

For Sale by Private Treaty

# C.81 Acre Farm Holding

Knockaarum o Burncourt o Co. Tipperary



A rare opportunity to purchase a most significant Residential holding:

- C.81 Acres of excellent quality, level, sheltered agri lands.
- The main dwelling house is of a stone build construction & will require works to bring up to modern standards, the property is complemented by an array of stone outbuildings.
- Offered for Sale by Private treaty.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
[www.michaeldorgan.ie](http://www.michaeldorgan.ie)  
T: 025 85700 F: 025 85708

[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)







## *Location*

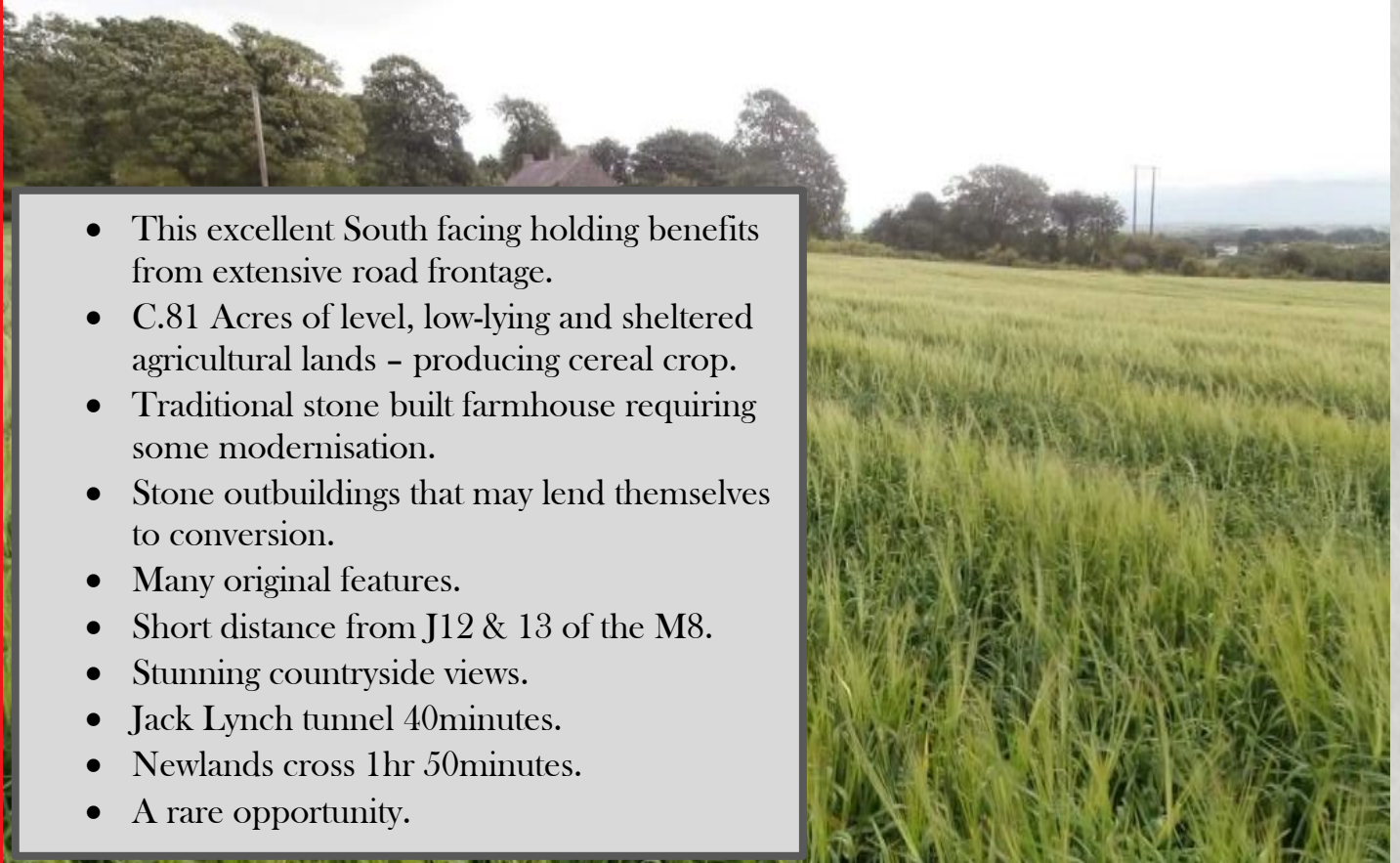
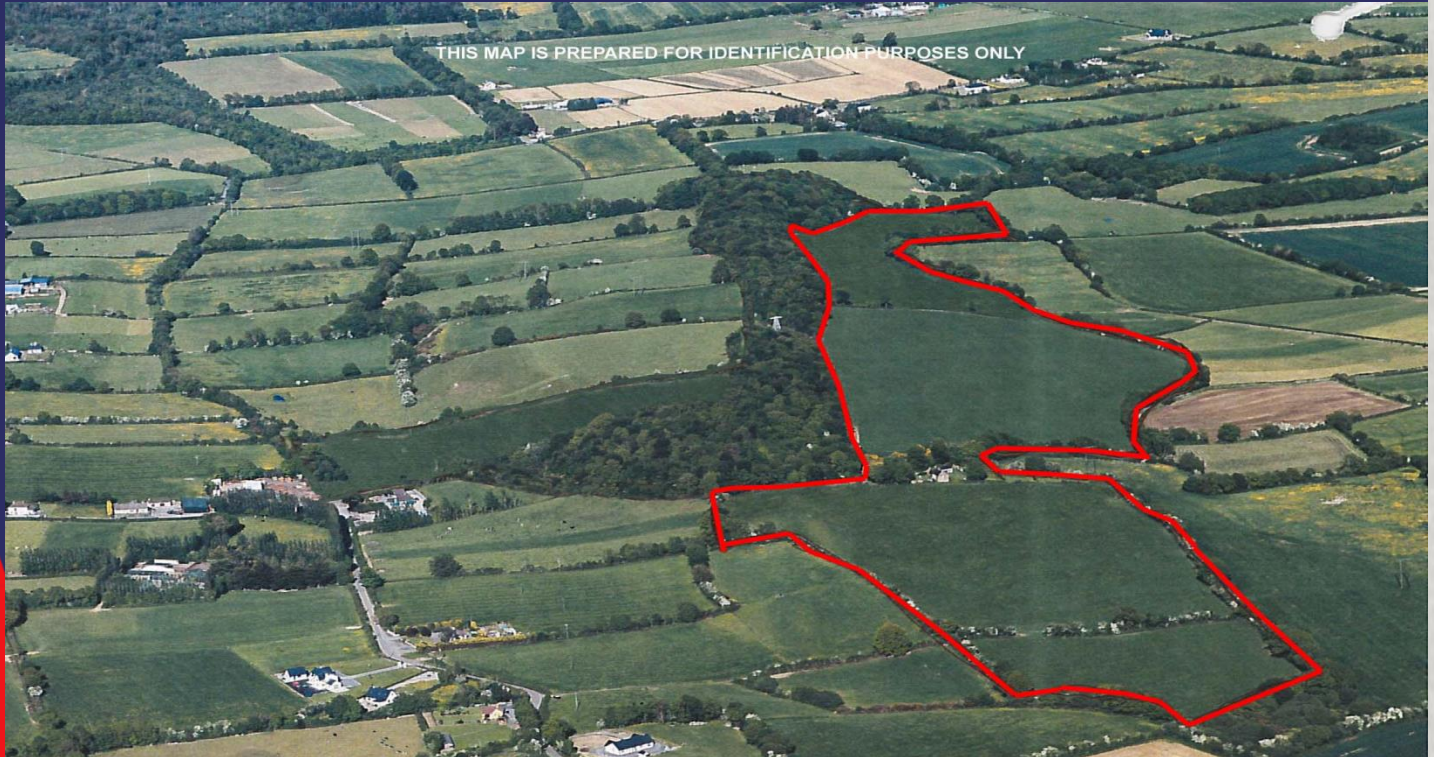


Located just off the R639, Main Mitchelstown- Cahir road, just 15km from Mitchelstown & convenient to Clonmel, Cork & Limerick, This holding is strategically located in one of Munsters most prime agricultural regions with unrivalled transport routes but also benefitting from the scenic countryside, aswell as a large number of tourist trails & attractions branching out from the area . Ballyhoura, Mitchelstown & Cahir Golf courses, Mitchelstown caves, Galtee Mountains, to name just a few.



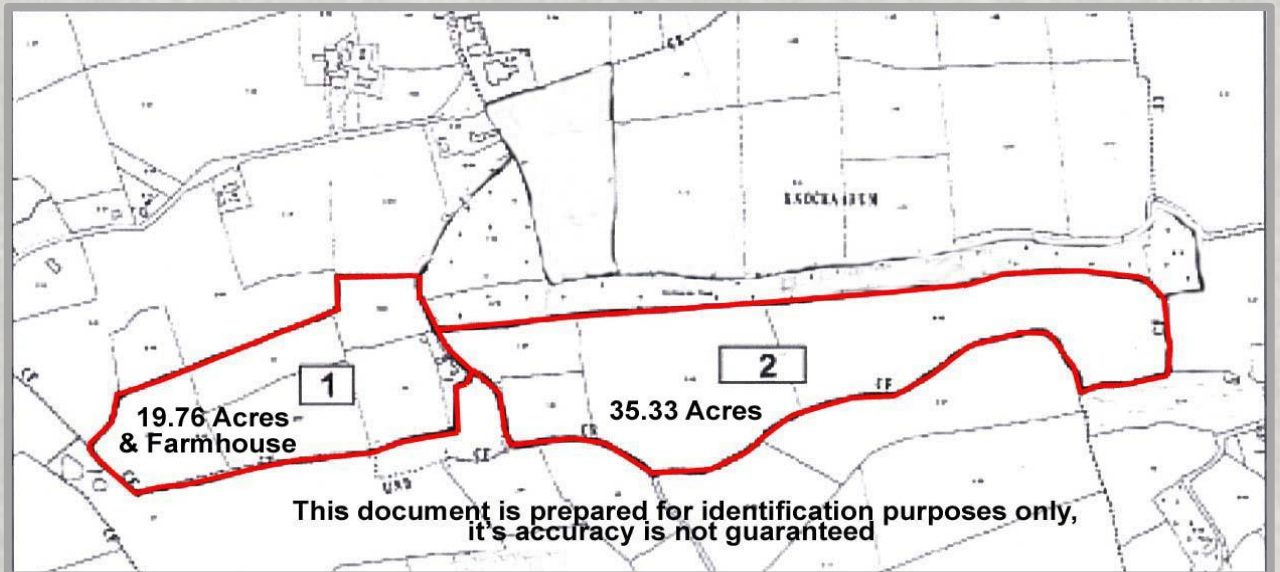


## *Description...*



- This excellent South facing holding benefits from extensive road frontage.
- C.81 Acres of level, low-lying and sheltered agricultural lands – producing cereal crop.
- Traditional stone built farmhouse requiring some modernisation.
- Stone outbuildings that may lend themselves to conversion.
- Many original features.
- Short distance from J12 & 13 of the M8.
- Stunning countryside views.
- Jack Lynch tunnel 40minutes.
- Newlands cross 1hr 50minutes.
- A rare opportunity.



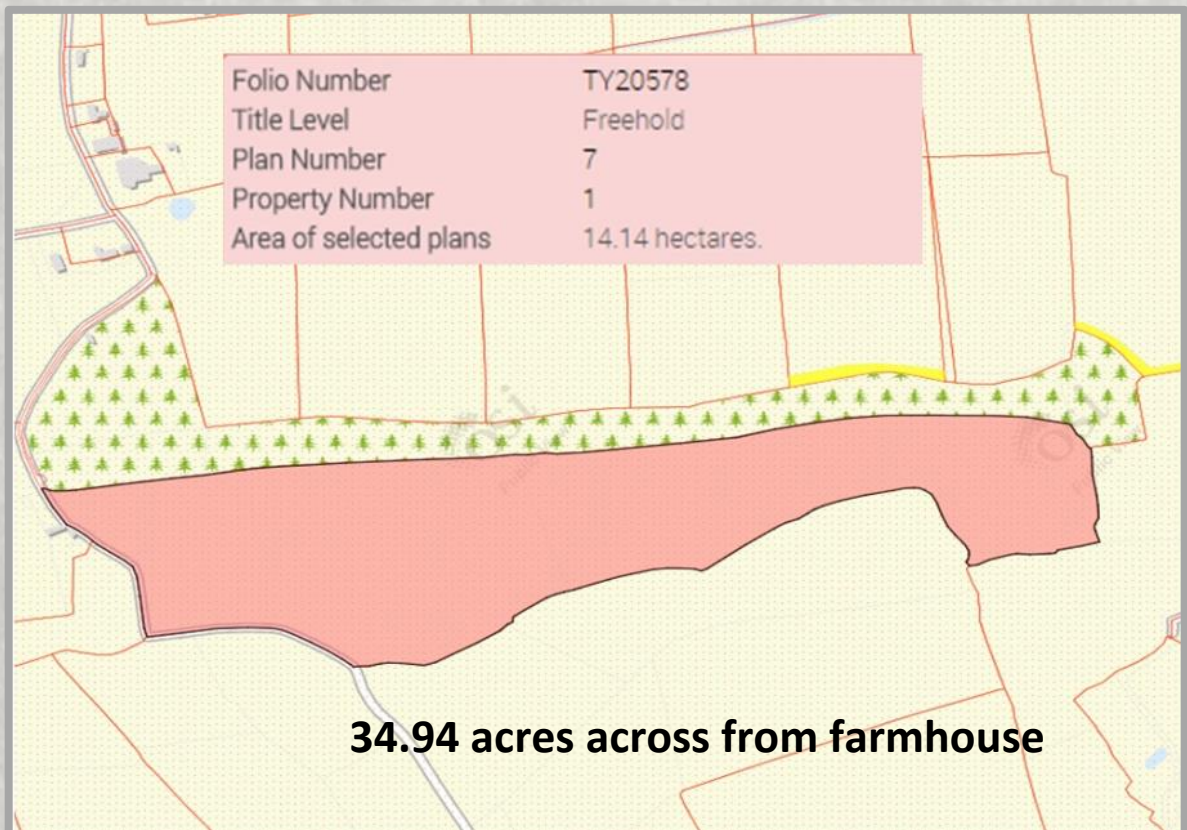
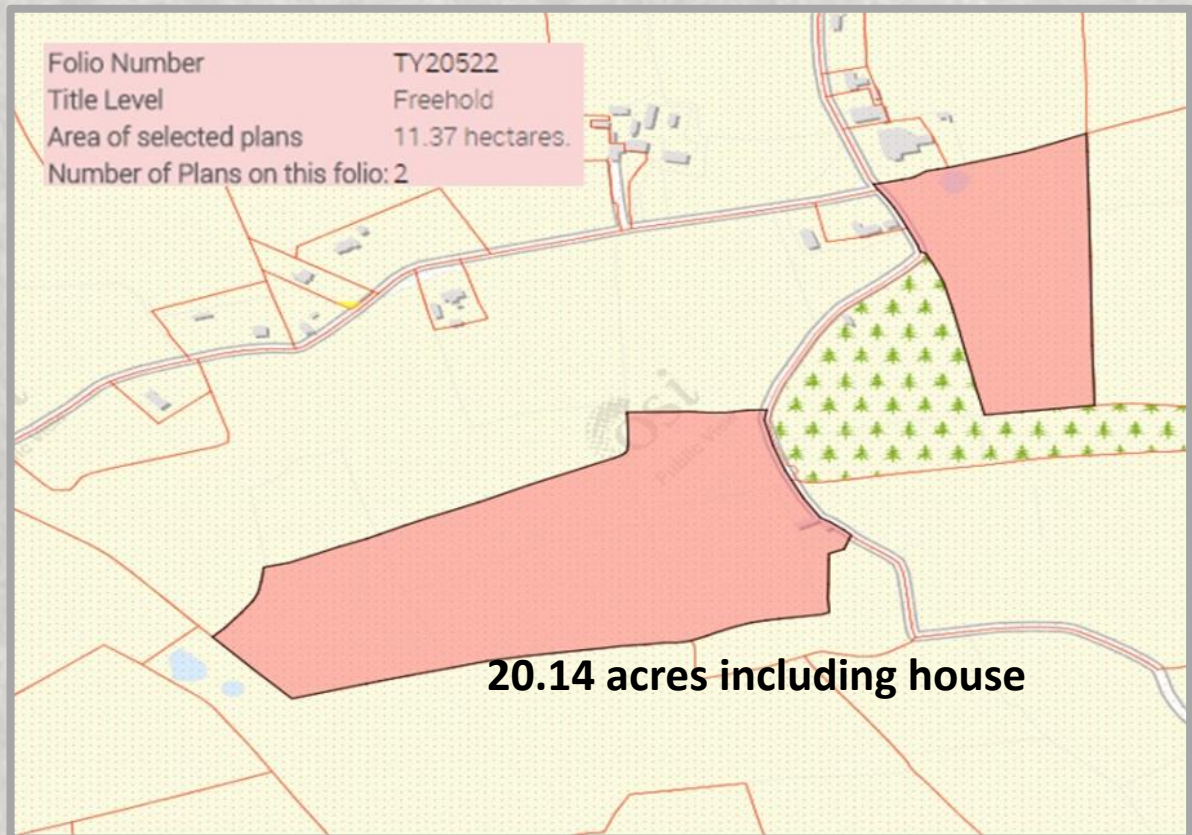






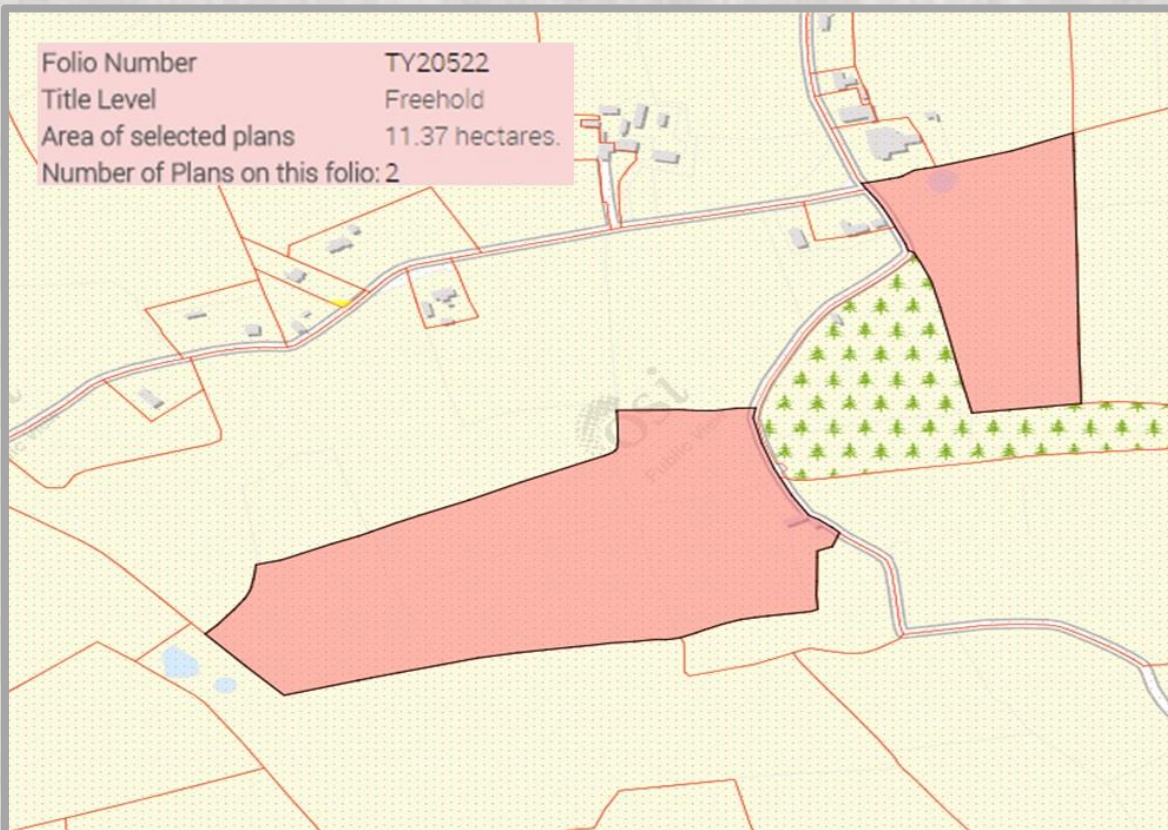


# Documents:

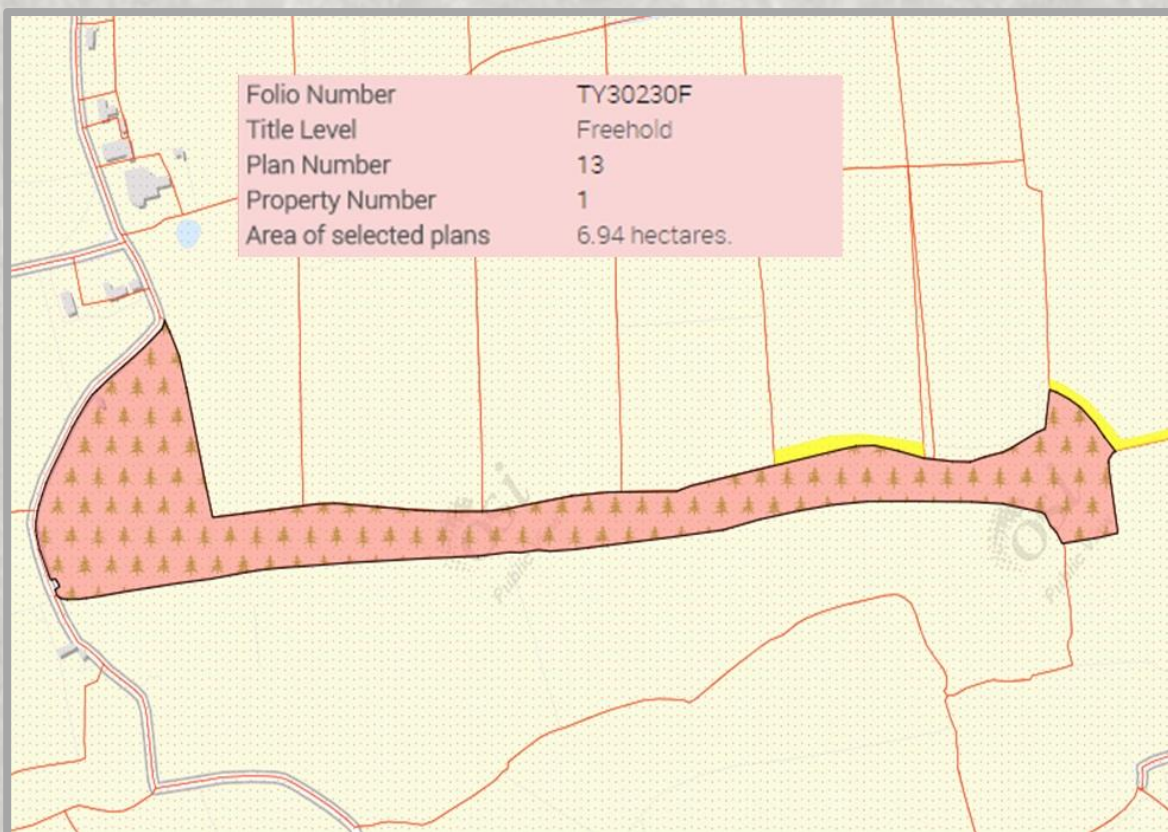




Folio Number TY20522  
Title Level Freehold  
Area of selected plans 11.37 hectares.  
Number of Plans on this folio: 2

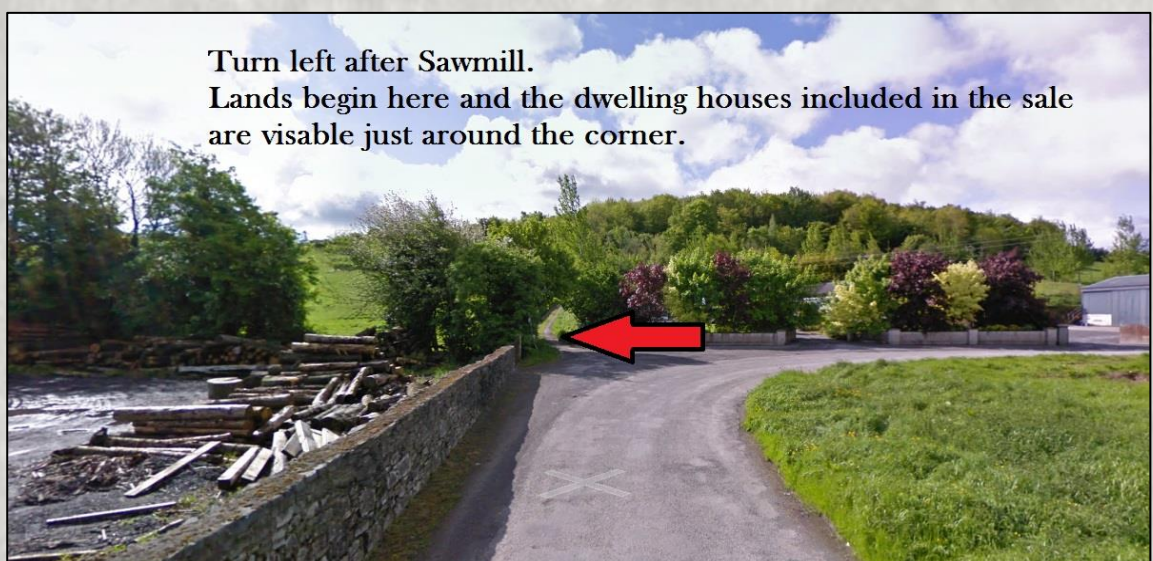


Folio Number TY30230F  
Title Level Freehold  
Plan Number 13  
Property Number 1  
Area of selected plans 6.94 hectares.





# Directions:





# Terms:



**Guide: €550,000**

Knockaarum is being offered for Sale by private treaty in one or four lots. Terms are available and to be negotiated on application with agent:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork  
(025) 85700  
Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)



**Viewing:** Strictly by Appointment only.



## **Building Energy Rating**

BER: G  
BER No.105574693  
EPI: 740.29 kWh/m2/yr

Full BER Certs & Advisory reports  
available on request.

The above particulars are issued by both agents on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the companies do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.