



**Calliaghstown Kells Co. Meath**

**POA**

**23.00 acre(s)**

AUCTION - WEDNESDAY 10TH MAY AT 3PM

DERELICT RESIDENCE ON C. 23 ACRES

A well positioned farm with derelict residence just off the M3 Motorway and 1.6km outside Kells.

The lands are laid out in one division with access to the N52 Kells/Mullingar road and substantial frontage to a local secondary road.

The derelict residence offers the opportunity to develop a home in an excellent location subject to the planning permission.

While the lands are in need of reclamation they are in an area renowned for the quality of land and are surrounded by some of the best grazing and tillage land in the County of Meath.

### AUCTION DETAILS

Auction will be at our Auction Room at 3pm and Online. Pre registration for online bidding by 8th May.

### DIRECTIONS

Take the N52 from Kells in the direction of Mullingar. When you proceed through the roundabouts at the M3 continue for some 500 Meters taking the first turn right. The lands are located down here on your right hand side. Clearly identified by our for sale boards. There is also another entrance on the right hand side if you continue towards Mullingar.

### SOLICITORS

Mr Barry Callaghan, Regan McEntee & Partners, High Street, Trim, Co. Meath.



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