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**AUCTIONEERS &  
REAL ESTATE AGENTS**

[WWW.HOL.IE](http://WWW.HOL.IE)

**5 ACRES**

13 Acres in two plots,  
it's available altogether  
or in two separate lots.

**8 ACRES**

**Woodfield, Clonakilty, West Cork**

**GPS: 51.619794, -8.979965**

**Guide Price: €200,000**

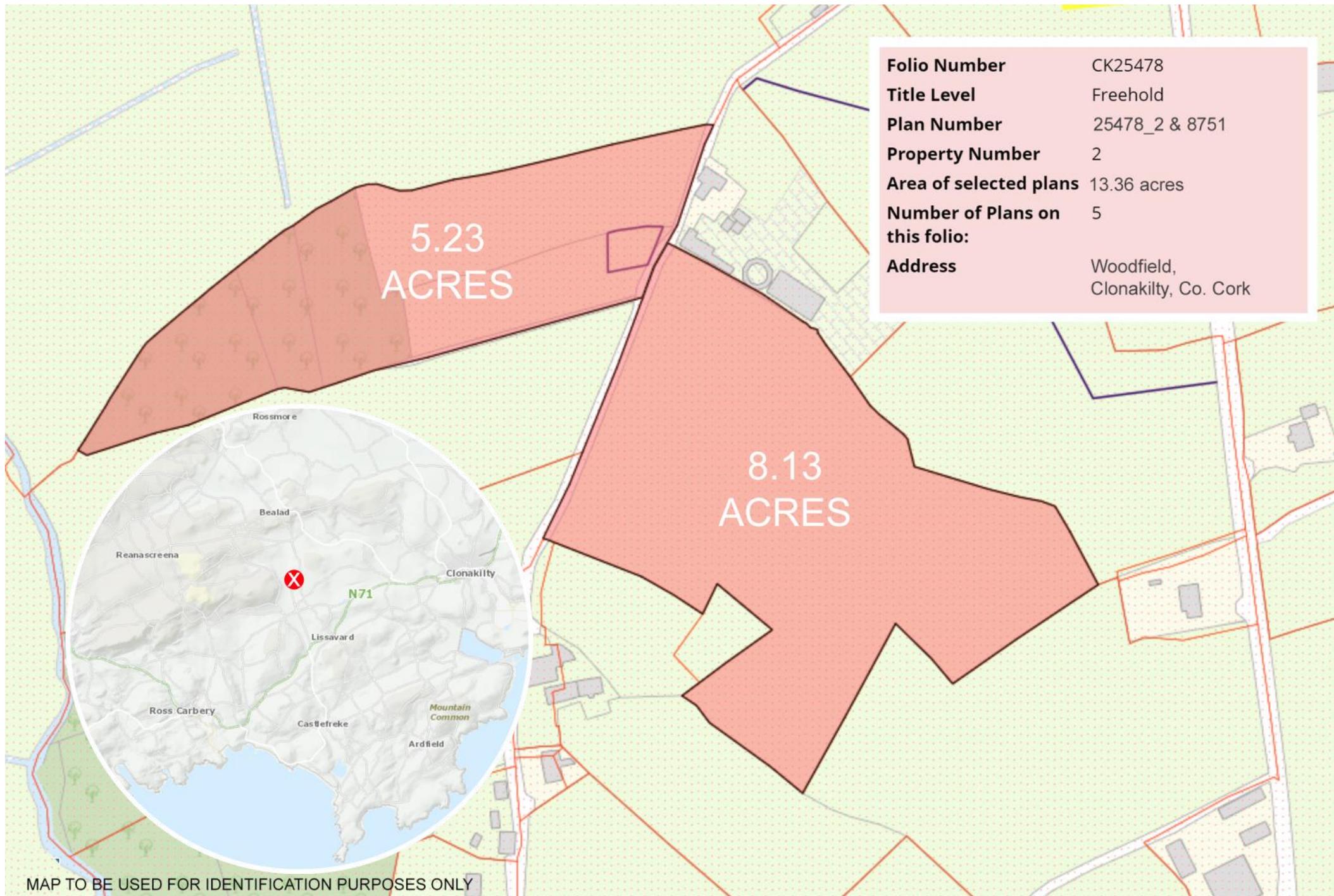
This exceptional agricultural property extends to just over 13 acres, it is divided into two distinct plots, each offering unique opportunities. The larger plot, of 8 acres, is prime agricultural land that has been meticulously maintained as permanent pasture. It is gentle sloping and without waste, although it is laid out in grass it would be suitable for any crop. Its excellent public road frontage adds to its appeal, ensuring easy access and making it a highly practical and valuable piece of farmland.

In contrast, the plot across the road presents a different kind of opportunity. Although it has been neglected for several years and is currently overgrown, it holds significant potential. The land here also features a decent slope and good road frontage. With some reclamation and proper management, this plot could be transformed into productive agricultural land. The quality of the surrounding land indicates the possibilities that lie within this neglected plot, making it an enticing project for those looking to invest in and develop agricultural property.

Additionally, the property's location is highly convenient, situated equidistant from both Clonakilty and Rosscarbery towns, each just 7km away. Whether you are looking to expand your farming operations or embark on a new agricultural venture, this property offers a blend of ready-to-use prime land and a promising project that can be tailored to your vision. There is mains water on the public road.







<b>Folio Number</b>	CK25478
<b>Title Level</b>	Freehold
<b>Plan Number</b>	25478_2 & 8751
<b>Property Number</b>	2
<b>Area of selected plans</b>	13.36 acres
<b>Number of Plans on this folio:</b>	5
<b>Address</b>	Woodfield, Clonakilty, Co. Cork

MAP TO BE USED FOR IDENTIFICATION PURPOSES ONLY

No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.