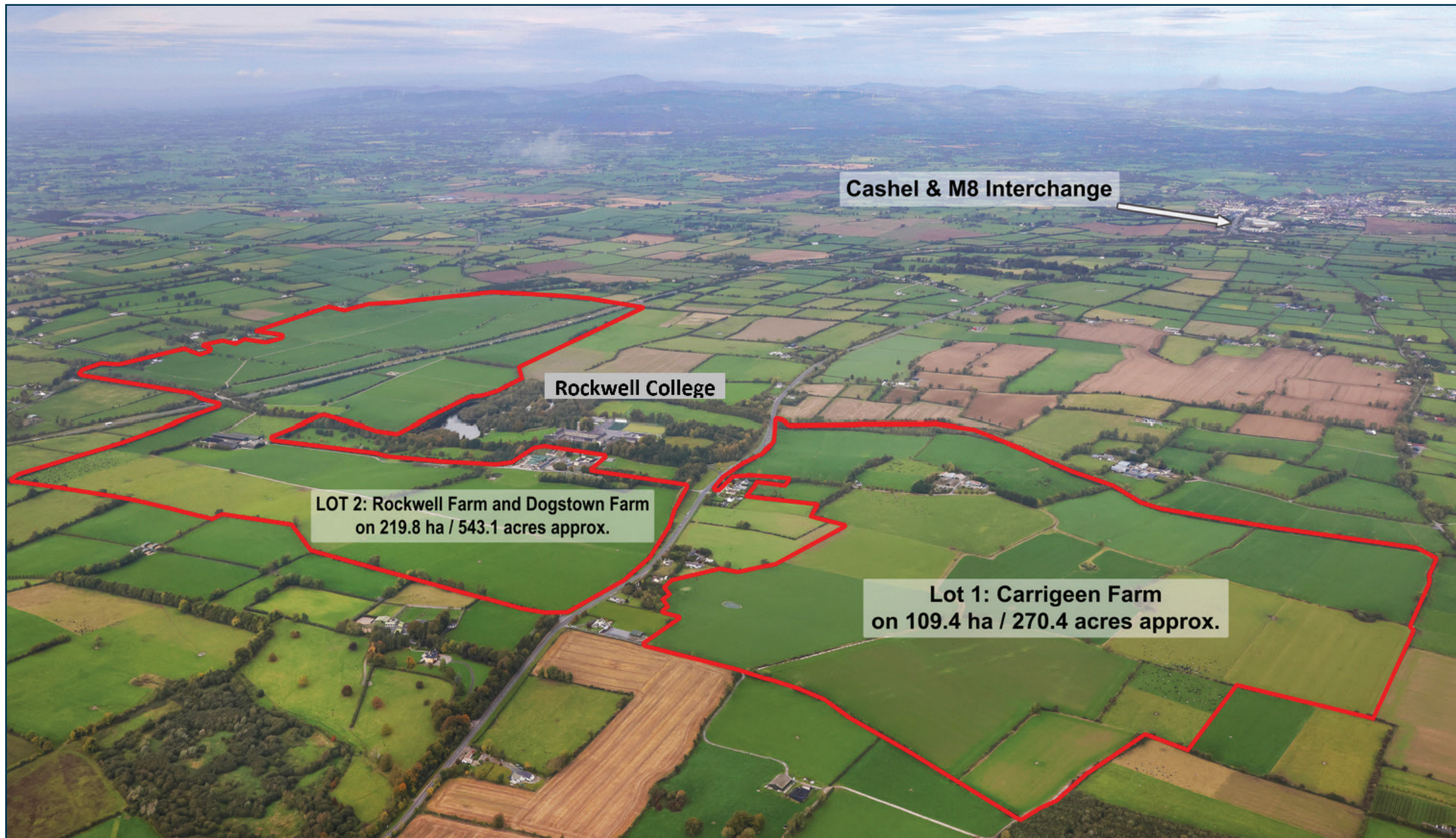


ROCKWELL FARM

CASHEL, COUNTY TIPPERARY, IRELAND







SPECIAL FEATURES

- A once in a generation opportunity to purchase one of Ireland's best and biggest farm holdings.
- Prime location adjacent to Rockwell College in the heart of the Golden Vale, County Tipperary. One of Ireland's most renowned farming regions.
- Extending to approximately 329.2 hectares (813.5 acres) of top-quality, productive land.
 - Ideally situated just 7km from the M8 interchange and Cashel town.
 - Exceptionally well-managed and maintained working dairy farm.
 - Highly productive enterprise with excellent soil quality and grazing conditions
- Extensive range of modern agricultural buildings and facilities suitable for a variety of uses.
- Comprehensive internal roadway network providing excellent accessibility throughout.
 - Mature hedgerows and established boundaries, enhancing shelter and privacy.
 - Electric fencing and an underground water system serving all paddocks.
- Well-designed layout of large paddocks allowing for efficient rotation and management.



ROCKWELL FARM

What's rare is truly wonderful — and the opportunity to acquire one of Ireland's finest farms is now within reach. Rockwell Farm has been meticulously managed and maintained over the years, with an impressive level of infrastructure in place to support a highly efficient farming enterprise.

The lands are superbly laid out, providing easy access to every part of the holding. Rich, lush pastures extend across the farm, complemented by mature hedging that offers natural privacy, shelter, and security. With multiple access points, the property enjoys excellent connectivity to the R639, linking directly to the historic town of Cashel and the M8 Motorway interchange, ensuring convenience without compromising the tranquillity of its idyllic rural setting.



Rockwell Farm, Cashel, County Tipperary, Ireland



Rockwell Farm

Cashel, County Tipperary, Ireland

Rockwell Farm lies in the heart of Ireland's renowned Golden Vale, County Tipperary — a truly rare opportunity to acquire one of the country's finest and largest agricultural holdings. Ideally situated just off the M8 Motorway, adjacent to Rockwell College, and only a short distance from the historic town of Cashel, this exceptional property extends to approximately 329.2 hectares (813.5 acres) of prime land.

The sale includes two residences which are part of Carrigeen Farm (Lot 1) along with an extensive range of modern farm buildings and storage facilities, offering outstanding potential for large-scale dairy, beef, stud farm or tillage enterprises. The Entire lands represent a once-in-a-lifetime chance to own a landmark holding in one of Ireland's most productive and sought-after farming regions.

LOTING OPTIONS:

Lot 1 – Carrigeen Farm on approx. 109.4 ha (270.4 acres) which includes two residences and a farmyard. Carrigeen Farm is situated across the road from the lands at Rockwell Farm.

Lot 2 – Rockwell Farm and Dogstown Farm on approx. 219.8 ha (543.1 acres) which includes a modern milking parlour and full farmyard with modern facilities.

Lot 3 – The Entire – to include Lot 1 and Lot 2 at Carrigeen Farm, Rockwell Farm and Dogstown Farm with a total acreage of approx. 329.2 ha (813.5 acres).

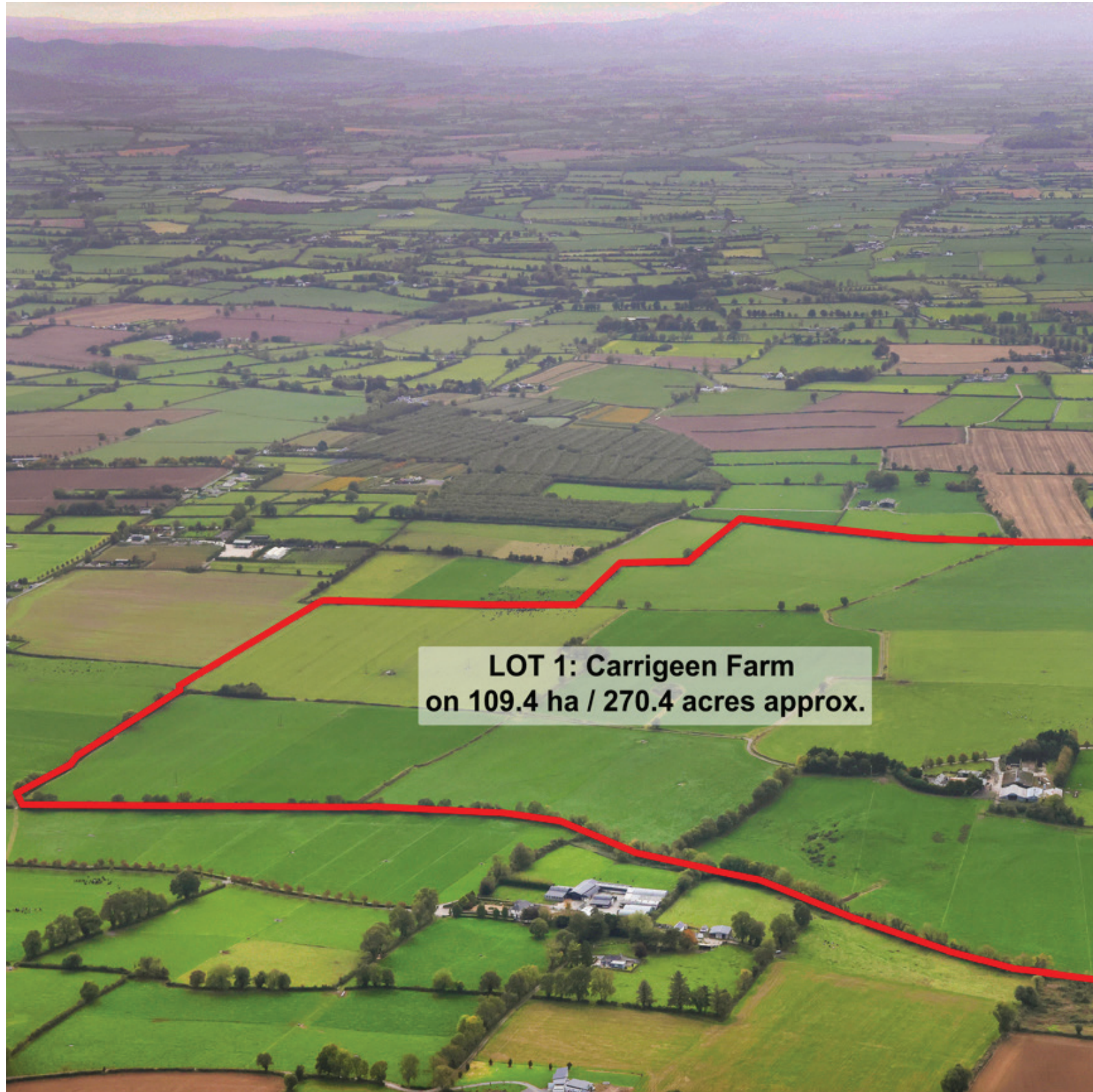
For Sale by Private Treaty

Farmer's Cottage: BER F | BER Number: 118860287 | EPI: 405.68 kWh/m²/yr

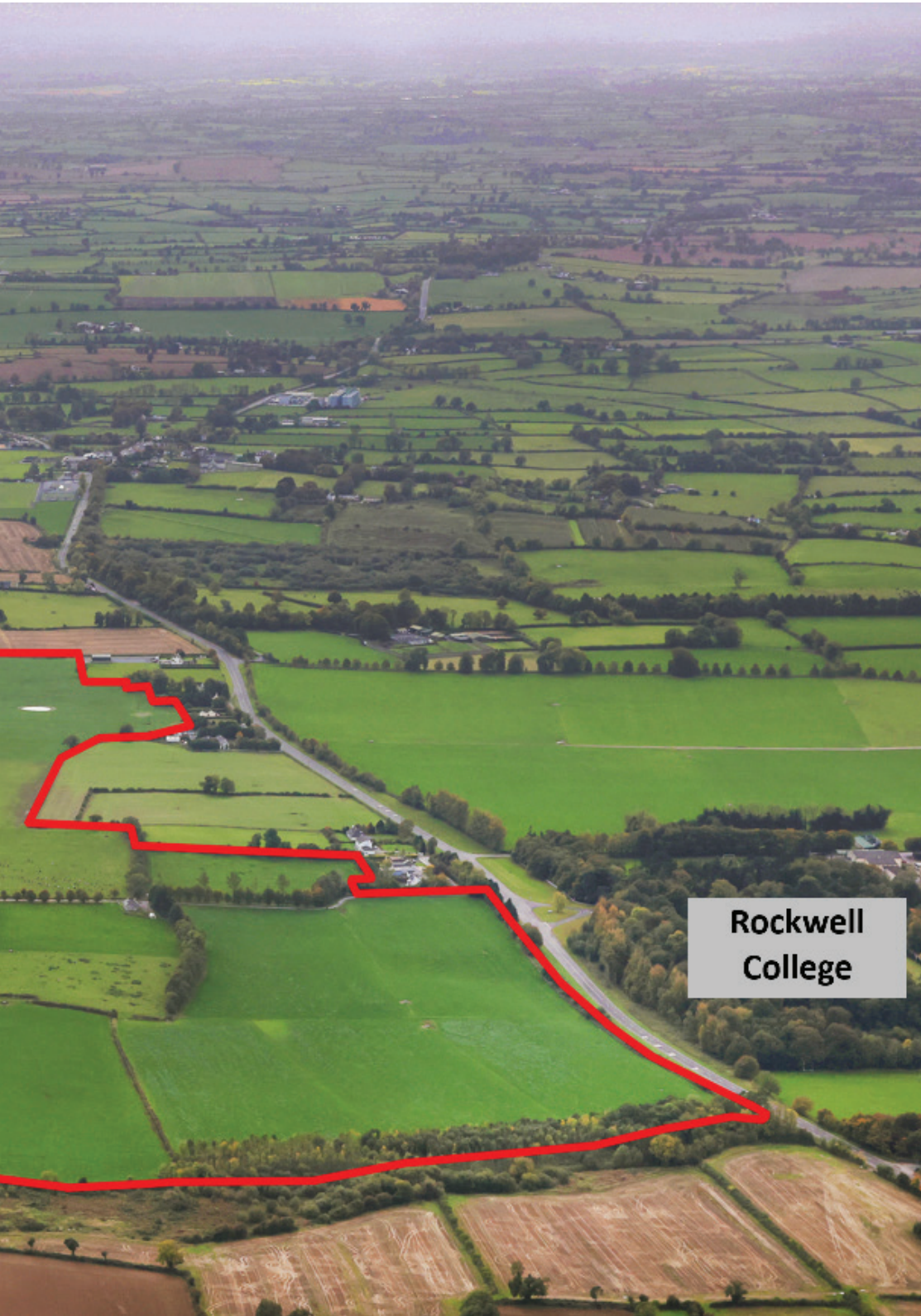
Main Residence: BER F | BER Number: 118860295 | EPI: 385.17 kWh/m²/yr



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Rockwell Farm, Cashel, County Tipperary, Ireland



LOT 1 – CARRIGEEN

APPROX. 109.4 HECTARES (270.4 ACRES)

Located directly across from Rockwell College, Carrigeen Farm comprises some of the finest land holdings in the country with excellent access through the lands, together with 2 farm residences to service the farm.

Farm Cottage (Approx. 77 sq m / 828 sq ft)

Positioned conveniently close to the main road, this traditional cottage comprises an entrance hall, living room, kitchen, utility, three bedrooms, and a main bathroom. The property includes small front and rear gardens and would make an ideal residence for farm staff or a farm manager once upgraded. While in need of modernisation, the cottage retains character and offers excellent potential within this substantial holding.

Farm House (Approx. 195 sqm / 2,098 sq. ft.)

The main residence is located further back into the farm and is beside the farmyard. This bungalow comprises living room, sitting room, kitchen, utility, storage rooms, 3 bedrooms, main bathroom. The main residence is also in need of modernisation.

CARRIGEEN FARM YARD

Carrigeen Farm includes numerous farm buildings:

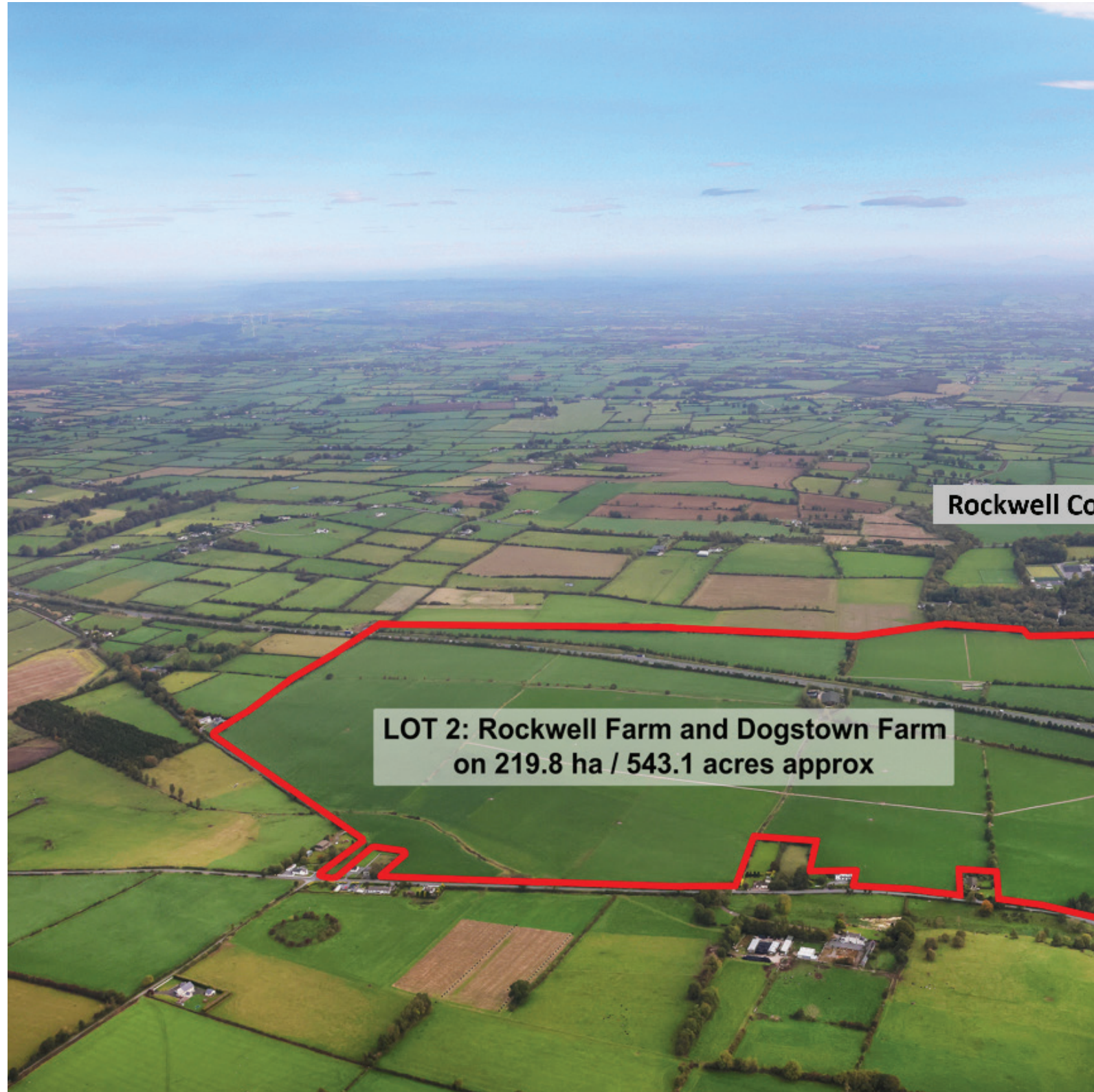
- Slatted cattle shed with underground concrete tanks with slatted precast floors, steel frame structure, masonry cladding to sidewalks and corrugated steel roof cladding with galvanised steel cattle pens internally. Gross floor area of approx. 816 sq.m.
- Hay and cattle shed with steel frame structure, masonry cladding to sidewalks, corrugated steel roof cladding, sliding doors and galvanised steel cattle pens internally. Gross floor area of approx. 651 sq.m.
- Slatted cattle shed with underground concrete tanks with slatted precast floors, steel frame structure, masonry cladding to sidewalks and corrugated steel roof cladding with galvanised steel cattle pens internally. Gross floor area of approx. 679 sq.m.
- Slatted cattle shed with steel frame structure, masonry and cladding to sidewalks, corrugated steel roof cladding, sliding doors, galvanised steel cattle pens internally. Gross floor area of approx. 105 sq.m
- Storage shed with steel frame structure, masonry and cladding to sidewalks, corrugated steel roof cladding, sliding doors, galvanised steel cattle pens internally. Gross floor area of approx. 156 sq.m
- Storage shed with steel frame structure, masonry and cladding to sidewalks, corrugated steel roof cladding, sliding doors, galvanised steel cattle pens internally. Gross floor area of approx. 157 sq.m
- Two Silage Pits
- Cattle Crush

CARRIGEEN MAIN RESIDENCE



CARRIGEEN COTTAGE





Rockwell Co

LOT 2: Rockwell Farm and Dogstown Farm
on 219.8 ha / 543.1 acres approx



LOT 2 – ROCKWELL AND DOGSTOWN

APPROX. 219.8 HA (543.1 ACRES).

These lands are beside Rockwell College, directly across from Lot 1, Carrigeen Farm. The main holding has some of the best land in Ireland with the quality of grass second to none, and an extensive road network throughout, providing easy access to all surrounding paddocks for both livestock and machinery all year around. The majority of paddocks are all piped for water and with the boundaries having electric fencing.

ROCKWELL AND DOGSTOWN INCLUDES:

- 202 Roofless Cubicles with an Underground Slatted Tank, Straw Bedded Shed, Handling and Drafting Area
- Slatted cattle shed with underground concrete tanks with slatted precast floors, steel frame structure, metal cladding to sides and roof. Steel sliding gates and galvanised steel cattle pens internally. Gross floor area of approx. 1,344 sq.m
- Slatted cattle shed with underground concrete tanks with slatted precast floors, steel frame structure is clad in metal sheeting. Gross floor area of approx. 2,890 sq.m
- Cattle shed with steel frame structure and concrete floor, concrete blockwork, and cladding to sides. Large sliding gates and galvanised steel cattle pens internally. Gross floor area of approx. 544 sq.m
- Single and two storey building with masonry external plastered walls, concrete floors, precast floors and timber roof structure with slate roof finish. Gross floor area of approx. 435 sq.m
- Steel frame Storage sheds with concrete floors, concrete blockwork and cladding to side walls. Gross floor area of approx. 1181 sq.m
- Old Slurry Tank
- Silage Pit
- 60 unit de Laval rotary parlour, 28,000 litre de Laval bulk tank



LOT 2 - ROCKWELL AND DOGSTOWN FARM



Rockwell Farm, Cashel, County Tipperary, Ireland

LOT 2 - ROCKWELL AND DOGSTOWN FARM



LOT 2 - ROCKWELL AND DOGSTOWN FARM



Rockwell Farm, Cashel, County Tipperary, Ireland

LOCATION

THE GOLDEN VALE – IRELAND’S FINEST FARMING HEARTLAND

Nestled in the heart of County Tipperary, the Golden Vale is widely regarded as Ireland’s most fertile and picturesque agricultural region — a landscape of rolling green pastures, gently undulating hills, and rich limestone soil that has sustained generations of farmers. This is the land that defines Irish farming at its best: productive, natural, and timeless.

The Golden Vale stretches through Tipperary, Limerick, and Cork, but it is here, in Tipperary, that its character truly shines. The land is famed for its exceptional grass-growing capacity, providing perfect conditions for dairy and beef farming, while also supporting strong tillage and equine enterprises. The limestone-based soil, mild climate, and reliable rainfall combine to create a natural balance that produces lush pasture and remarkable yields year after year.

Farms in the Golden Vale are more than holdings — they are part of a proud agricultural heritage. The region is home to many of Ireland’s most respected dairy producers, stud farms, and family-run enterprises, all benefiting from an environment that is as beautiful as it is bountiful.

Beyond the land itself, the Golden Vale offers an exceptional quality of rural life. The nearby towns of Cashel, Cahir, and Thurles provide all modern conveniences, while the M8 motorway ensures swift access to both Dublin and Cork. It’s a place where tradition and progress meet. Where modern agriculture thrives amidst history, community, and natural beauty.

To own a farm in the Golden Vale is to hold a piece of Ireland’s most cherished landscape — land that has earned its name not just for its fertility, but for its enduring value and timeless appeal.

Rockwell Farm is located a short distance from the picturesque town of Cashel in County Tipperary. Cashel lies just off the M8 motorway, which connects Dublin to Cork, making it very accessible — roughly an hour from Cork, an hour and a half from Dublin, and about 20 minutes from Thurles.

The town itself is dominated by the iconic Rock of Cashel, a dramatic limestone outcrop topped with ancient medieval buildings, including a cathedral, a round tower, and Cormac’s Chapel. This landmark, visible from miles around, is one of Ireland’s most famous heritage sites and symbolizes Cashel’s deep historical and religious significance — it was once the seat of the kings of Munster before being gifted to the Church in the 12th century.

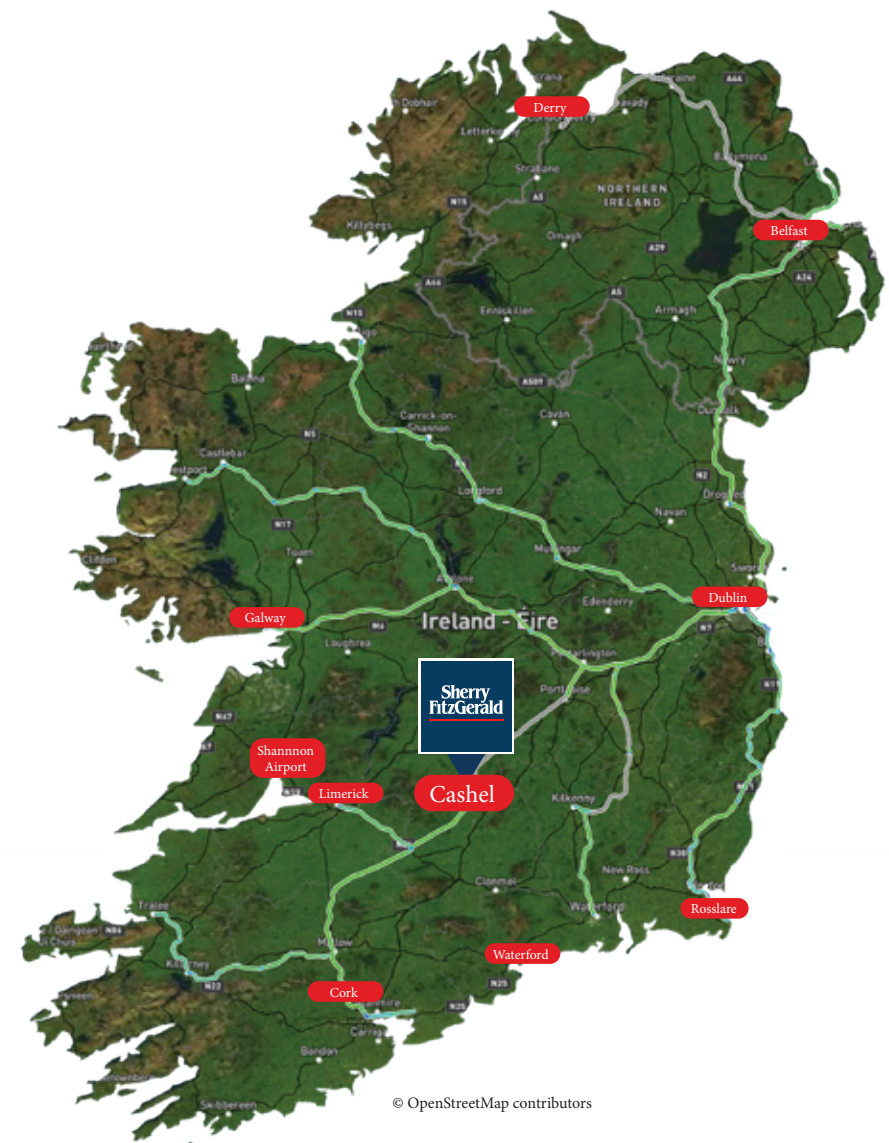
Cashel serves as a gateway between the north and south of Tipperary, linking the bustling market towns of Clonmel and Thurles. The surrounding countryside is quintessentially Irish — rolling hills, patchwork fields, and distant views of the Galtee Mountains to the south. Cashel has a strong local charm, with traditional pubs, artisan cafés, and a community that blends rural life with a steady flow of visitors drawn by its history and beauty.

Rockwell Farm to Cashel: 7km
Rockwell Farm to M8 Motorway: 7km
Rockwell Farm to Dublin: 173km
Rockwell Farm to Cork: 88km
Rockwell Farm to Limerick: 61km
Rockwell Farm to Shannon Airport: 87km
(All distances are approx.)

TECHNICAL INFORMATION

SERVICES Carrigeen - mains electricity, mains water, septic tank (for residential units).
Rockwell & Dogstown - services mains electricity, mains and natural water supply, septic tank.
SALE METHOD For Sale by Private Treaty
TENURE & POSSESSION The property is offered for sale freehold with vacant possession being given at the closing of sale.
VIEWING Strictly by Private Appointment.

Building Energy Rating (BER)
Farmer's Cottage: BER F | BER Number: 118860287 | EPI: 405.68 kWh/m²/yr
Main Residence: BER F | BER Number: 118860295 | EPI: 385.17 kWh/m²/yr





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