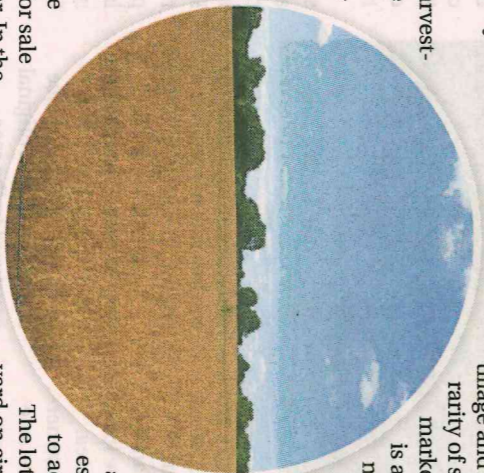


What's seldom is wonderful in Co Carlow

A 187-acre residential farm at Ballymurphy, Tullow, is set to stir up a nice level of interest in the coming weeks, writes Shirley Busteded

There was plenty of harvesting activity as I drove around Tullow early last week, with many farmers wrapping up the harvesting of winter crops while others had started into their maturing barley crop. My journey brought me around the county to a circa 187-acre residential farm situated at Ballymurphy, Tullow, Co Carlow – the biggest farm to be offered for sale in the county so far this year. In the busiest of years, it can be a struggle to find a big farm for sale in Carlow never



mind a year where supply is clearly back and the market appears more subdued in a lot of regions. Our own records would indicate that less than a dozen farms have come to the market in Co Carlow so far this year making the sale of Ballymurphy an extreme once-off.

Located less than two miles from Tullow, Ballymurphy comes to the market with a three-bedroom bungalow, the remains of a two-storey residence, an extensive range of traditional farmyard accommodation, 49 acres of forestry and circa 138 acres of tillage and grazing ground. Given the rarity of such fine blocks to the open market, a healthy level of interest is anticipated over the next number of weeks, particularly as the holiday season draws to a close.

Selling agent David Quinn, Carnew and Gorey is offering the farm in its entirety or in four separate lots which potentially could bring in a wider base of customers, especially from those looking to add to their existing holding. The lots include the house and yard on circa 66 acres; circa 40 acres; circa 32 acres and circa 49 acres of forestry. For sale by private treaty, the

entire package is guided in the region of €1.7 to €1.8 million and although only on the market just over a week, has generated a nice level of local interest.

Split by a local road, the house and yard stand on 106 acres while the remaining circa 81 acres is directly across the road. The 106 acres would be regarded as “the best of land”, suited to any farming enterprise. With the exception of circa 10 acres of grassland around the yard, the remaining circa 96 acres is laid out in six attractive fields, which are just after a crop of winter oats.

Apart from a couple of acres at the corner of one of the fields, this section would be regarded as top quality free draining land. While having the benefit of good access and frontage to the road, the 106 acres can also be approached by a side lane located along one of the boundaries.

The circa 81 acres across the road contains 32 acres of farmland and 49 acres of forestry. The 32 acres are set out in two fields – a 10.5-acre stubble field and a big 21.5-acre grass field that extends down to the 49 acres of forestry. This 21-year old coniferous plantation bounds the River Slaney on the western boundary and has been extremely well maintained down through the years. I understand that

a pre requisite to purchase for a lot of forestry investors is good clean access and Ballymurphy ticks all the boxes in this regard. It has its own internal forest road while also featuring excellent road frontage making it a particularly attractive plantation.

The extensive farmyard accommodation would suggest that Ballymurphy was once home to an intensive livestock enterprise. Reflective of the types of sheds built in the 60's and 70's, the buildings mostly comprise four-bay round roof sheds with sizeable lean-tos attached on either side. There are also a number of traditional granite stone outbuildings, a single-storey block-built building, a two-bay round roof shed and a four-bay back-to-back lean-to.

As you drive up the avenue to the property, right at the top is the remains of the former residence. Perched on a poised site, this was a two-storey Georgian style residence which suffered fire damage a number of years ago. The current residence is a three-bedroom bungalow built about 12 years ago.

Extending to circa 2,000 square feet, accommodation includes a large conservatory, two reception rooms, kitchen, three bedrooms (one ensuite), utility, office and two bathrooms. **CL**