

**63.80 acres of Agricultural Land**  
**incl. Farmhouse & Farmyard**  
**at**  
**Ballinglanna, Lattin, Co Tipperary E34 AP93**



**For Sale by Private Treaty**

Brady Group, The Lodge, Lee Road, Cork.

**T: 021 45 45 120**

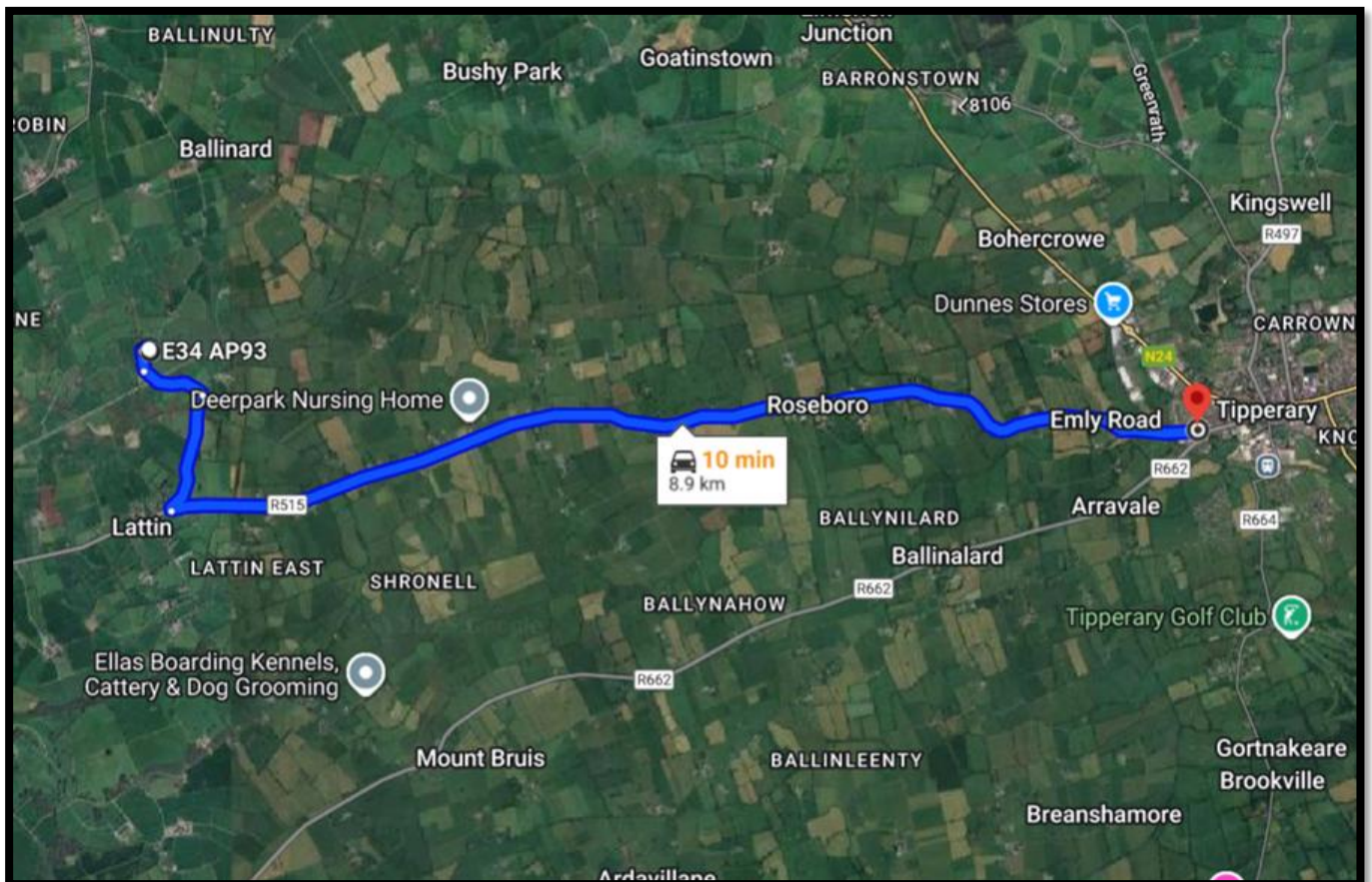
**[www.bradygroup.ie](http://www.bradygroup.ie)**

PSRA License No: 001749

# Location

## Ballinglanna, Lattin, Co Tipperary E34 AP93

- A great opportunity to buy an “Golden Vale” holding in the Golden Vale.
- Located in the townland of Ballinglanna, Lattin, Co Tipperary.
- 9km East to Tipperary Town and 36km North West to Limerick
- Half way Between Emly and Tipperary Town,
- Just 1.1miles from Lattin village, off the R515

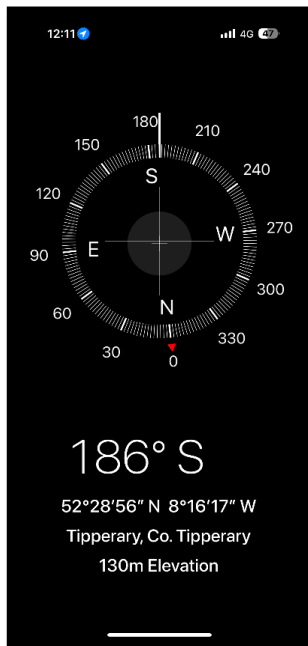






## LAND

- An idyllic 'Golden Vale' holding in South Tipperary.
- Nice setting with mature trees and magnificent countryside views.
- The entire property comprises of 63.80 acres
- 63.13 acres approx. of agricultural land
- The land is in one main block laid down to grass
- The property includes a Farmhouse on 0.67 acres approx. & separate farmyard.
- There is 125m of road frontage.
- The aspect is southerly, and it is 130 metres above sea level.









# Farmyard

The farmyard is separate from farmhouse. It originally was dairy unit consisting of milking parlour, slatted unit, cubicle shed, 3 Bay straw shed and general-purpose buildings. It is now used for storage and a work shed. It is functional and well maintained and is currently in use.





# Dwelling house

E34 AP93

- Situated on 0.67 acres approx.
- Nice setting with mature trees and magnificent countryside views
- It is a well-maintained single story 3 bed bungalow.
- The holding is serviced with water (2 bored wells), electricity and septic tank.
- It contains kitchen, living room, sun room, hall, bathroom and 3 bedrooms.
- BER Rating to follow.



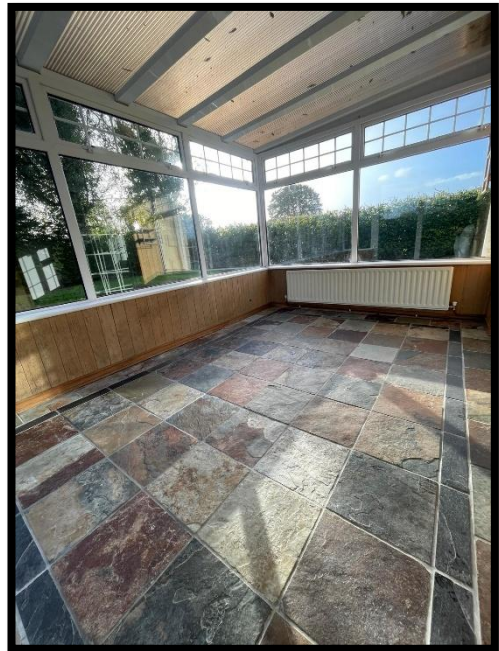












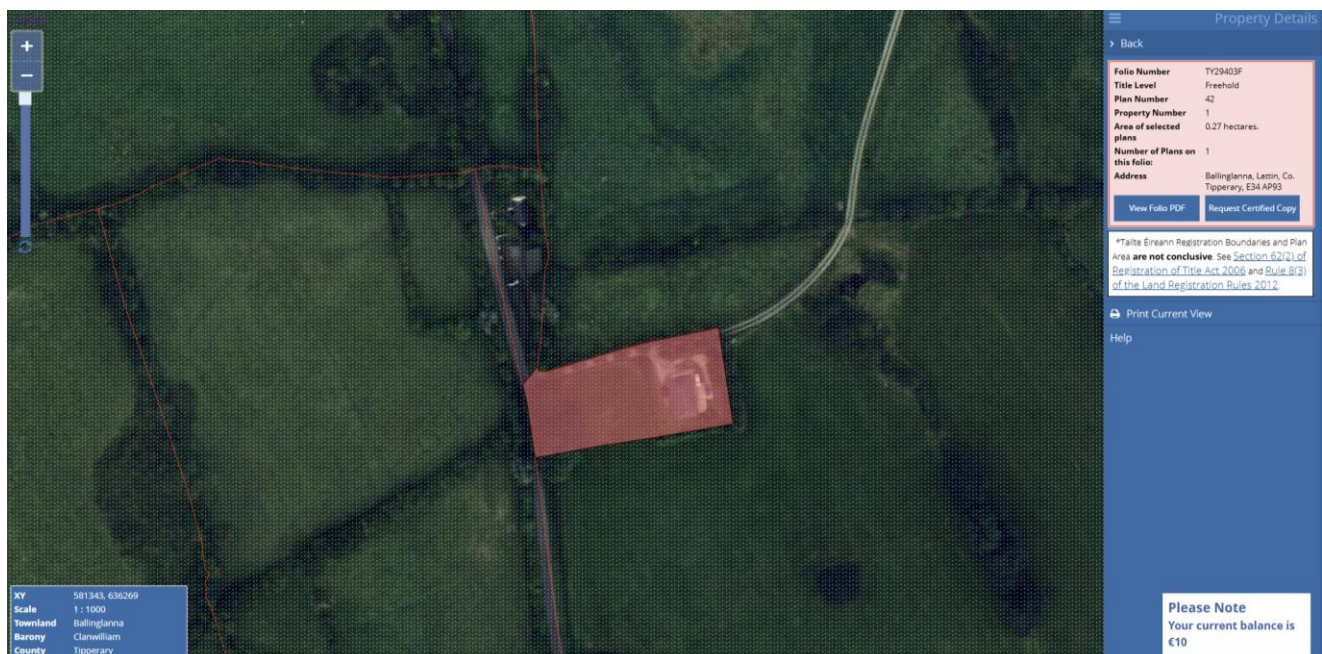


# Map of Holding

## File Plan - TY25155F.



## File Plan - TY29403F





## For Sale in by Private Treaty with sole Brady Group

### Available in Lots:

- Lot 1: Farmhouse on 0.67 acres.
- Lot 2: 63.13 acres of agricultural land (incl. farmyard).
- Lot 3: Entire property.
- Alternative lots considered.

## Advised Market Value

**€ 1,100,000**

Contact Sole Agents



021 45 45 120    [info@bradygroup.ie](mailto:info@bradygroup.ie)    [www.bradygroup.ie](http://www.bradygroup.ie)



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