





Auction - Tuesday 21st October 2025 at 3pm in The Shirley Arms Hotel, Carrickmacross & Online

5.86 Acres (2.37 Hectares)



Cloughvalley Carrickmacross Co. Monaghan

This is a particularly attractive and compact parcel of high quality land laid out in a single well shaped division with the benefit of mature natural boundaries and approximately 270 metres of valuable road frontage. The holding presents a unique opportunity to acquire land with clear potential for a higher use value.

The lands are situated just 1.6km from Carrickmacross town centre, a thriving market town with an extensive range of services, schools, and recreational amenities. The property enjoys excellent accessibility with the N2 national route close at hand, placing both Dublin and Monaghan within convenient reach. Its combination of quality ground, strong road frontage and exceptional location make this a most versatile parcel of land with obvious scope for purchasers to consider residential or alternative development potential subject to the necessary consents.

KEY FEATURES

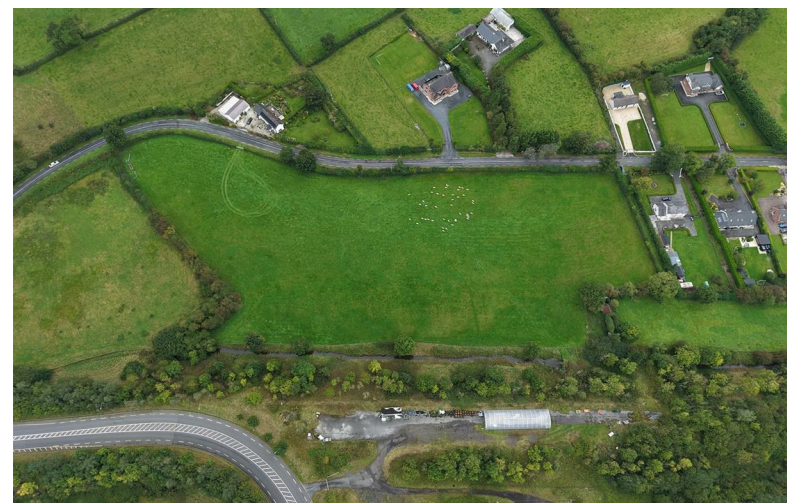
- 5.86 acres (2.37 hectares) of high quality land in one division
- Approximately 270m of valuable road frontage
- Exceptional location only 1.6km from Carrickmacross town centre
- Potential for higher use or residential development (subject to planning)
- Easy access to the N2 national route

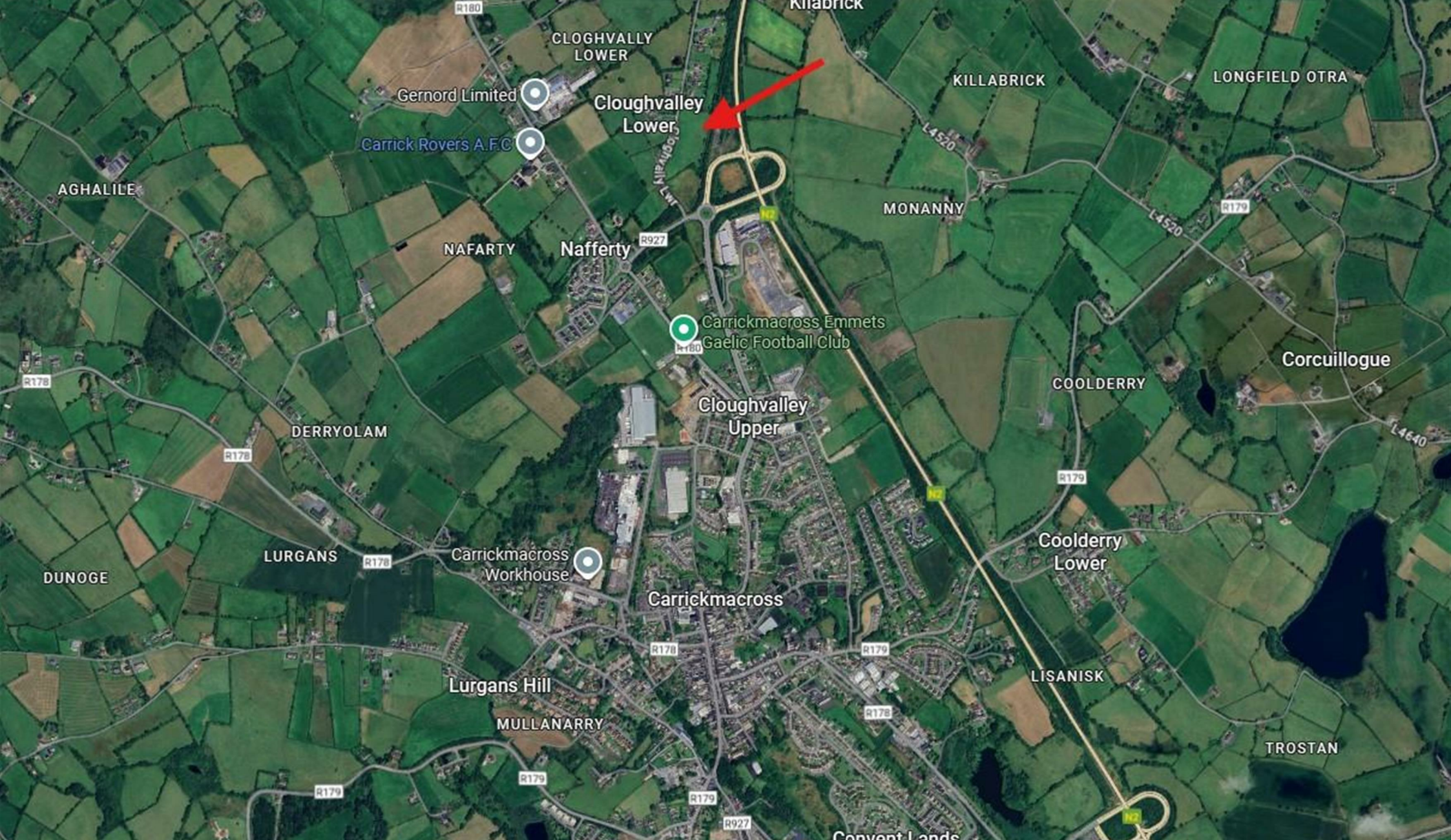
SOLICITORS

Mr Eamon Carolan, Patrick J. Carolan & Co.,
Thomas Street, Bailieborough, Co. Cavan

AUCTION DETAILS

The Auction will take place on the 21st October 2025 at 3pm in The Shirley Arms Hotel, Carrickmacross and online. Pre registration for online bidding by 20th October 2025.





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