

TULLAMINE, CALLAN, CO. KILKENNY

c.30 Acres of Roadside Lands



FOR SALE BY PUBLIC AUCTION

On 14th October 2025

At 3 pm in the Club House Hotel, Kilkenny.

Solicitor: Owen O'Mahony, Owen O'Mahony & Co Solicitors,
45 Parliament St, Kilkenny. ~Ph: 056 776 5762

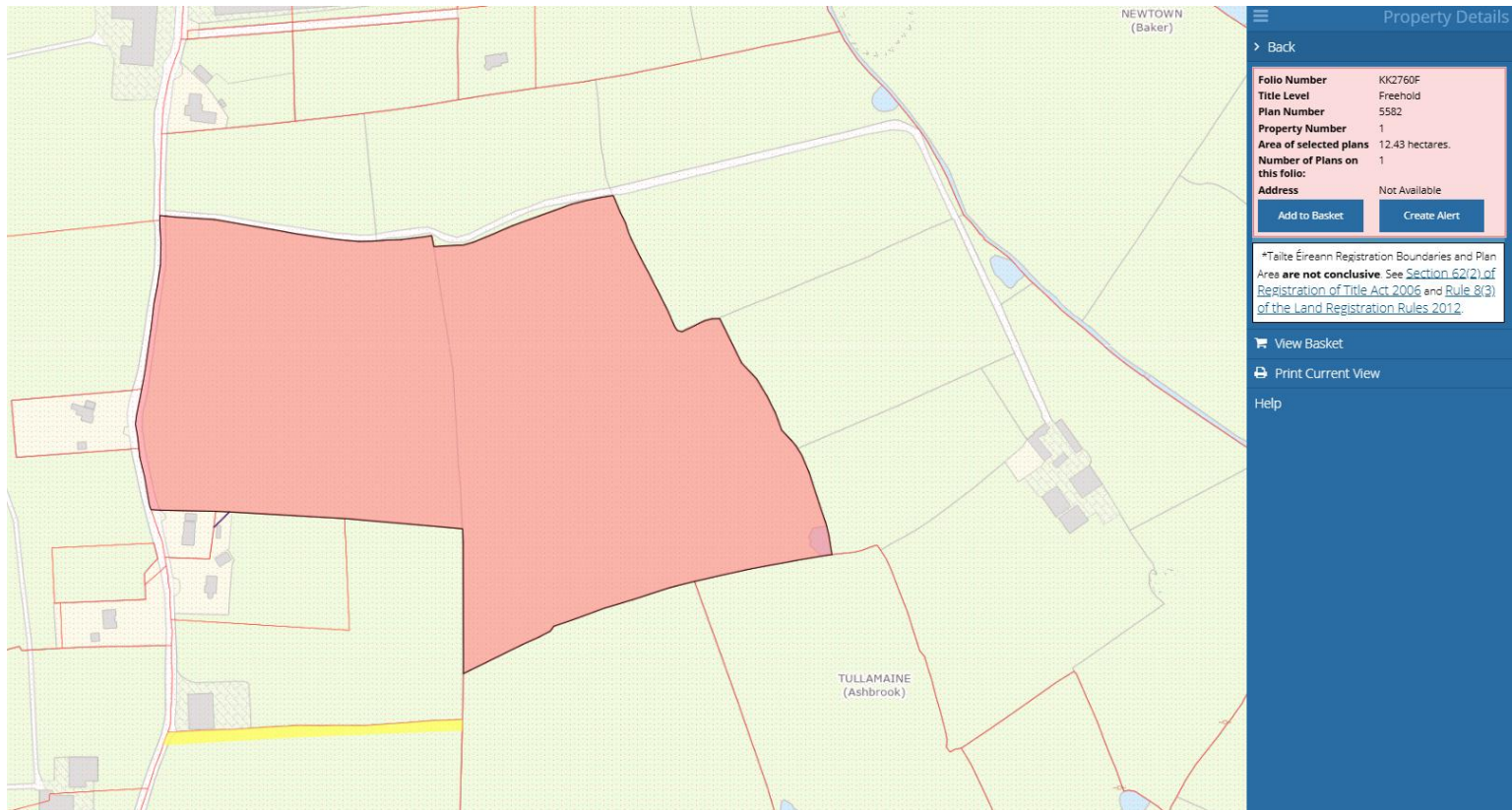
Pat Gannon Auctioneers are delighted to bring to the market an exceptional parcel of agricultural land located in the townland of Tullamaine (Ashbrook), just 4.5km northeast of Callan, Co. Kilkenny.

Bordering the N76 road, this holding extends to approximately 30.715 acres and is laid out in three well-defined parcels, each with direct road frontage and access via an internal farm roadway. The land is currently in permanent pasture and maintained to an excellent standard.

Situated in one of Co. Kilkenny's most progressive farming regions, this is top-quality land, well serviced and managed with a high level of husbandry. It is ideally suited to a wide range of agricultural enterprises, including grazing, silage, or tillage. The layout, access, and location make it particularly attractive for those seeking to expand an existing holding or invest in a productive standalone parcel.



Folio KK2760F



LOCATION:

The lands are superbly situated just outside the village of Callan, Co. Kilkenny, in a long-established agricultural region with excellent access to surrounding towns and main road networks.

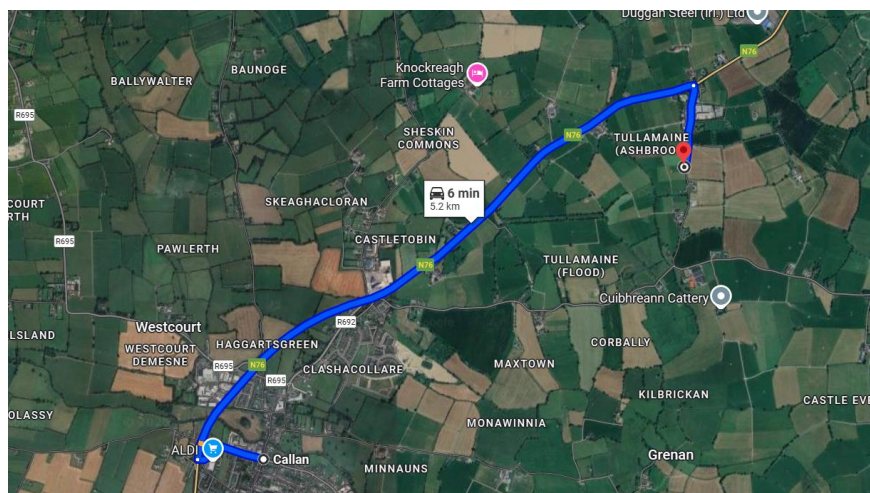
Directions from Callan, Co. Kilkenny:

Callan Village – 5km

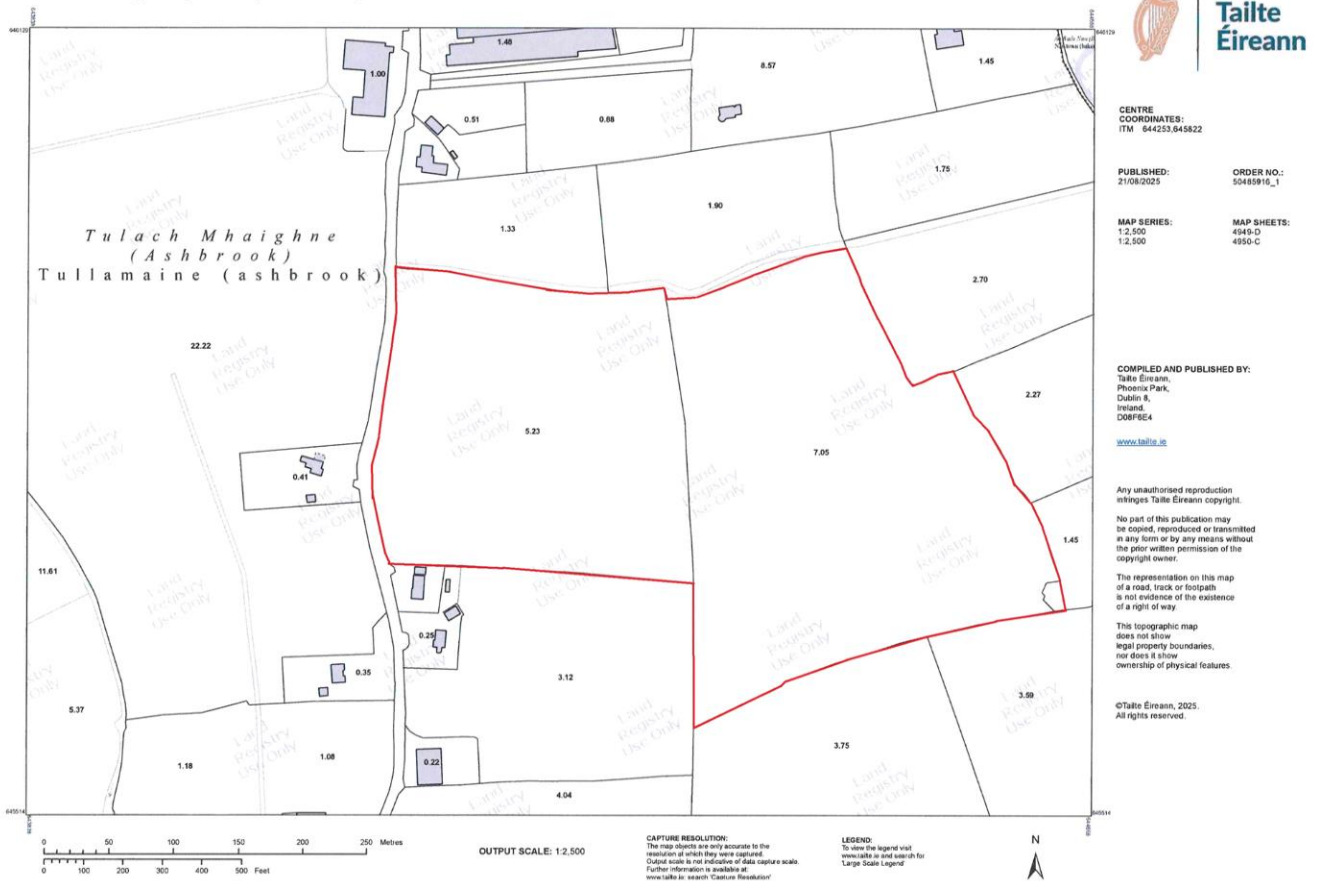
Kilkenny City – 16.5km

Clonmel Town – 40km

M9 (Danesfort) – 10km



Land Registry Compliant Map



This exceptional offering presents an ideal opportunity to secure high-quality, well-located farmland in a thriving agricultural area. Whether for expansion, investment, or a standalone holding, the combination of fertile land, excellent access, and strong local farming tradition makes this a highly attractive proposition.

Viewing is highly recommended!

Further Information & Enquiries:

For maps, or to arrange a viewing, please don't hesitate to contact our office. We will be happy to assist you with any queries regarding the property.

Phone: 056 772 3298

Email: info@gannonauctioneers.com

Address: 55 John Street, Kilkenny, R95 FK6X



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.