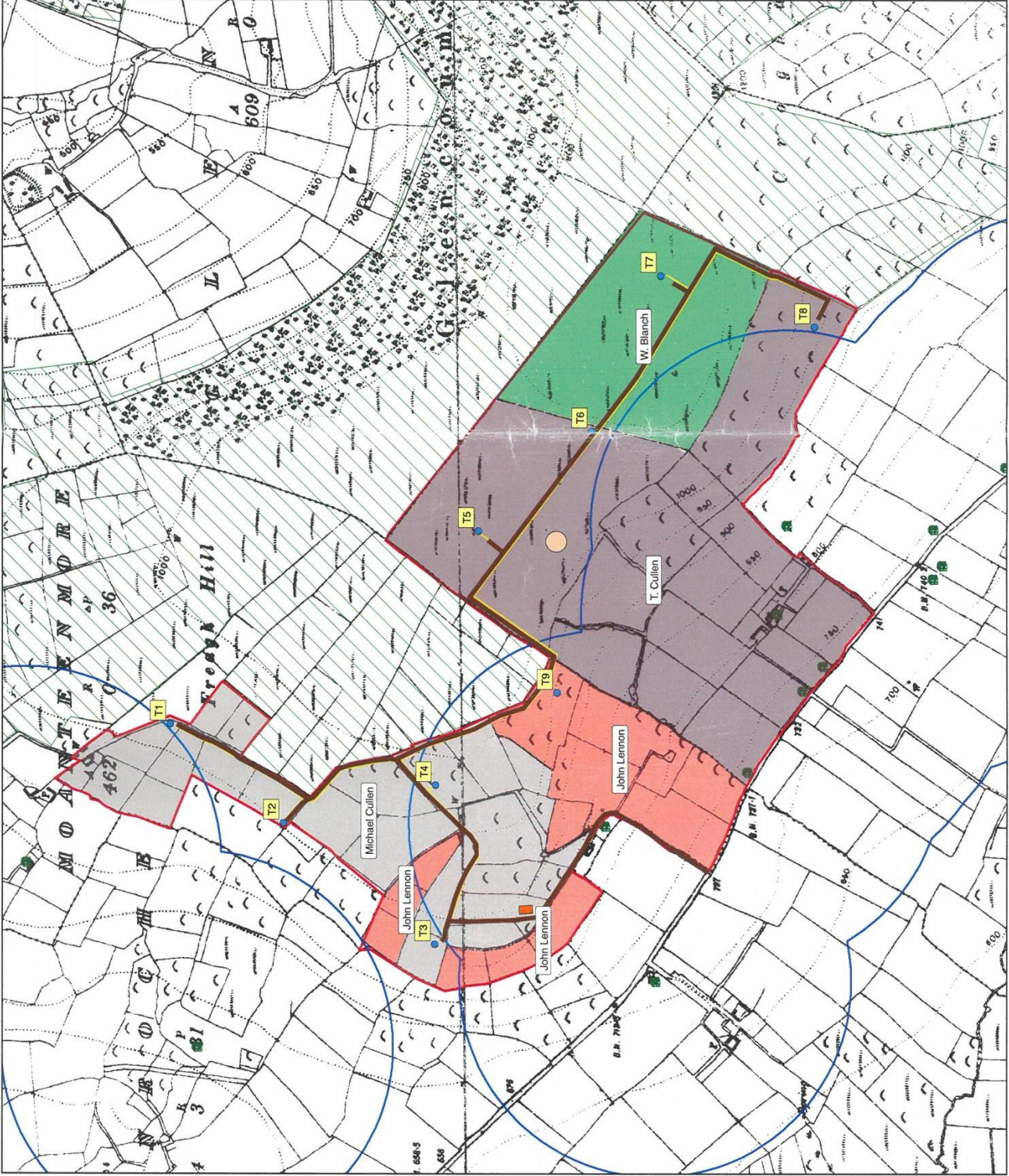
Wind Farm Proposal

The property was part of a submission for a wind farm (to Kilkenny County Development plan 2014-2020) to construct 4No. turbines with a capacity of 2.3 mega watts per turbine as below:

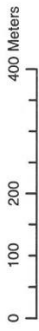


- Wind speeds consistently above 8/9 m / second.
- Site for turbines circa 900 ft above sea level.
- Other adjoining lands of C.250 acres available under lease arrangement to bring total potential to 9No. turbines
- Coillte have 150 acres adjoining that would allow for expansion of wind farm.
- Site is elevated and open to prevailing westerly winds. Site is firm, dry and stable.
- Site has excellent grid connection options from the existing grid infrastructure. Grid connection license applied for in 2009.
- Site is removed from residential housing.
- Site has potential for solar development due to westerly aspect.





NOTES



Freagh Hill Wind Farm
SITE LAYOUT

Legend

- Turbines
- Mast mast
- Electric cabling
- Sub station
- Site roads
- Site boundary
- 400m Buffer of Dwellings
- Commercial woodland
- Dwellings

FILE DETAIL
Prepared: 31-08-09
Revision: Site layout

Farmhouse and yard

There are a range of rubble stone outbuildings adjacent to the farmhouse.



Pasture

Part of the land has been reseeded and the remainder is older pasture.
The cattle crush is excluded.



Services

Electricity on site. well and piped water supply

Solicitor

To be confirmed

Guide Price

On application.

Documents

Copy of planning permission, draft legal agreements and all other documentation available on request.

FitzGerald Auctioneers (Kilkenny) Ltd. For themselves and for the vendors or lessors of this property whose agents they are, give notice that : (i) these particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility on the part of FitzGerald Auctioneers (Kilkenny) Ltd. And intending purchasers or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) the vendor or lessor does not make or give and neither FitzGerald Auctioneers (Kilkenny) Ltd. nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property