





**AUCTION - THURSDAY 4TH MAY AT 3PM**

**RESIDENCE AND FARM ON C. 9.23 ACRES - AVAILABLE IN LOTS**

This is an excellent opportunity to purchase an extremely well located property only 3km Kinnegad, 14Km Enfield and with easy access to the M4.

**LOT 1**

Derelict Residence on c.1.23 Acres (c.0.5 Hectares)

The residence is completely derelict and stands on a 1.23 acre rectangular shaped site with mature boundaries. The location is ideal for refurbishment or a replacement dwelling subject to the necessary planning permission being obtained.

**LOT 2**

c.8 Acres (c.3.28 Hectares) of top quality lands.

Lot 2 being 8 acres is all laid out in one division under top quality permanent pasture. The lands have access to a natural water supply on one boundary and are well fenced.

**LOT 3**

The Entire.

**DIRECTIONS**

From Kinnegad proceed out the old Dublin road for 3km. The property is clearly identified by the agents for sale boards.

**AUCTION DETAILS**

The auction will take place on Thursday 4th May at 3pm in our Auction Room and online. Pre registration for online bidding by Tuesday 2nd May.

**SOLICITOR DETAILS**

Shane Johnson, Nooney & Dowdall Solicitors, 16 Mary Street, Mullingar, Co. Westmeath



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