



Coole Castlepollard Co. Westmeath

38.80 acre(s)

## FARM TO LEASE

38.8 ACRES (15.7 HECTARES)

Raymond Potterton Auctioneers are delighted to offer 38.8 acres of quality agricultural land for lease in Coole, Castlepollard, Co. Westmeath.

This prime land is available on a 5-year lease. The land is well maintained and divided into neat sections, featuring mature hedgerows throughout. Located just minutes from Castlepollard, the land boasts excellent accessibility and convenience. The farmyard is fully equipped with cattle handling facilities, silage storage and a six bay shed with slatted lean-to and feed passage on one side and a double bay lean to on the other.

The subject lands are being leased without entitlements. The lands are being leased in bulk in accordance with the folio map, it is up to lessee to do their due diligence in terms of usable area. Grazing on the lands can commence March 1st on each year of the term and livestock must be removed no later than December 1st. No overwintering of stock or storage of bales on the lands. The first moiety is to be paid prior to the 1st of March each year, access is not permitted until payment is received.

### FEATURES

- Farm Yard
- Top Quality Land
- Cattle Handling Facilities
- Well Water

### ENTITLEMENTS

The subject lands are being leased without entitlements.

### LEASE TERM

5 Years.

### DIRECTIONS

<https://maps.app.goo.gl/37UwgqVQyXoLWWH76>

From Castlepollard, take the R395 regional road toward Edgeworthstown. Continue through Coole, after approximately 1km the land will be on your left, marked by our Raymond Potterton sign.



**0469027666**

38 Watergate Street, Navan, Co. Meath, C15 PT8X  
[raymondpotterton.com](http://raymondpotterton.com)

Follow us:

