

**BEATTIE REAL ESTATE**

**FARM FOR SALE**



**Clareoghill Castleblayney Co .Monaghan , nearest A75AP62**



We offer For Sale By Private Treaty this 12 acre residential Farm. , Clareoghill Castleblayney Co. Monaghan Agricultural land being 4.86 Hectare 12 acres approx., The land quality is excellent self-draining good grazing , currently in permanent pasture. The farm sits elevated over the countryside. Access to the farm is by way of lane and gate running from secondary road located on south west boundary . The Farm has the benefit of a number of useful farm buildings with a dry store 4 pen slatted shed, & 30ft x 20 ft. general purpose house . Calf houses with open area and additional small sheds and open silage pit. The farm buildings are in good state of repair and in good working order. The Farm has also the benefit of a well renovated 2 bed farm house.

**Guide Price :€260,000**

**Beattie Real Estate**

Main Street, Castleblayney, Co. Monaghan A75 X683

Email: [beattierealestate@gmail.com](mailto:beattierealestate@gmail.com) Web : [www.btrealstate.ie](http://www.btrealstate.ie)

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Beattie Real Estate, for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- (i) The particulars set out as a general outline for the guidance of intending purchasers or lessees and do not constitute an agreement nor constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them; (iii) No person in the employment of Beattie Real Estate has the authority to make representation or warranty whatever in relation to the property.



Proposed Boundary indicated in red line shown

Main Residence  
2 bed farm house

Proposed Rite of way indicated in yellow

12 acres Land  
4.86 Hectare approx

Farm Buildings, Slatted house,  
Calf houses with open area,  
General purpose house,  
Number of sheds

Access Lane to House

Access gate to land

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## Additional information

Point to note and brought to attention of prospective parties this drawing outlining the boundary layout. See farm house front yard. See boundary in red also with right of way indicated in yellow. This allows access and vehicle turning to a neighbour's farm gate. Part of the yard belongs to the neighbour indicated outside red boundary "A ". This has been like this for many years with dwarf wall never changed. Which up to now as benefitted for convenience both parties, parking cars turning cars Access to neighbours gate . The new owner might decide to stay as is or effect a new boundary fence, so it has been left as is for this sale. . Pleases note this is for discussion purposes only this requires advice from your solicitor to clarify.

Note please as normally with Beattie Real Estate all bids must be accompanied with proof of funds available to cover any bid made. John Beattie has final say to accept a bid or not. The integrity of this Sale will be protected for all genuine interested parties.

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## House Accommodation

Hallway - 1.52m x 2.65m

Sitting room - 3.64 x 3.92m

Kitchen - 3.69m x 3.55m , Stanley type range

Ground bathroom - 2.21 x 1.97 wc whb shower

Bedroom 1 - 2.98 x 3m

Bedroom 2 - 3.4m x 2.94 m

Walk in wardrobe - 1.43m x 2.09m

Main Bathroom - 2.03m x 3m Bath / shower wc whb

Additional outside toilet - 1m x 2m

Total living space being: - 67sq/m  
720 sq/ft

BER : G BER No: 116791302



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Best Practice Marketing solutions Available.

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