



Auctioneers, Valuers  
& Estate Agents  
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## Doohorn Mullyash Castleblayney Co .Monaghan , A75V052



We offer For Sale By Private Treaty this 31 acres residential Farm , The land quality is good mostly well-drained currently in permanent pasture. Some scrub exists in part and should be inspected. The land sits elevated in parts over the countryside. See photos taken. Access to the lands which is set out in number of parcel is by a number of gates and laneways The Farm consists of 3 bed county house with list of useful farm building, storage sheds, outside toilet, 8 bay milking parlor, various paddocks, Hay barn, a large cattle shed to rear of the farm with slotted floor. Electric is available and connected. Water is available with drilled spring close by of the farm Note all drawings are for discussion purposes only and land is 31 ACRES approximately 12.68 Hectares. No entitlements come with the land .

**Guide :€495,000**

Beattie Real Estate

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# BEATTIE REAL ESTATE

# LAND FOR SALE



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Property for sale will be subject to the issue of a Grant of Probate. We anticipate this could take up to ten weeks .Land consists various quality with some under rush Most is under pasture with good drainage and presently used for grazing , also included is ground some under heavy use in need of maintenance and upgrading . The farm borders a public road with good road frontage allowing potential site for a new farm house. This development would be subject to a successful planning application and no guarantee is given but worth investigation by the prospective buyer. One additional suggested site again subject to a successful planning application is the old derelict stone house south of the existing farm yard. Which is presently now derelict ref XO2 which stands on an elevated plot, possible redevelopment with long access road. Also note bordering the south tip part of the farm is a small fresh water stream running south. Note all drawings are for discussion purposes only and land is 31 Acres approximately 12.68 Hectares claimed. Note please as normally with Beattie Real Estate all bids must be accompanied with proof of funds .



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