

For Sale By Private Treaty

CARRIGEEN HALL, Conna, Co. Cork.

A Superb Quality Residential Dairy Farm

Land: c.75 Ha. c.185 Acres

Milk Quota: c.1.14 Million litres

Single Farm Payments: c.€33,600

THE LAND



- The c.185 acre Dairy Farm is located just outside the picturesque Cork village of Conna. It is c.10 minutes from the market town of Fermoy and c.25 minutes from Cork City.
- The farm is in the heartland of some of the most productive agricultural land in Ireland. This is evidenced by the wide variety i.e. dairy, beef, arable and equine farming businesses in the area.
- The land is all in one block and all within grazing distance of the farmyard/milking parlour.
- The land is limestone, described as lowland rolling landscape and is in a picturesque setting of mature trees and stone walls alongside the River Bride.
- Presently all in grass the land is dry, fertile and highly productive. The lands have a proven record of long grazing seasons ensuring the farm is very suitable for grass based milk production or any other agricultural use.
- The lands are well serviced by an extensive network of farm roadways and paddock fencing for ease of grassland management.
- Water is supplied from a bored well.
- The title is freehold.



FARM BUILDINGS

There is an excellent range of buildings on the farm including:

Dairy Unit:

Built in 2007/8, this spacious well ventilated building contains:

- 211 Cubicle Places
- Slurry Storage c.1,200m³
- 30 Unit Alfa Laval Milking Parlour & Dairy
- 16,000 Litre Bulk Tank
- Cattle Handling Facilities
- Central Feeding Passage
- Tower Slurry Store c. 1,390m³



General Buildings:

- 8 Bay Loose Cattle Shed
- 5 Bay Cubicle Shed c. 80 places
- 4 Bay Calf Shed
- Calving Unit c.75ft. x 115ft.
- Slurry Storage c.200m³
- Silage Yards
- Concrete Yards
- Machinery Shed c. 30ft. x 60ft.
- 2 Isolation Units c. 30ft. x 30ft.
- 4 Bay Haybarn & Leanto





The dwellinghouse is a modern single storey house built in 2007 with landscaped well maintained gardens.
 Area: c.333m² - c.3,585ft².

BER Details: **BER C1**

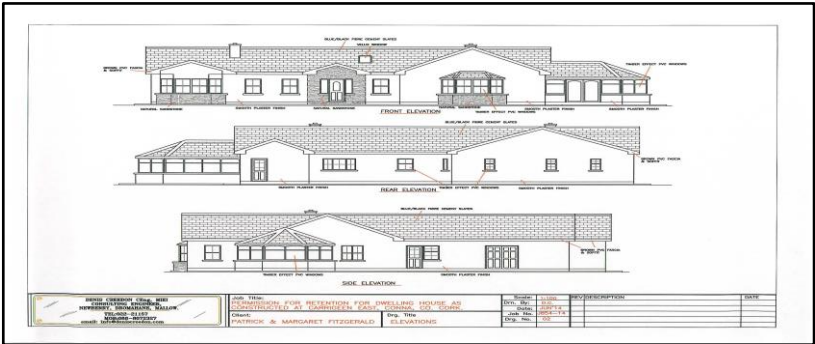
ACCOMMODATION

- Dining Room Oak timber flooring and open fireplace
- TV lounge Oak timber floor and open fireplace
- Sun lounge Timber ceiling tiled floor and open fireplace
- Hallway Oak timber flooring, high ceiling
- Half Bathroom With Jacuzzi Bath
- Toilet Off Hallway
- Office Off Hallway
- 5 Ensuite Bedrooms With walk in robes
- Kitchen/Dining With large range of built in cupboards, island unit, Rangemaster Double oven cooker, solid fuel stove, tiled & timber floor.
- Utility Room Oak timber flooring, high ceiling
- Outside Store and Boiler House
- Walk in hot press

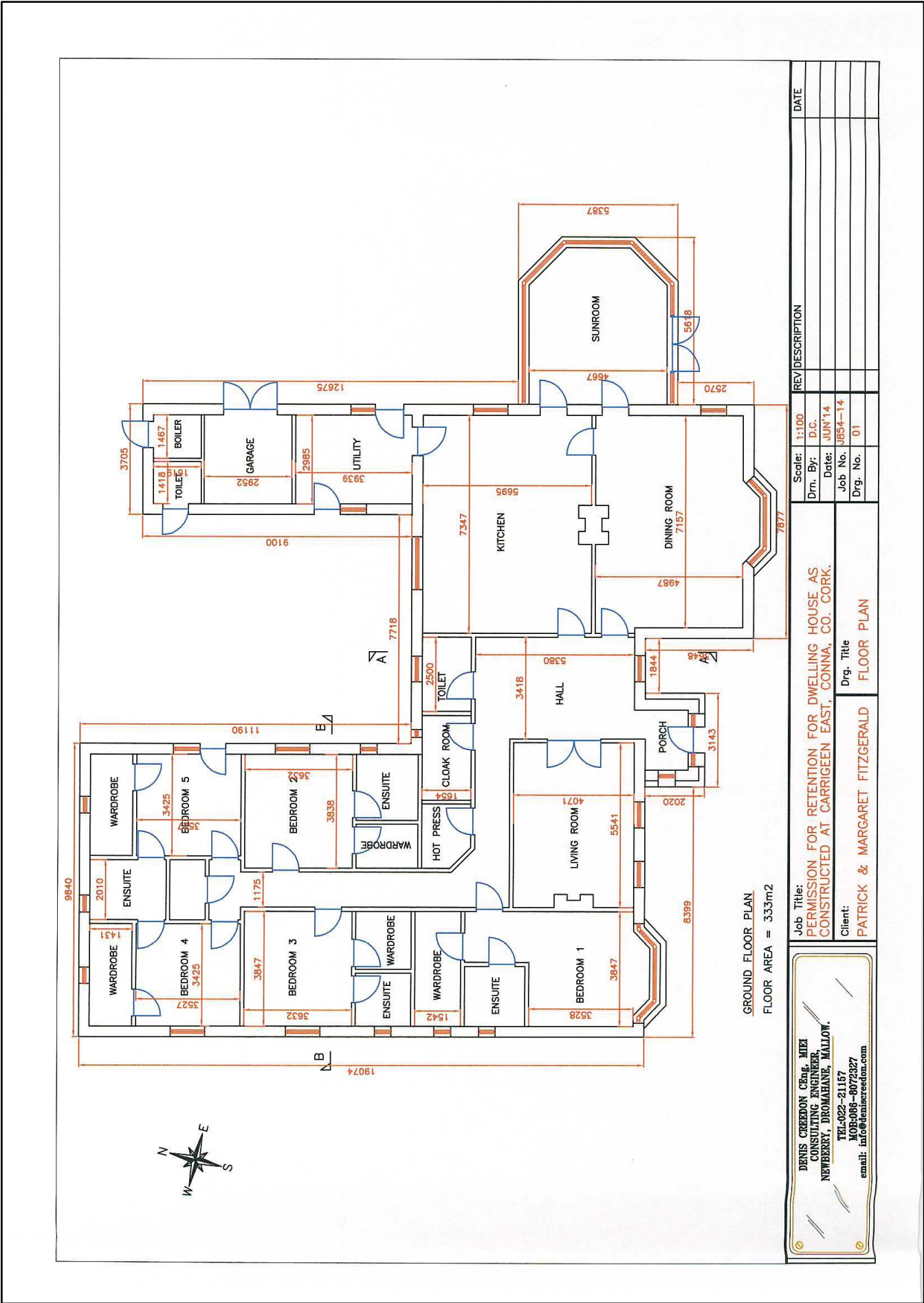


SERVICES

- Zoned oil fired central heating
- Wired for alarm
- Central Vacuum system
- Septic Tank



RESIDENTIAL FLOOR PLAN





MILK QUOTA

1,139,864 Litres at 3.644% Butter Fat

Supply to 30 September 2014 is 736,253 Litres at 3.748% Butter Fat

SINGLE FARM PAYMENT

It is anticipated that 75 SFP Units with a 2014 Value of c.€33,600 will be available from 2015.

The vendor will facilitate the purchaser to activate the entitlements under the New Basic Payment Scheme.

(Note: There will be a reduced payment under the new scheme).

DIRECTIONS

- From Conna Village, take the R628 road towards Tallow for approx. 3 km.
Timber stud railing on right hand side. Yellow Bungalow at left.
Take left turn here onto L5843 road. Go over bridge.
Entrance is on the left with the name "**Carrigeen Hall**" on the entrance wall.
- GPS 52.10251 – 8.07152



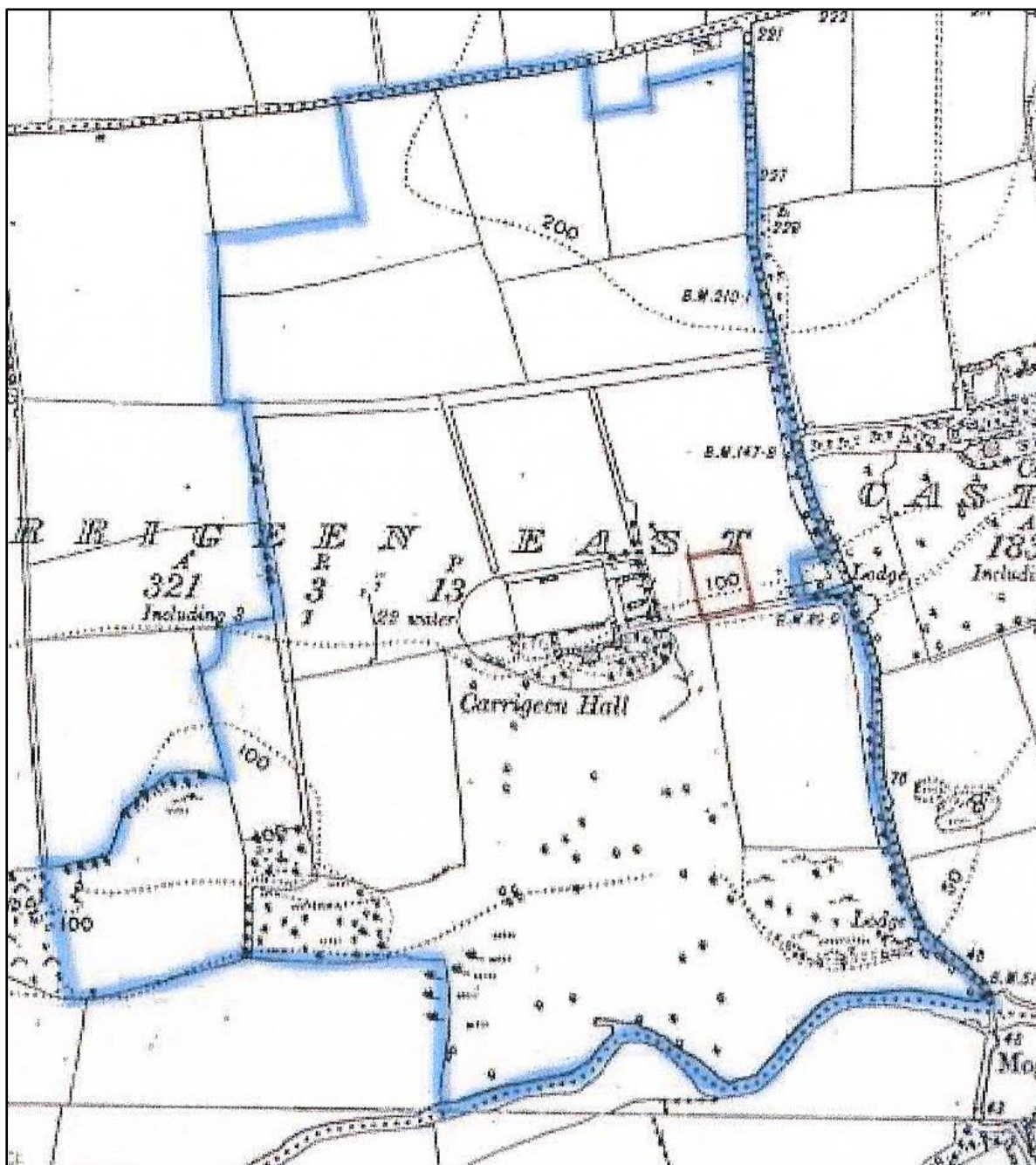
Solicitors:
Comyn Kelleher Tobin,
28/29 South Mall, Cork.

GUIDE PRICE: €3.0 Million

FARM MAP

Not to scale





Viewing Strictly By Appointment



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