

# FARM AT NEWTOWN

Bonnettstown, Co. Kilkenny









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**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

100 acres of silage ground

Ring-fenced block of land with excellent internal access

79 acres of commercial woodland

Idyllic surroundings

Accessible location

**About 181 acres / 73 hectares in total**

**For sale as a Whole by Private Treaty**

**Savills Residential & Country**

33 Molesworth Street, Dublin 2

Tel: +353 (0)1 618 1300

Email: [country@savills.ie](mailto: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 extends to about 181 acres in total and comprises a well-balanced agricultural and forestry holding, enjoying a peaceful rural setting just five kilometres from Kilkenny City.

The land lies within a single block and includes about 100 acres of productive grassland and about 79 acres of established forestry. The grassland is laid out in generously sized, south-facing fields which are easily accessed and well-suited to modern farming or equestrian use. The topography is gently undulating with mature boundary hedgerows throughout.

The forestry, arranged in two distinct blocks, is a key feature of the property. It comprises a mix of mature and younger plantations—including Sitka Spruce, Japanese Larch, Norway Spruce, and Ash— offering strong long-term investment potential. The farm also benefits from a tree felling licence, which may support future management or harvesting plans. In addition to its commercial value, the woodland enhances privacy and contributes significantly to the overall amenity and character of the holding. It may also qualify for forestry premiums or environmental schemes.

At the heart of the property are the ruins of a former dwelling and a previous farmyard with ample hardstanding, offering potential for redevelopment, subject to the necessary planning permissions.

The infrastructure is a notable feature of the property, with both three-phase and single-phase electricity available for connection, along with mains water close by. A network of well-maintained internal tracks ensures excellent access throughout the farm.

The Farm at Newtown has been carefully managed by the current owners and offers considerable scope for further development, diversification, or conservation use. The mature woodland, in particular, presents opportunities for those interested in offsetting carbon, promoting environmental stewardship, or enhancing amenity value.

The land can be classified as follows:

Land Type	Acreage
Silage ground	100
Woodland	79
Roads, yards, buildings, etc	2
Total	181







## 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

///estate.chopped.resist

### 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.

### Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### 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 seller satisfaction that the purchasers have 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: mary.molloy.solicitors@gmail.com

### 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.

The following third parties have rights of vehicular and pedestrian access over part of the internal road leading from the entrance at the Farm at Newtown:

1. The owners of the bungalow situated off the internal road.
2. The owner of the site situated beside the entrance.

Further information can be obtained from the selling agents.

### 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.

### 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.







