



**BRADY
GROUP**

AGRICULTURAL CONSULTANTS | LAND AGENTS

FOR LEASE

c c92.5 acres

at

Ballycannon, Kerry Pike, Co. Cork. T23 KAC6



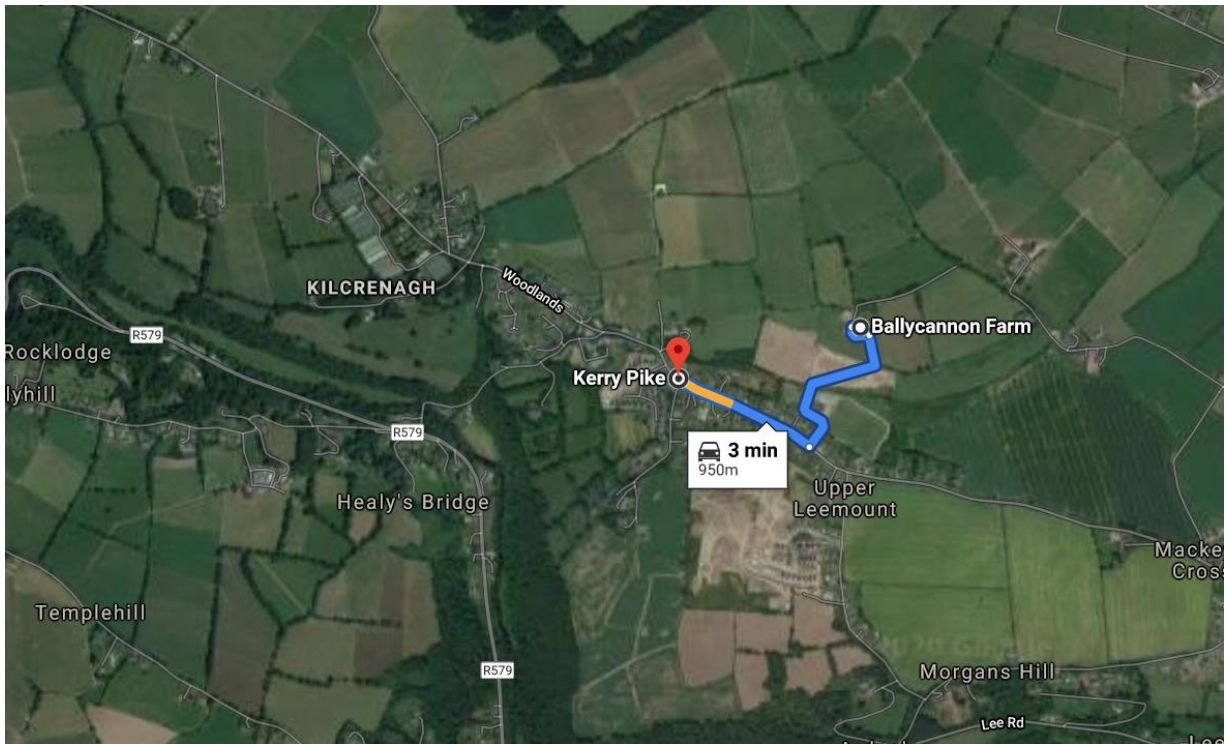
Contact Sole and Exclusive Agents

Brady Group, The Lodge, Lee Road, Cork Tel: 021 45 45 120

www.bradygroup.ie PSRA License No: 001749

Location

- The farm is located 1km from Kerry Pike, County Cork,
- It is 7.5km to the west of Cork City
- The farm land is located directly north of the Ballycannon GAA pitch.
- The farm rises just over 300ft above sea level.







Farm Details

- C92.5 acres for 7 year lease (negotiable)
- Top quality agricultural land in one bloc.
- In grass but Suitable for all agricultural uses.
- Farmyard with 150 slatted accommodation for beef cattle
- BPS Entitlements leased and paid back to the owner.
- Process includes Financial Vetting i.e. financial accounts etc
- Confidentiality assured

The Process

Lease Offers:

Term: 7 years commencing on the 1st of April 2020 – 31st March 2027

Price: Quote price per net acre. Expectation range of €290-€310/acre.

Reviews:

Payment: Monthly (20th of Month) by standing order.

Financial and Technical Vetting of Lessees:

Accounts: Financial accounts for 2018, 2017 & 2016

Codes: ICBF & Milk Purchaser access codes.

Letter: Letter of comfort from financial institution/accountant confirming financial standing and suitability for the lease.

BPS Entitlements:

- Basic Payment Scheme Entitlements to be leased to the lessee with the land.
- 100% of BPS Entitlements to be repaid to the lessor annually for as long as they exist.
- BPS Entitlements to be confirmed.

Map of Holdings (exact boundaries may vary slightly)



Contact Sole Agent

Expressions of interest to sole agents Brady Group



021 45 45 120

info@bradygroup.ie

www.bradygroup.ie



Brady Group, for themselves and the vendors of this property whose agents they are, give notice that: 1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2. No person in the employment of Brady Group has any authority to make or give any representation or warranty whatever in relation to this property; 3. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. 4. Maps are for guideline purposes and may not accurately represent lands.