

Ref: 7728

BALLYBOHER, TOMHAGGARD, CO. WEXFORD Y35 N230



**QUINN PROPERTY**

[www.quinnproperty.ie](http://www.quinnproperty.ie)

# Well Established Piggery On C. 2.74 Acres For Sale By Private Treaty

## LOCATION & DESCRIPTION:

**QUINN** PROPERTY are delighted to introduce this well established business to the market. This fully operational piggery offers a fantastic opportunity for anyone passionate about the livestock industry or seeking out an investment in the agricultural sector.

Located 20km south of Wexford, it is 3km from Tomhaggard, a quaint village that offers a blend of historical intrigue and serene rural landscapes, being situated along the Norman Way, a heritage route that traces the medieval Norman influence in the region. It is 11km from Kilmore Quay and Rosslare Strand and 12km from Rosslare Europort where passenger and freight ferries offer numerous routes to European locations, as well as Fishguard and Pembroke providing access to the wider United Kingdom and Scotland.

The piggery is presented in good condition with on-site feed storage and preparation facilities and a number of buildings (with full planning permission) to include a 230 Sow Unit and fully integrated modern housing.

Planning was granted in 2006 under planning ref 20064806 for Finishing pens, Second stage weaner, farrowing rooms, removal of old farrowing rooms and a new, larger sow house. Although this permission has since lapsed, a positive precedent has been set for the expansion of the enterprise (See Planning drawing).

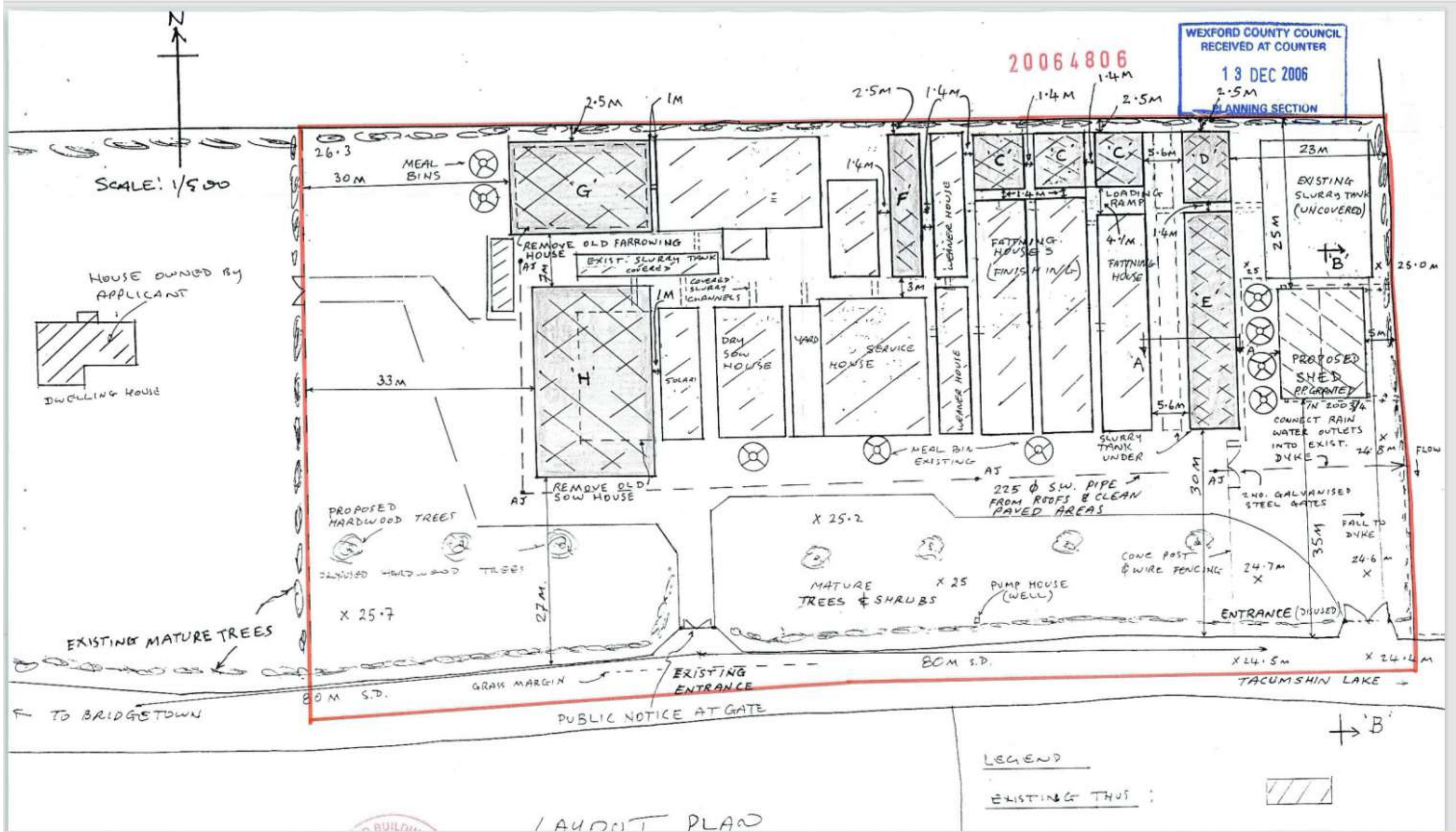
This is a rare opportunity to acquire a flourishing agricultural enterprise with a solid foundation and endless growth potential to scale operations or diversify into other livestock or agricultural activities. Whether you're an experienced farmer or a savvy investor, this piggery is a sure way to cultivate success.



## Measurements of Out-Buildings

Map Ref	Dimensions m <sup>2</sup>		Description	Slurry Tank Underneath	Pens Inside	Animal Capacity
1	23x25x2.5	1437.5	Slurry storage			
2	39.5x6.6	260.7	Finisher house	39.5x6.6x2	15	300
3	31.6x5.3	167.5	Finisher house	31.6x5.3x1.5	12	240
4	35.5x6.4	227.2	Finisher house	35.5x6.4x1.5	13	260
5	35.5x6.4	227.2	Finisher house		13	260
6	19.2x4.2	80.64	Weaner second stage	19.2x4.0x1.5	9	180
7	20.3x4.2	85.26	Weaner second stage	20.3x4.2x1.5	9	180
8	19.4x15.4	298.76	Finishing house	19.4x15.4x1.25	16	240
9	7.4x2.5	18.5	Hospital pens	7.4x2.5x0.5	4	12
10	5.50x2.5	13.75	Hospital pens	Solid floors	3	
11	1.5x1.00	1.5	Bedding storage	Solid floors		
12	22.6x13.6	307.36	3 farrowing rooms + first stage weaner house	22.6x13.6x0.6	30 farrowing pens 4 rooms	30 sows+400 bons 480
13	6.15x14.75	90.71	Second stage weaner	6.15x14.75x0.6	12	240
14	19.5x8.4	163.8	Service/giltrearing	Channel 3ftx2ftx19.5mtrsx2 13 baskets+3 boar	3 loose	30 16
15	19.5x8.4	163.8	2 farrowing rooms	Channel 3ftx2ftx19.5mtrsx2	20 farrowing	20 sows + 260 bon
16	19.5x5.5	107.25	Second stage weaner or finishing	Channel 3ftx2ftdeepx19.5 mtrs	6	90 finisher
2213.93			Total sq. metres			

	Dimensions		
	40x1.40	56Loading ramp fully slatted	fully slatted 5 holding pens lorry loading area
Feed storage bin	35 mtrs x1		
Feed storage bin	14mtrs x 4		
Feed storage bin	10mtrs x 1		
Feed storage bin	8 mtrs x 1		
Automated feed system			
Own well on site			
Services & Features			
Private Water			
Electricity			
P.O.A.			





# QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

Gorey: 053 94 80000  
Email: [sales@quinnproperty.ie](mailto:sales@quinnproperty.ie)

Carnew: 053 94 26234  
Email: [info@quinnproperty.ie](mailto:info@quinnproperty.ie)



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

