





Lot 2

Lot 3

Lot 1



AUCTION - THURSDAY 15TH SEPTEMBER AT 3PM

57 ACRE NON RESIDENTIAL FARM

LOT 1: C. 19 ACRES, LOT 2: C. 25.5 ACRES, LOT 3: C. 12.5 ACRES, LOT 4: THE ENTIRE

A rare opportunity to purchase a top quality grassland farm in an exceptionally scenic location in the Blackwater Valley. The land is laid out in three individual parcels, has been farmed and maintained to a very high standard and is under excellent permanent pasture through out.



Carrignagower Lismore Co. Waterford

LOT 1: C. 19 ACRES

Lot 1 is laid out in four main divisions consisting of level well fenced land and has the benefit of c. 430m of frontage to the local secondary road. This is exceptionally high quality land which has been regularly used for the cultivation of silage and hay crops in the past and would be an extraordinary beautiful location for the development of a residence subject to the necessary planning permission being achieved.

LOT 2: C. 25.5 ACRES

Lot 2 consists of five individual fields all under high quality permanent pasture. The lands are elevated and divided by particularly attractive hedgerows which are populated with specimen Beech, Oak and Chestnut. While the lands are sloped the vast majority are workable with machinery. There is an area of scrub which can easily be brought back into agricultural production.

LOT 3: C. 12.5 ACRES

Lot 3 is a high quality well fenced parcel of ground all under permanent pasture with almost no waste. This is top quality agricultural ground and is accessed via a c. 375 metre lane.

DIRECTIONS

From Lismore, cross the River Blackwater and on the N72 heading for Cappoquin take the second turn left onto R668. Continue up this road for c. 4km and veer right off the R668 just before the road crosses a bridge over the Owenashad River. Lot 1 is located on your right hand side, c. 1km from this point. For Lot 2 and Lot 3 continue past Lot 1 taking the next turn left and Lot 2 is straight in front of you when you reach the end of the road. For Lot 3, turn left and our 'Auction' board will direct you down the lane where Lot 3 is located on your right hand side clearly identified by our 'Auction' boards.

AUCTION DETAILS

The Auction will take place at 3pm on Thursday 15th September in Lawlor's Hotel, Dungarvan and online via Isl. Registration to bid online must be completed by 12th September. For full details on bidding online please phone 046 9027666.

SOLICITORS

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