

SLANEYQUARTER & RATHBAUN, TULLOW, CO. CARLOW R93 VX90



Ref: 7294

BER E2

QUINN PROPERTY

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**Outstanding C. 103 Acre Residential Dairy Holding With An Extensive Range Of Versatile Outbuildings
For Sale By Online Auction On Friday 28th February At 12 Noon (In 1 Or More Lots)**





LOCATION & DESCRIPTION:

QUINN PROPERTY are excited to offer this superb dairy farm which enjoys an excellent location along the R418, Tullow to Castledermot Road, it is located 5km north of Tullow, 2km from Killerig and 9km south of Castledermot. Tullow is a market town with primary and secondary schools and an excellent range of services to include shops, cafés, supermarkets, pubs, restaurants, while Castledermot also has primary and secondary schools as well as a range of services to include post office, pharmacy, pubs, cafes, supermarket, park and community services. The village is also serviced by a local link transport and is along the national bus route. It is located 7km from Carlow and 9km from Athy, both of which are on the Waterford Dublin train line.

The property is in two separate lots, approximately 2km apart. The main farm at SlaneyQuarter comprises of c. 75 acres with a charming residence and an extensive range of dairy and livestock facilities.

The residence is a traditional two storey farmhouse and, while presented in good condition throughout, could benefit from some upgrading and modernization. Accommodation extends to 144m² and comprises as follows:



Front Porch:	2.6m x 2.0m	Carpet flooring, abundance of natural light
Hallway:		Carpet flooring, stairs to first floor, understairs storage
Wet Room:		Fully tiled, WC, WHB, electric shower, heated towel rail
Sitting Room:	4.4m x 4.2m	Carpet flooring, feature fireplace with open fire
Dining Room:	4.3m x 4.2m	Carpet flooring
Kitchen:	4.2m x 4.1m	Linoleum flooring, fireplace with stove, fitted waist high and eye level units, tiled splashback, gas hob, electric cooker

Cloakroom/
Pantry incl.

Utility Room:	3.0m x 2.2m	Tiled flooring, fitted units, washing machine, dryer
Landing:	3.0m x 1.6m	Carpet flooring
Bedroom 1:	4.3m x 4.3m	Carpet flooring, fitted wardrobes, dual aspect
Bathroom:	3.1m x 2.1m	Linoleum flooring, WC, WHB, bath, tiled surround
Bedroom 2:	5.0m x 3.5m	Carpet flooring, fitted wardrobes, dual aspect
Bedroom 3:	3.7m x 3.0m (AWP)	Carpet flooring





BER DETAILS:

BER: E2

BER No: 118037563

Energy Performance Indicator: 374.23kWh/m²/yr

SERVICES & FEATURES

Private Well

Septic Tank

Extensive Range Of Outbuildings

Potential For A Variety Of Uses

Residence Extends To C. 144 sq.m.



THE LANDS:

The lands are all in grass, of excellent quality and are currently being farmed under a dairy system with internal roadways, electric fencing and piped water. The holding has extensive road frontage, as well as frontage onto the river Slaney.

The property will be offered in the following Lots:

Lot 1: C. 75 Acres To Include Residence, Yard & Outbuildings

Lot 2: C. 28 Acres

Lot 3: C. 103 Acres





OUTBUILDINGS:

The property features an extensive range of outbuildings and is a modern 'ready to go' dairy farm with top class dairy facilities to include:

A concrete collecting yard with crush and drafting gate

24 unit milking parlour with automatic feeders

Dairy with bulk tank (9254 lts) and water heaters.

An 'A' roof, 6 bay cubicle shed with feeding passage and slatted tanks with a 6 bay lean-to

3 bay round roof shed and two lean-tos, incorporating cubicles

Meal shed 45ft x 30ft

Tower meal bin

An 'A' roof 5 bay shed 75ft x 30ft

Round roof covered silage pit 60ft x 40ft

3 bay shed 45ft x 30ft covered silage pit

Meal shed 30ft x 15 ft

Stone built storage shed 45ft x 15ft

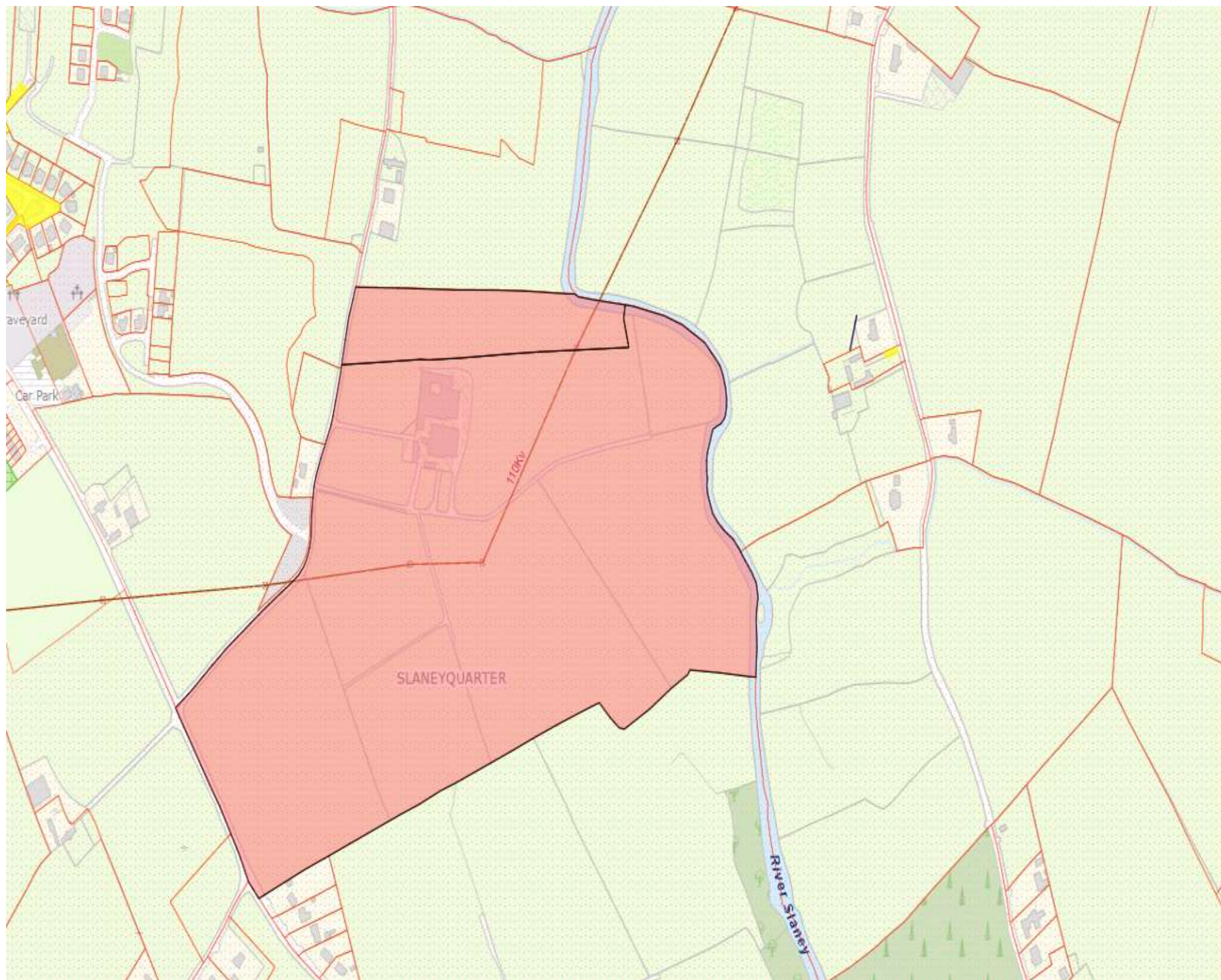
'A' framed 4 bay straw shed 27ft x 60ft

4 bay slatted shed with rubber mats 75ft x 27ft

6 bay slatted shed & feeding passage with cattle crush 90ft x 45ft

3 bay lean-to 30ft x 45ft





Property Details

> Back

Folio Number	CW11677F
Title Level	Freehold
Plan Number	91
Property Number	1
Area of selected plans	30.49 hectares.
Number of Plans on this folio:	2
Address	Slaneyquarter, Tullow, Co. Carlow, R93 VX90

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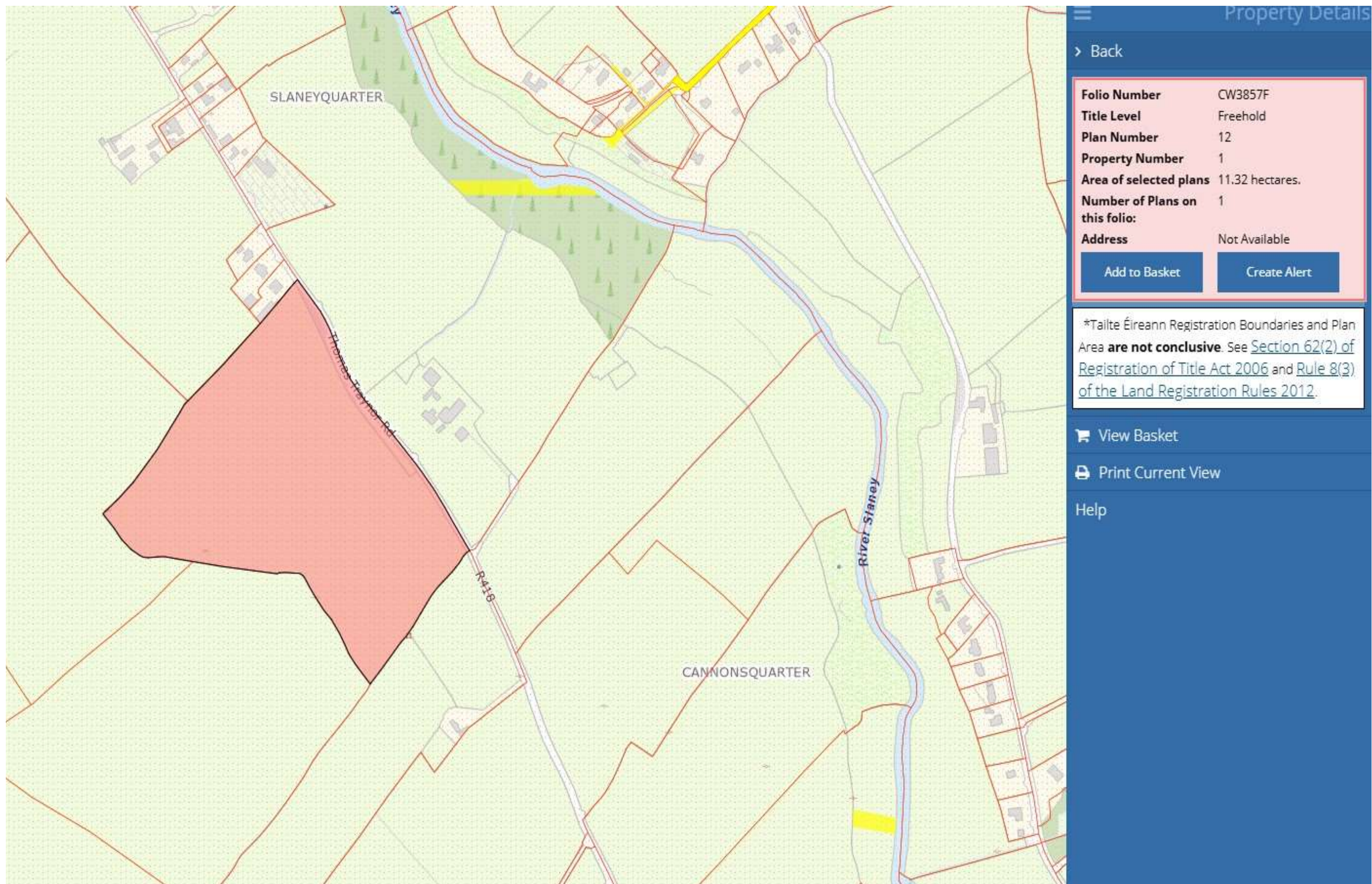
*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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Lot 1 - C.75 Acres & Residential Dairy Farm



Lot 2 - C. 28 Acres

QUINN PROPERTY

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This Is A Unique Opportunity To Acquire An Excellent Holding With An Impressive Range Of Outbuildings,
Providing Options For Further Development.

Legal: Justin Cody, James Cody & Sons, The Parade, Bagenalstown, Co. Carlow . Tel: 059 97 21303

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