

Land for Sale by Online Auction
(unless previously sold)
17th July 2024
Approx. 32 ha (77.71 acres)
Folio No. WD10707

Liberty
Blue 
ESTATE AGENTS



* House not included in sale

Bleantis, Ballinamult, Co. Waterford

Register to bid or find out more by scanning the
QR code or by clicking on the following link
www.libertyblue.ie/property/bleantis-farm



Land of Opportunity

Rare chance to buy this superb agricultural land -untouched since 2005 with plenty of potential.

This southwest-facing farm comprises approximately 77.71 acres of virgin land, last farmed in 2005. The property is divided into two parcels. The main parcel spans around 61.45 acres, featuring 17 divisions of prime grassland. This section is bounded by the River Colligan on the South West boundary, adding a natural water feature that enhances the landscape. The land also benefits from a natural spring.



The secondary parcel is approximately 16.26 acres, consisting of one division and lying adjacent to forestry owned by Coillte.

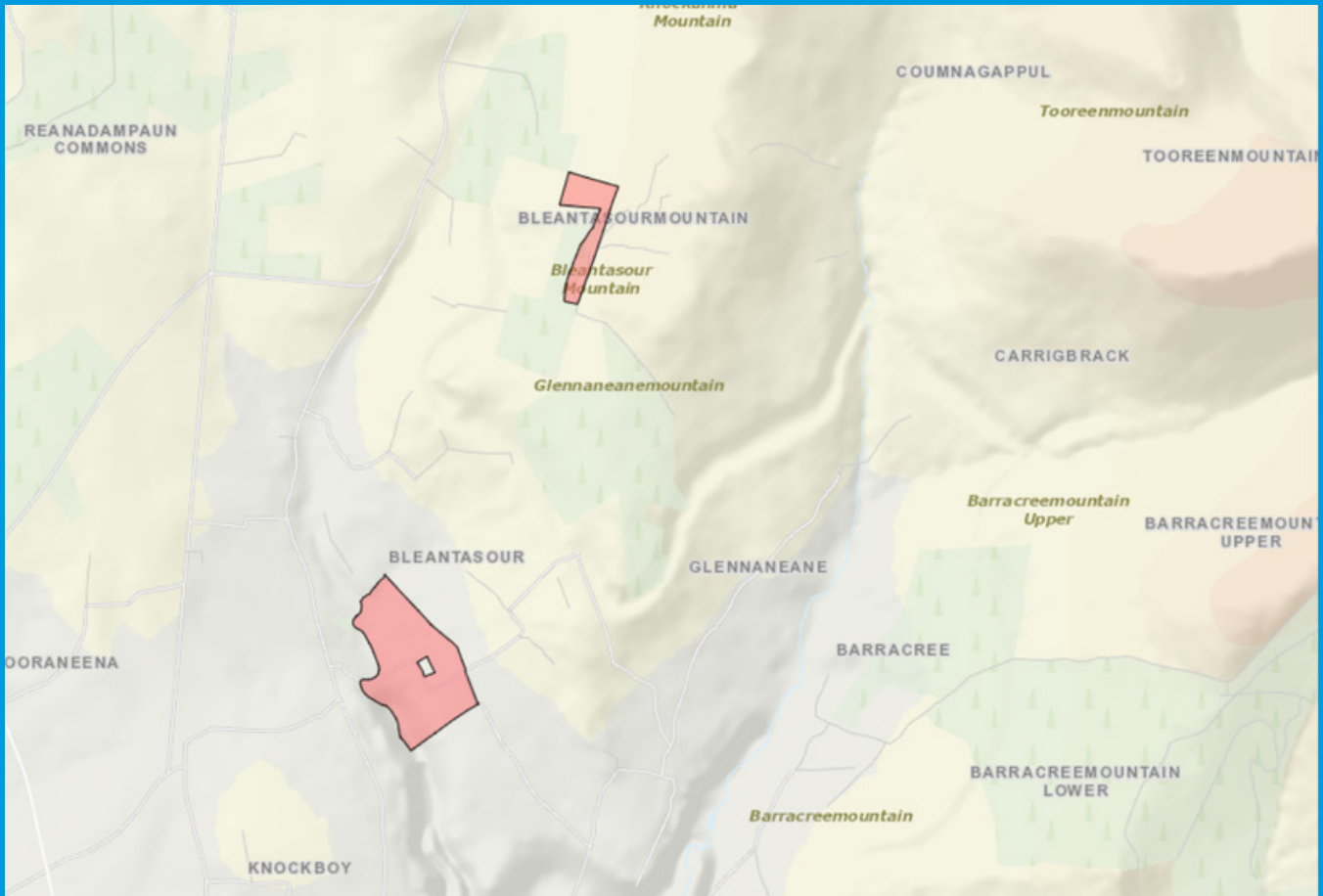


Guide Price

Please refer to the table on Page 4.

About Bleantis Farm Land

The main 61.45-acre parcel is equipped with electricity facilities. There are two road entrance points, facilitating easy access. Although there are no current entitlements associated with the land, its high-quality agricultural attributes make it an attractive investment for farming endeavours. There are 780 metres of road frontage on the main 61.45 acre parcel.



Historically, there was a dwelling on the 61.45-acre parcel until 1976, which had road frontage. While it would require planning permission to build, there is a precedent for such development. The farm is well-situated on both sides of the road, with the River Colligan running between, enhancing its accessibility.

Bleantis is conveniently located 18 km from Dungarvan and 18 km from Cappoquin, offering both rural tranquillity and proximity to essential amenities.



Auction Details

The property will be sold via online auction on Wednesday, 17th of July, or a later date if so decided. To download the legal pack, please see how to register below.

Order of Sale:

Lot	Description	Guide Price
Lot 1	24.87 ha (61.45 acres)	€921,750 (or €15,000 per acre)
Lot 2	6.58 ha (16.26 acres)	€113,820 (or €7,000 per acre)
Lot 3	The Entire, 31.44 ha (77.71 acres)	€1,035,570 (or €13,326 per acre)

Register your interest and sign up to bid here or by scanning the QR code.

This auction is powered by Offr and everyone who registers will have access to the legal pack, maps, and Google map location etc.



To find out more and to arrange to view Bleantis, please contact Regina Mangan on 086 247 8531 or 051 85 81 82 or regina@libertyblue.ie



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since
1997*
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