





▶ AUCTION - THURSDAY 30TH SEPTEMBER AT 3PM

c. 166 ACRES (67.4 HECTARES) & IN LOTS  
LOT 1: RESIDENCE & YARD on c. 22 ACRES Lot 2: 144 Acres

A superb opportunity to purchase a substantial residential farm in one block in excellent farming country.



# Newcastle Castlepollard Westmeath N91 K197



4 Bedrooms



1 Bathrooms

## AUCTION

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AT 3PM AT OUR SALE ROOM  
& ONLINE VIA LSL AUCTIONS

c. 166 ACRES (67.4 HECTARES) & IN LOTS  
Lot 1: Residence & Yard on c. 22 Acres  
Lot 2: 144 Acres

A superb opportunity to purchase a substantial residential farm in one block in excellent farming country.

Newcastle is a spectacularly attractive agricultural holding. The private setting and the vista over the surrounding countryside and up to Mullaghameen Woods makes Newcastle a place apart. The farm is well known locally for the quality of the cattle that have been finished on its lush pasture and is located in an area of extremely high fertility and successful tillage and cattle enterprises.

## THE RESIDENCE

The Residence consists of a Georgian Villa Style Two Storey House providing spacious accommodation with all services and an abundance of original Period Features and an attractive setting. The Residence is approached by a c. 500 meter avenue which travels through attractive parkland featuring many Specimen Trees and an impressive Norman Tower House.

## THE LANDS

The Lands laid out in 6 main divisions are well fenced and all under permanent pasture. The farm benefits from a good drainage system and fronts the River Gloré providing an unfailing water supply. With some investment the lands are suitable for any agricultural use.





The Farm is located 7km Castlepollard, 15 km Granard, 17km Edgesworthstown, 23km Mullingar easily accessible from the N4 and R395.

This is an extremely fertile farm with scale and potential.

## **AUCTION REGISTRATION**

Auction on the Instructions of Executors at our Sale Room and Online via LSL Auctions.

Pre-registration by 27th September - Phone 046 9027666.



## **DIRECTIONS**

From Castlepollard proceed out the Coole road (R395) passing Tullyally Castle for 4km. Turn right onto the L574 before Coole Village and where sign posted for Mc Myler Saw Mills. Proceed to the end of this road and turn left. The Farm is up this road all on the right hand side.

From Coole proceed towards Castlepollard and take the first turn left. Proceed to the end of this road and turn left. The Farm is up this road all on the right hand side.



## **SOLICITORS**

Kelly Caulfield Shaw, 1 Chapterhouse, Friars Mill Road, Mullingar, Co. Westmeath.



