



SUIRCASTLE

BALLYVADA, GOLDEN, CO. TIPPERARY E25 YN52

On c.160 acres (64.7ha)

*A Model Dairy Farm with residence and
extensive yards on top-quality limestone land.*

For Sale By Private Treaty

VIEWING STRICTLY BY APPOINTMENT WITH THE JOINT SELLING AGENTS



PSRA Licence No: 001536



PSRA Licence No: 001727



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On c.160 acres (64.7ha)

Location:

The property is in a good location in the heart of the Golden Vale and accessible to several surrounding towns including Golden 6km, Cashel 13km, Cahir 14km and Tipperary Town 15km. The M8 is accessible at Junctions 9 or 10 with Cork circa 90km and Limerick 55km.



Description:

Originally a tillage farm the current owner purchased the holding in 2003 and has turned it into a substantial dairy enterprise milking over 300 cows and with facilities for 500 head. Situated in the shadow of the Galtee Mountains this is one of the finest ready to go operations to come for sale in recent years.

The Yard:

This is an extensive purpose built dairy yard located in the centre of the farm and providing a wide range of facilities. It is mostly under concrete and has been designed by the current owner for ease of management. Facilities include:

- 14-unit herringbone Alfa Laval milking parlour with automatic feeders.
- 10,500 litre bulk tank.
- Feed silo.
- Slatted collecting yard with feeding troughs.
- 12 column, double A- roof structure with 200 cubicles, automatic scrapers and feeding passages.
- Crush and handling facilities.
- Feed store 40ft x 60ft with concrete base and sliding doors. Fully secure.
- Calf shed 47ft x 90ft with concrete floor and roller shutter doors.
- 5 span hay shed with 2 lean-to's, 84 cubicles and automatic scrapers.
- Open air 60-unit cubicle unit with rubber mats.
- 2 silage pads.
- Isolation shed with slats.
- Beef shed 80ft x 23ft with slats.
- Other ancillary shed and stores.
- Under ground effluent tanks.



The House:

Set back from the road the residence extends to circa 2,131 sq.ft and comprises a 4 bedrooms dormer bungalow in very good condition throughout with the following accommodation: Ground floor: Entrance hall, sitting room, tv room, bedroom, kitchen, utility and bathroom. First floor: 3 bedrooms (one ensuite) and a bathroom.

There is oil fired central heating throughout in addition to 2 stoves. The entire is in very good condition and ideal for a family. Outside there is an enclosed secure shed on a concrete base

The Land:

The land comprises a total area of approximately 64.7 hectares (160 acres) with circa 147 acres in the main block and a 13-acre parcel directly across the road.

The land has all been designed for the easy management of the current dairy operation with internal roads and a paddock-based system all centred around the farmyard.

The land is top quality with piped water to each division and natural boundaries. It is all well fenced with no waste and classified as 'Elton Series' soil which is limestone based and one of the best in the country for productivity.





TITLE:

Freehold

SERVICES:

Mains water, septic tank, ESB, phone & oil-fired central heating.

SOLICITOR:

Vincent P. McCormack, St. Michael Street, Tipperary Town.

BER:

BER D1 - 112200522

DIRECTIONS:

From New Inn village take the Golden Road. After back gate of Rockwell College take the next turn left, continue on this road for about two and a half miles, farm on righthand side.

EIRCODE:

E25 YN52



JOINT AGENTS:



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