





AUCTION - THURSDAY 15TH MAY AT 3PM IN ROOM AND ONLINE

27.23 ACRES

A rare opportunity to acquire an agricultural holding with significant potential in the townland of Cormaddyduff, just 6km southeast of Ballyjamesduff and 7km west of Virginia.



Cormaddyduff Virginia Co. Cavan

The land is well-divided and easily accessible, located just 1.5km from the R195, which connects Castlepollard to Virginia.

Drainage work has been completed on the western portion, optimizing its natural elevation, and this section has also been recently reseeded with pasture. With similar drainage improvements on the eastern side, this 27-acre farm could be further enhanced into a top-quality agricultural holding.

The property is securely fenced and features a natural water supply, along with cattle handling facilities centrally located for ease of livestock management. Its proximity to marts and abattoirs adds further convenience for farming operations.

This is a fantastic opportunity to acquire a well-located farm with strong potential for further development.

LOCATION

The land is located in Cormaddyduff, Virginia, in southeast County Cavan, near the Meath border. It is approximately:

- 6km southeast of Ballyjamesduff
- 7km west of Virginia
- 23km northwest of Kells
- 30km north of Delvin

FEATURES

- Natural Water Supply
- Recently Reseeded
- Secure Fencing
- Cattle handling facilities

AUCTION DETAILS

The Auction will take place on May 15th at 3pm in our Auction Room and online. Pre registration for online bidding by May 14th.

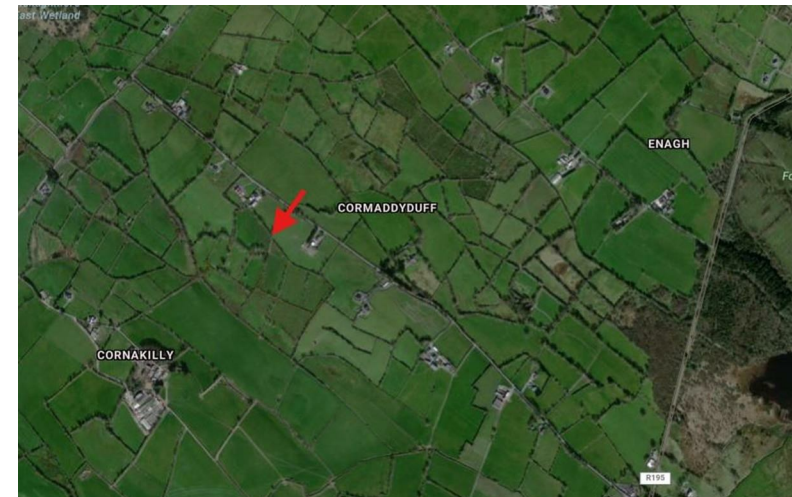
SOLICITOR DETAILS

Martin Cosgrove of A B O'Reilly Dolan & Company in 27 Bridge Street, Cootehill, Co. Cavan 0495552110

DIRECTIONS

From Ballyjamesduff: Take the Oldcastle Road for 2km, then turn left at the Raymond Potterton pointer sign. Continue down this road, turn left, then take a right. The land will be on the right, identified by the Raymond Potterton sign.

From Virginia: Take the R194 towards Ballyjamesduff, then turn left onto the R195 towards Castlepollard. After 5km, turn right at the Raymond Potterton directional sign. The land is a short distance down this road on the left, clearly marked with our Raymond Potterton sign.





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raymondpotterton.com

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