

Ref: 8374

KILGAWNY, RATHCONRATH, CO. WESTMEATH



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Extensive C. 159 Acre Farm, Including C. 31 Acres Of Mature Forestry, And Derelict Cottage For Sale By Private Treaty





LOCATION:

This valuable holding is located on the main Mullingar to Ballymahon road (R392) in Co. Westmeath, close to the local villages of Rathconrath and Moyvore and close to the Longford border. The property is within easy access to Mullingar (16km), Athlone (30km), Longford and Tullamore towns (both 34km).

Ballymahon offers a good selection of amenities to include primary school, shops, recreational activities with greenways, waterways and cycling trails. The property is only 9km from renowned, family-friendly and year-round attraction, at Center Parcs.

The holding is 16km from Mullingar which offers an extensive range of amenities and facilities with primary and second level schools, shopping centres, as well as all major retail stores, thriving cafes, pubs, restaurants, hospital, GAA grounds and more.

The property has some frontage onto the public road, as well as access over a shared driveway. Currently, there are c. 128 acres of grassland with c. 31 acres of mature forestry. The lands have been well farmed and are generally presented in good heart. There is a single storey derelict cottage beside the public road which offers potential for further development, subject to the relevant planning permission being obtained.

The lands are all presented in excellent condition and be offered in the following Lots:

Lot 1: C. 69.1 acres: This is excellent quality grassland, laid out in five fields and is suitable for tillage.

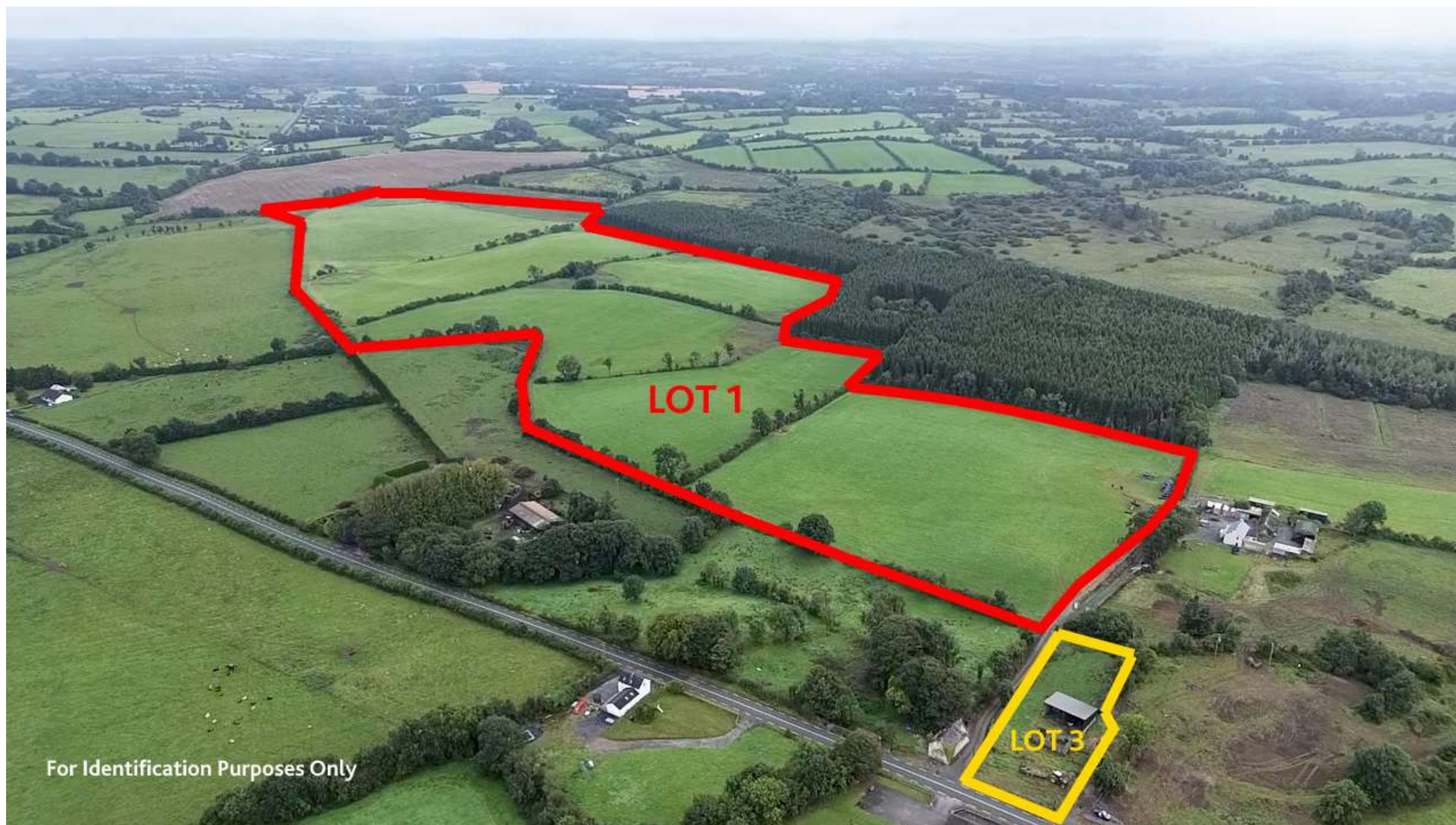
Lot 2: C. 57.578 acres: This land has some road frontage, is in grassland and includes a cattle crush and pen.

Lot 3: C. 0.768 acres: This lot has some frontage onto the public road and includes a derelict cottage and shed.

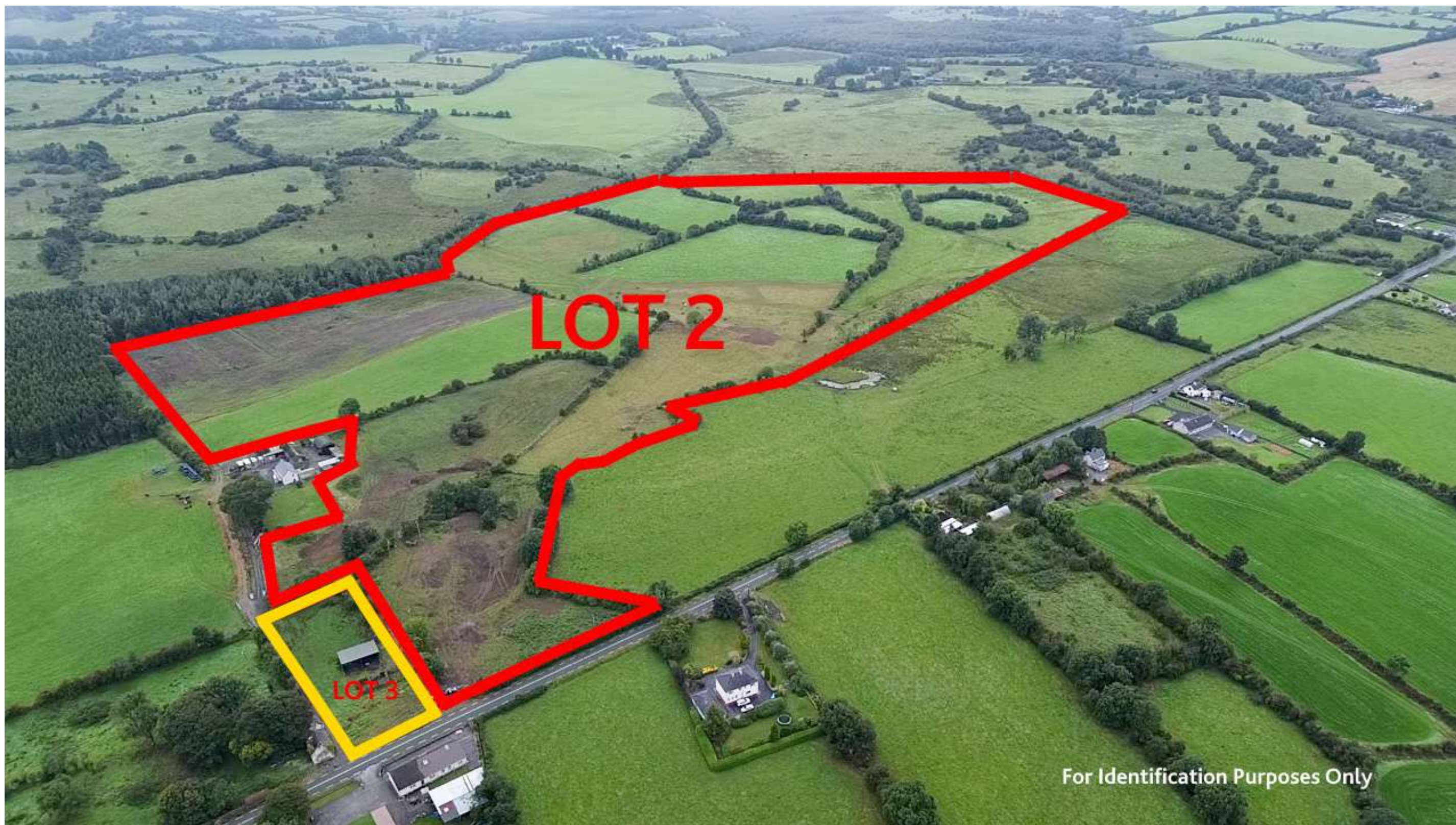
Lot 4: C. 31.721 acres: This land has a crop of mature forestry.

Lot 5: C. 159 Acres: The Entire With Derelict & Forestry.





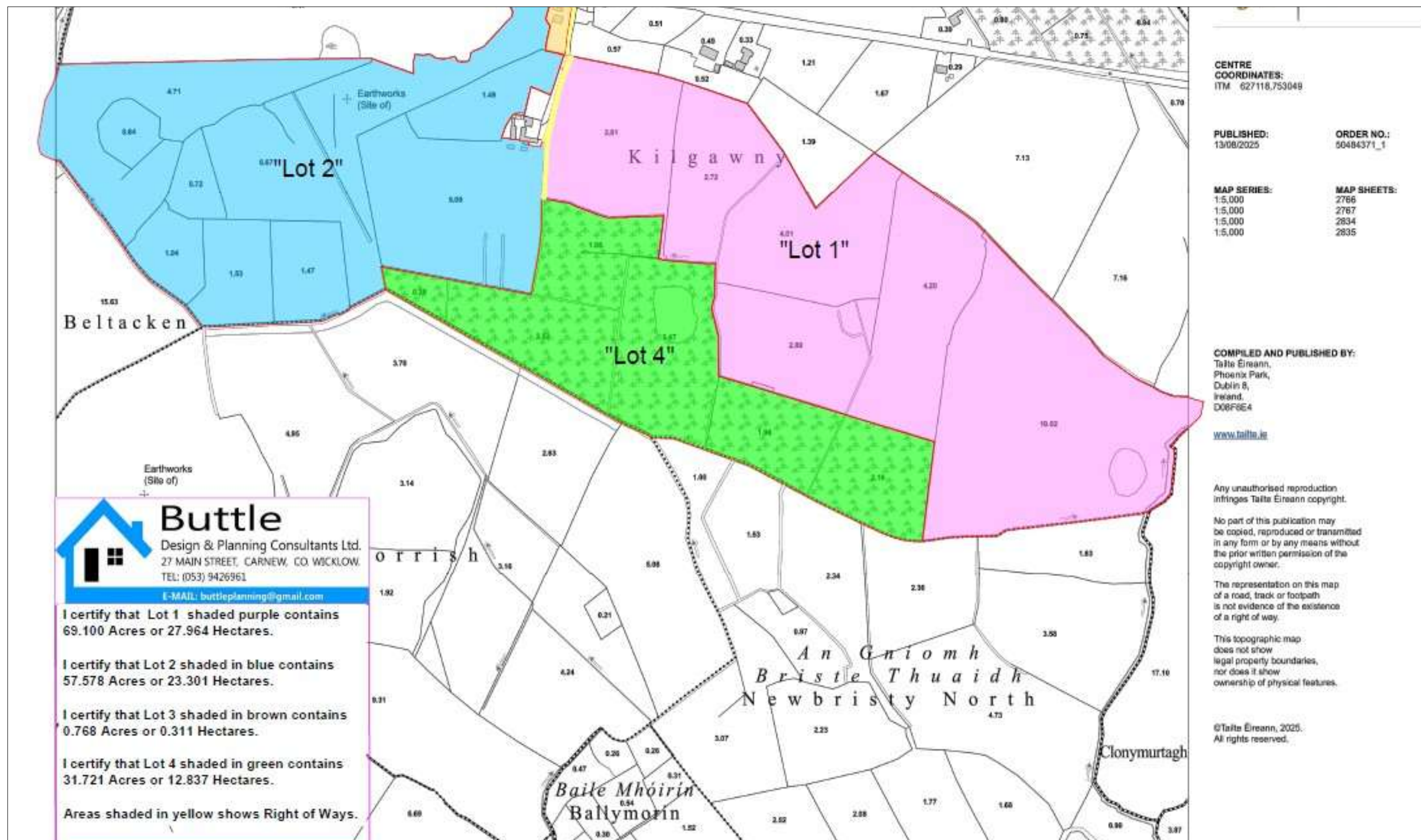
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