



# Emlaghpeastia Portmagee, Co. Kerry

FOR SALE BY ONLINE AUCTION



# Property Highlights



Total land area extends to about **27.32 ha (67.5 acres)**



About 6.22 ha (15.36 acres) comprising of **forestry lands with grant payments and premiums available** as a result



**Derelict dwelling and outbuildings** also form part of the sale



**Direct access and significant frontage** along the stunning Portmagee coastline



Situated 7km north east of **Portmagee village**



**Popular tourist destination** in close proximity to Skellig Islands, Valentia Island and Waterville

Skellig Islands

Portmagee Village





# Location

Portmagee is a picturesque fishing village located on the famous Ring of Kerry in Ireland.

The village is situated on the Iveragh Peninsula south of Valentia Island, near the Skellig Islands, which is a UNESCO World Heritage Site. The islands are home to a monastic settlement dating back to the 6th century and is famous for its unique wildlife, including puffins and seals.

Portmagee has gained additional recognition due to its connection to the Star Wars film franchise with the nearby Skellig Michael featuring in the movies, attracting even more visitors to the location. Visitors to the area can also explore the Skellig Ring, a scenic coastal drive along the Wild Atlantic Way or the Portmagee Whiskey Tour which runs throughout the entire year.

The charming village local dining options include The Moorings, Fisherman's Bar & Skellig Restaurant and Skellig Seafront Café.

## TRAVEL TIMES:

- **Portmagee Village:** 7km
- **Valentia Island:** 7.5km
- **Waterville:** 20km
- **Killarney:** 72km
- **Kenmare:** 73km
- **Tralee:** 76km
- **Dingle:** 102km







1. **Portmagee Village**
2. **Kerry Cliffs:** 1,000-foot-tall Kerry Cliffs are a short drive from the Portmagee village and are renowned as Kerry's version of the Cliffs of Moher.
3. **Skellig Islands:** Portmagee is the departure point for several of the Skellig Islands tours.
4. **Puffins on Skellig Michael**
5. **Valentia Island:** The Island is steeped in history and was home to the world's first transatlantic telegraph cable which was built over 150 years ago.





# The Property

The subject property comprises a substantial land holding extending to about 27.32 ha (67.5 acres) in total.

The land which occupies an old farm building and various outbuildings is situated 7km northeast of Portmagee village in the stunning townland of Emlaghpeastia. The remnants of the old, detached house and outbuildings offer interested parties the opportunity to return the dwelling to its former glory which, on completion, would provide its new owner with an enviable home in one of the most scenic locations along the west coast of Ireland. The serene location also includes approximately 620m of coastline to include a pier in need of restoration. The beach is directly accessed from the property via a roadway and has stunning views of Valentia Island and the Kilbeg Mountains.

Of the 67.5 acres about 15.36 acres comprises of forestry lands with grant payments and premiums available as a result. Access to the property is via the regional road the R565 which links Portmagee to Valentia Island to the north and both Cahersiveen and Waterville via the N70.



# Zoning

The property is Governed by the Kerry County Development Plan 2022-2028 and within the plan the zoning of the property is identified as “Rural Area under Urban Influence.”

In Rural Areas under Significant Urban Influence applicants must demonstrate that they comply with one of the following categories of housing need:

- a) Farmers, including their sons and daughters or a favoured niece/nephew where a farmer has no family of their own who wish to build a first home for their permanent residence on the family farm.
- b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent residence, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- c) Other persons working full-time in farming or the marine sector for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent residence.



# Further Information

## Title

Freehold

## Price

Reserve: €375,000

## Method of Sale

The property is for sale by way of an Online Auction to be held on the Offr platform.

## Data Room

Interested parties will be provided with access to the Data Room. The Data Room contains extensive information about the property and the bidding process.





## Selling Agent



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