

# KNOCKEENS KILGARVAN, CO KERRY

DONALD & NICHOLSON GROUP  
**DNG**  
TIMOTHY O'SULLIVAN





76.13ha (188.11 acres)  
(According to Title)

Farm situated in an elevated position with  
wind turbine potential, enjoying spectacular  
far-reaching views across the Roughty Valley

For sale as a whole

**PRICE ON APPLICATION**



**KNOCKEENS**  
**KILGARVAN, CO KERRY**



## Situation

Set on the edge of the Mangerton Mountains, the farm enjoys an attractive southerly outlook over the Roughty Valley. The land which extends to approximately 76.13ha (188.11 acres) sits in one block consisting of arable fields, rough grazing land, commercial forestry, and ancient oak woodland. Sitting on an elevated position, it enjoys panoramic views over the countryside, down into Roughty valley with distance views of Kenmare Bay to the west, it's situated at the end of a quiet "cul de sac" and is easily accessed from the public road.

A short drive from the village of Kilgarvan which has several shops pubs, and national school, its only 7 miles to the town of Kenmare which provides an extensive range of services and amenities including shops, restaurants, supermarkets, professional services and secondary school. The farm is very accessible, only 2km from the main Kenmare to Kilgarvan R569 road, and within easy commuting distance of both Killarney and Cork.

## Description

The farm provides the perfect secluded getaway with spectacular views and affords potential purchasers the opportunity to create a private residence (Subject to planning consent) as there is the remains of three derelict houses on the property. With a stream running through the property, the farm is the outdoor enthusiast's dream with scenic hill walking, sporting pursuits, with numerous opportunities on the doorstep with the landscape provides the potential to create good income form the land.



The land is divided into several enclosures by mainly post and wire fences, extending to approximately 76.13ha (188.11 acres), the land included is summarized as follows:

Land Type	Size
Permanent Pasture	11.53ha (28.49 acre)
Rough Grazing	14ha (34.6 acres)
Forestry	38.12ha (94.19 acres)
Woodland/ Miscellaneous	12.48ha (30.83 acres)

For guidance purposes only



## Forestry

The commercial forestry consists of two separate plantations, the first plot was planted in 2002 and comprises of 27.44ha of which 22.40ha (55.35 acres) is Spruce and the remaining 5.04ha (12.45 acres) is of ash. The mature crops is firmly established and provide an opportunity for some immediate timber income, permission has been granted to thin the plantation and establish a new forestry road.

The second forestry plot of 16.08 ha planted in 2013, (13.53 ha (33.43 acres) planted) consists mainly of

Sitka spruce with some Alder and Larch as well.

In addition to the new commercial forestry, there is approximately a further 3-4 acres of conifers originally planted for the Christmas tree market, a good opportunity to grow and manage the current tree crop.

There may be the potential for further afforestation on the land, subject to the necessary consents

On the southern point, there is ancient woodland,



dominated by large mature oak trees with numerous other native mature trees scattered around the property.

## Wind Turbines

Planning consent is current being considered to establish a Wind Farm in the surrounding area, with the possibility of establishing 2 or 3 turbines on the land, providing an excellent opportunity to acquire annual income subject to the relevant planning approval.

## Viewing

Viewing is strictly by appointment with the Selling Agents.

## Further Information

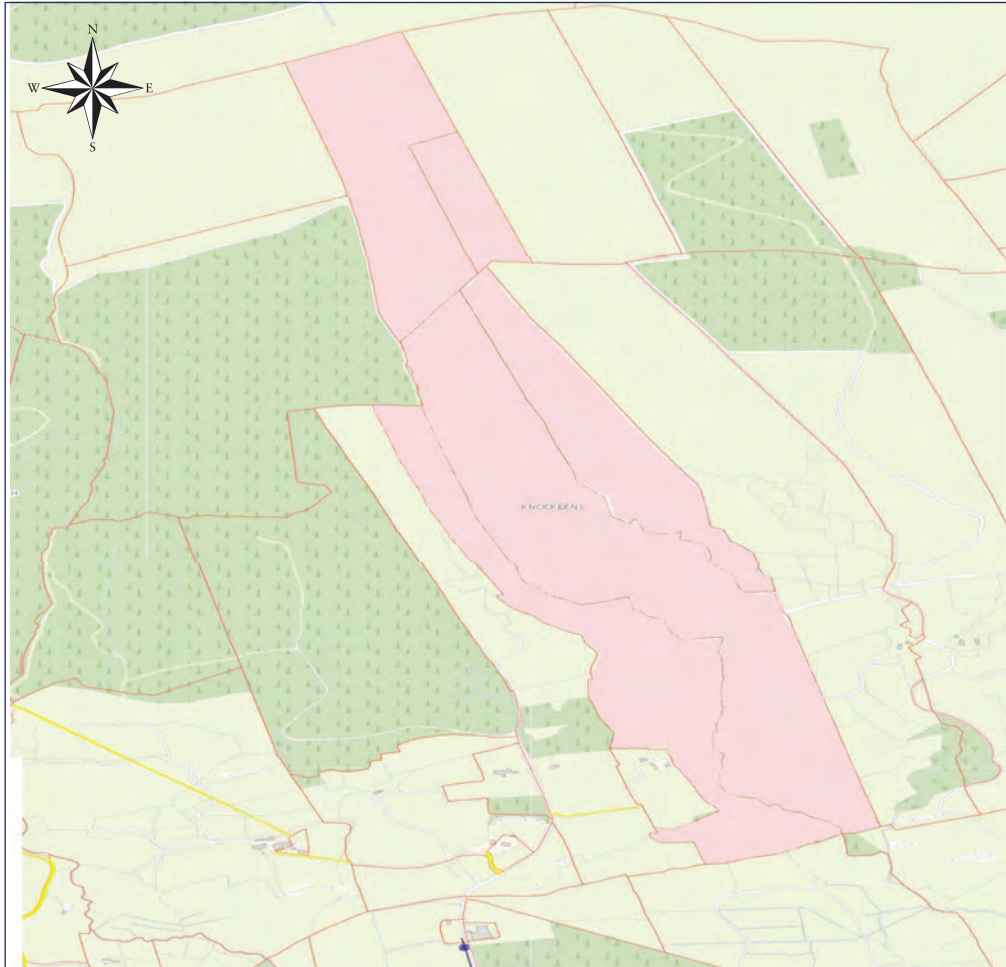
For detailed information, please contact DNG Timothy O'Sullivan to access further information on specific elements of the Property, including species forestry details, maps etc.

Kilgarvan 5km (3 miles) Kenmare 11 km (7 miles)  
Killarney 36km (22 miles) Kerry Airport 53km (32 miles)  
Cork 90km (56 miles)









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