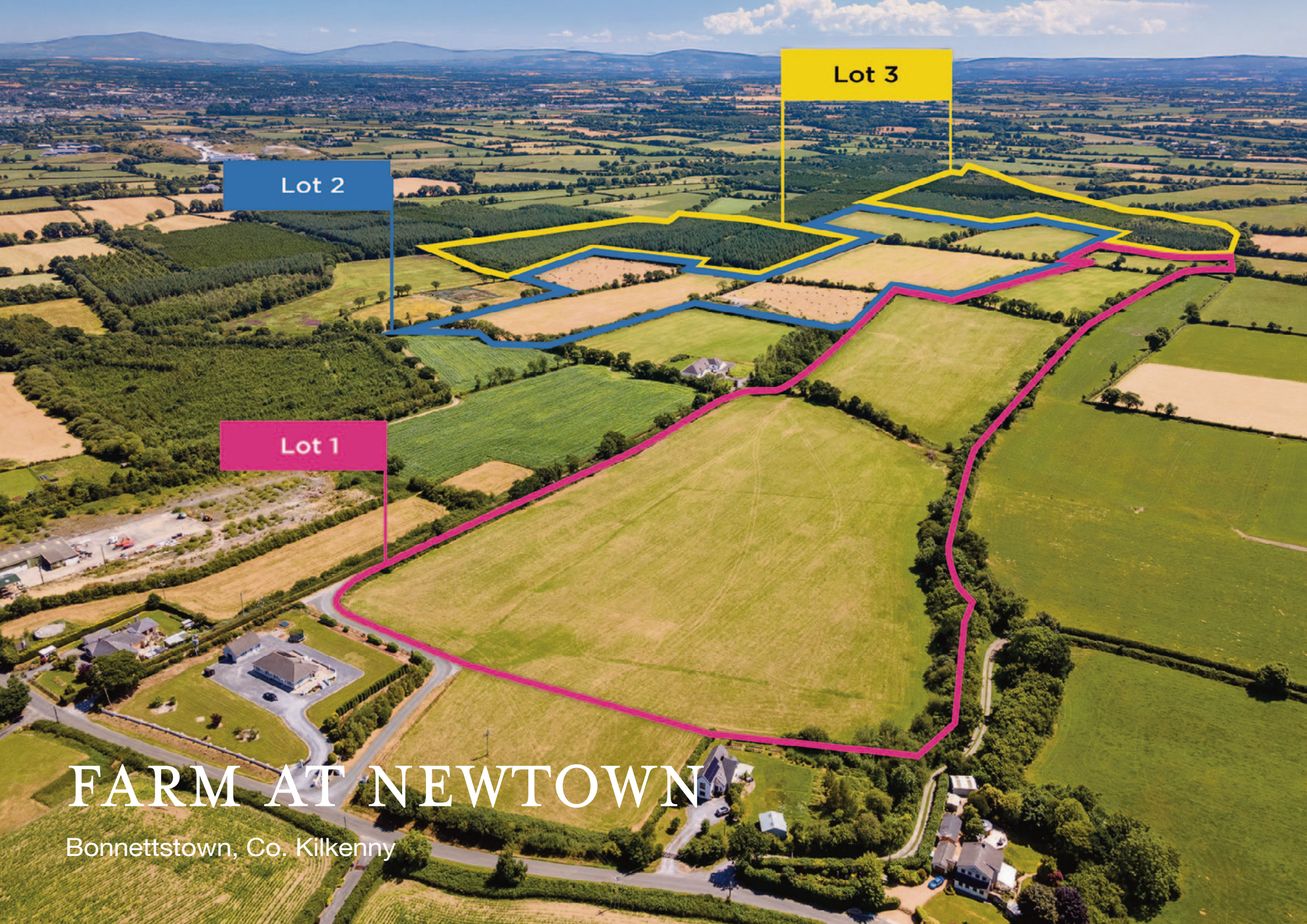




Lot 3

Lot 2

Lot 1

FARM AT NEWTOWN

Bonnettstown, Co. Kilkenny



FARM AT NEWTOWN

Bonnettstown, Co. Kilkenny

Kilkenny City 5 km, M9 15 km, Carlow 44 km, Waterford 56 km, Dublin City 128 km, Dublin Airport 142 km
(all distances approximate)

Excellent single block of farmland close to Kilkenny City

Derelict cottage and former farm yard

97 acres of silage ground

Ring-fenced block of land with excellent internal access

79 acres of commercial woodland

Idyllic surroundings

Accessible location

About 177.7 acres / 71.9 hectares in total

For sale by Public Auction as a Whole or in up to 3 Lots

Savills Residential & Country

33 Molesworth Street, Dublin 2

Tel: +353 (0)1 618 1300

Email: country@savills.ie

PSRA Licence 002223



SITUATION

The Farm at Newtown enjoys a prime location on the edge of Kilkenny City, with immediate access to the Kilkenny Ring Road (N76), offering excellent connectivity to the national road network.

The medieval city of Kilkenny is renowned for its rich culture of the arts, music, and lifestyle with a broad variety of national attractions, festivals, food and crafts available. Kilkenny City has a wealth of amenities including a wide range of shops, bars, restaurants, culture and professional services.

County Kilkenny has a proud sporting history and offers a wide variety of quality sporting and recreational activities. The land gives easy access to a number of excellent golf courses easily accessible via the Ring Road. Racing enthusiasts are also well catered for with Gowran Park Racecourse (20 km) and Clonmel Racecourse (55 km) within close proximity.

The property benefits from excellent transportation links, including the M9 (which connects Dublin to Kilkenny) just 15 kilometres distant. Dublin's International Airport is 142 kilometres distant, while Rosslare port is 109 kilometres from the property with regular sailings to the UK and mainland Europe. There are also regular bus and train services from Kilkenny to Dublin City and Dublin airport.

There is a variety of excellent primary and secondary schools in the area.

The area surrounding Newtown is recognised as one of Ireland's premier agricultural regions with productive dairy and tillage farms and as such, has a well-developed agricultural infrastructure including a good selection of agricultural merchants, milk processors and livestock markets. It is also home to a number of renowned stud farms and is well-served for the equestrian sector.

One of the standout features of the farm at Newtown is its exceptional location, situated on the outskirts of Kilkenny City and bordered by a well-maintained road.

DESCRIPTION

The Farm at Newtown, Bonnettstown occupies an attractive setting in one of County Kilkenny's most productive farming districts, approximately 5 km east of Kilkenny City. Benefiting from fertile soils and a gently rolling landscape, the area has supported agricultural activity for generations and remains a highly regarded farming location.

Characterised by mature hedgerows, well-defined field boundaries and a pleasant rural aspect, the property captures the appeal of traditional Kilkenny farmland while remaining within easy reach of the city and wider transport network. The lands form part of a historic agricultural landscape associated with the wider Bonnettstown area.

The Farm at Newtown extends to about 177 acres in total, comprising a combination of productive agricultural land, established woodland and a former farmstead.

The holding includes about 97 acres of grassland together with about 79 acres of forestry. The agricultural lands are laid out in a series of well-sized fields, predominantly south-facing in aspect and suitable for a range of farming, grazing and equestrian enterprises.

A network of internal farm roads and forestry tracks provides excellent access throughout the holding, enhancing both agricultural and forestry management.

Having been carefully managed by the current ownership, The Farm at Newtown presents a rare opportunity to acquire a versatile holding incorporating productive grassland, established woodland and redevelopment potential. The property offers flexibility for a broad range of purchasers, including farmers, forestry investors, equestrian interests, lifestyle buyers and those seeking environmental and amenity value.

The land can be classified as follows:

Land Type	Acreage
Silage ground	97
Woodland	79
Roads, yards, buildings, etc	1
Total	177

LOT 1 - ABOUT 37.8 ACRES

Lot 1 extends about 37.8 acres, comprises an attractive parcel of productive agricultural land, laid out in a series of well-sized fields. The lands are predominantly in grass and are bounded by mature hedgerows, creating a well-defined and easily managed holding.

LOT 2 - ABOUT 59.6 ACRES

Lot 2 extends to about 59.6 acres and includes a versatile parcel of agricultural land together with the remains of a former residence, and associated hardstanding. The lands are enclosed by mature boundaries and form a well-contained parcel with good accessibility throughout.

LOT 3 - ABOUT 79 ACRES

Lot 1 extends about 37.8 acres, comprises an attractive parcel of productive agricultural land, laid out in a seExtending to about 79 acres, Lot 3 features a substantial parcel of established woodland, creating an attractive forestry and natural capital investment opportunity. The woodland is arranged in two distinct blocks and comprises a mix of mature and younger plantations, including Sitka Spruce, Japanese Larch and Norway Spruce, offering strong long-term investment potential. The property also benefits from a tree felling licence, which may support future management and harvesting plans. In addition to its commercial value, the woodland enhances privacy and contributes significantly to the amenity and character of the holding. It may also be eligible for forestry premiums and environmental scheme participation.



GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Savills Residential & Country Agency.

Health and Safety

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, in particular around the buildings, for your own personal safety.

What3Words

Lot 1: ///engineer.linguists.buttoned

Lot 2: ///comb.optician.mortgage

Lot 3: ///rules.thesaurus.gratuity

Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

Local Authority

Kilkenny County Council

Kilkenny County Hall

John Street Lower

College Park

Co. Kilkenny

Tel: +353 (0)56 779 4000

Email: info@kilkennycoco.ie

Basic Income Support for Sustainability (BISS) Scheme

For the avoidance of doubt, there are no entitlements to the Basic Income Support for Sustainability (BISS) Scheme included in the sale.

Entry & Possession

Entry is by agreement with vacant possession.

VAT

Should any sale or any other part of the farm or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

Mary Molloy & Company Solicitor (contact: Mary Molloy)

2 Rose Inn Street

Kilkenny

Co. Kilkenny

Tel: +353 (0) 56 776 5829

Email: michelle@marymolloysolicitor.ie

Wayleaves and Rights of Access

The land will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars. If the farm is sold in lots, appropriate rights of access, services burdens and wayleaves will be granted and reserved as appropriate.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken July 2025.

