





**FARM TO LEASE**

**85 ACRES**



# Cloncat Navan Co. Meath

The farm extends to 85 acres of highly productive and recently reseeded land laid out in paddocks and all serviced by well water. All paddocks are served by well maintained farm roadways.

A Delaval 20 unit parlour is in place and a 6,000 litre bulk tank. The farmyard provides 164 cubicles housed in top quality sheds. The farm has ample slurry storage provided in multiple large underground tanks.

There is also a 180,000 gallon above ground slurry tank. Calf and young stock sheds are all in good condition. Two silage pits are on farm with channel between the two.

## ACCOMMODATION

Parlour Shed - 60m x 20m

Cubical Shed - 84m x 160m

Low Shed – 105m x 25m

Calf Shed – 25m x 30m

Storage shed - 30m x 25m

## FEATURES

- Feed space for 180 cows.
- 10 Tonne meal bin
- Diesel storage
- Well water

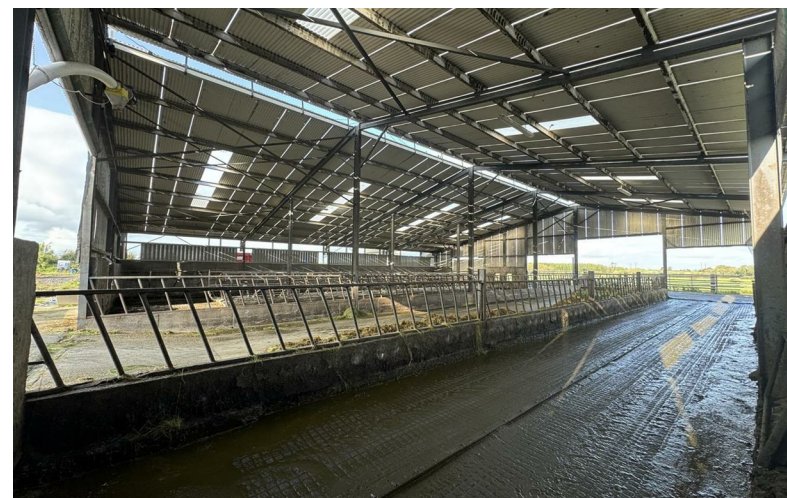
## LEASE DETAILS

The property is being Leased on a 10 year lease commencing on the 1st of December 2023. The lease is on full repairing and insuring terms and condition reports will be attached and signed. The consumables on site will be quantified and the new tenant will be required to purchase all silage/straw/feedstuffs prior to taking occupation.

\* Silage €40 per ton

## ENTITLEMENTS

The farm comes with 34.44 entitlements with a 2023 value of €124.92 per unit. It is envisaged that the entitlements will be split on a 50/50 basis between the landlord and tenant.





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