





**AUCTION - TUESDAY 19TH NOVEMBER AT 3PM IN ROOM AND ONLINE**

**64 ACRES (26 HECTARES)**

**An Exceptional Agricultural Opportunity on the Meath/Westmeath Border.**



# Dervotstown Clonmellon Co. Westmeath

A prime opportunity to acquire a substantial agricultural holding located on the Meath/Westmeath border. Currently utilised for tillage purposes, the land is of excellent quality. This property offers potential for a range of farming enterprises including dairy, potato farming, and tillage. The farm is well-equipped featuring a concrete yard with cattle handling facilities and a number of agricultural buildings. These buildings can accommodate livestock, or be utilised for storage and equipment. The land itself is laid out in two tidy divisions with mature hedging along its boundaries.

## LOCATION

Dervotstown is ideally located in a prime agricultural region, approximately 5.5 km from Clonmellon, 8 km from Delvin, and 6 km from Athboy. The property boasts excellent road frontage along the Ballinlough/Athboy road on its northern boundary. It is also conveniently close to major road networks, with the N52 located less than 3 km to the west and the N51 approximately 5 km to the south.

## KEY FEATURES

- Quality land
- Concrete yard with cattle handling facilities
- Excellent road frontage and accessibility
- Conveniently located near Clonmellon, Delvin, and Athboy

## AUCTION DETAILS

The Auction will take place on November 19th at 3pm in our Auction Room and online. Pre registration for online bidding by November 18th.

## SOLICITORS

Derek Williams & Company Solicitors , 9 Francis Street, Dundalk, Co. Louth

## DIRECTIONS

From Clonmellon, take the N52 towards Delvin. After approximately 3 km, turn left onto the L5530 towards Athboy. Continue along this road, and the land will be on the right, marked by our Raymond Potterton sign.





**0469027666**

38 Watergate Street, Navan, Co. Meath, C15 PT8X  
raymondpotterton.com

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