

Raymond Potterton

Knockatemple, Virginia, Co. Cavan

92.00 acre(s)



Auction - Thursday 10th December 2026 at 3pm

92 ACRES (37.23 HECTARES)

An absolutely amazing opportunity to purchase high-quality lands of substantial scale.

Knockatemple, Virginia, Co. Cavan

INTRODUCTION

The lands are laid out in seven regular-shaped divisions, with mature hedgerows providing ample shelter.

The property enjoys exceptional frontage to the L3-022 Knockatemple Road, with a perfectly straight road providing excellent access and line of sight.

The lands gradually slope from the road frontage in the direction of Lough Ramor, affording the property amazing lake views together with excellent natural drainage.

The lands are entirely under permanent pasture, are considered to be of exceptionally high quality and will be suitable for most agricultural purposes.

DESCRIPTION

The property comprises approximately 92 acres of high-quality agricultural land, laid out in seven regular-shaped divisions and enclosed by mature hedgerows.

The lands benefit from excellent road frontage onto the L3-022 Knockatemple Road and enjoy a gradual natural gradient towards Lough Ramor.

The combination of high-quality permanent pasture, excellent natural drainage, shelter, regular divisions and substantial road frontage makes this an exceptional agricultural holding.

FEATURES

- An absolutely excellent farm laid out in seven regular divisions
- High-quality permanent pasture
- Mature hedgerows providing excellent shelter
- Gradual gradient towards Lough Ramor, providing breathtaking views and natural drainage
- Very valuable road frontage
- Super access and line of sight
- Suitable for most agricultural purposes
- Available with vacant possession

AUCTION DETAILS

The Auction will take place on the 10th December 2026 at 3pm in our Auction Room and online. Pre registration for online bidding by the 9th December.

SOLICITOR DETAILS

Aoife Moynihan, Moynihan & Co. Solicitors, Mullingar, Co. Westmeath

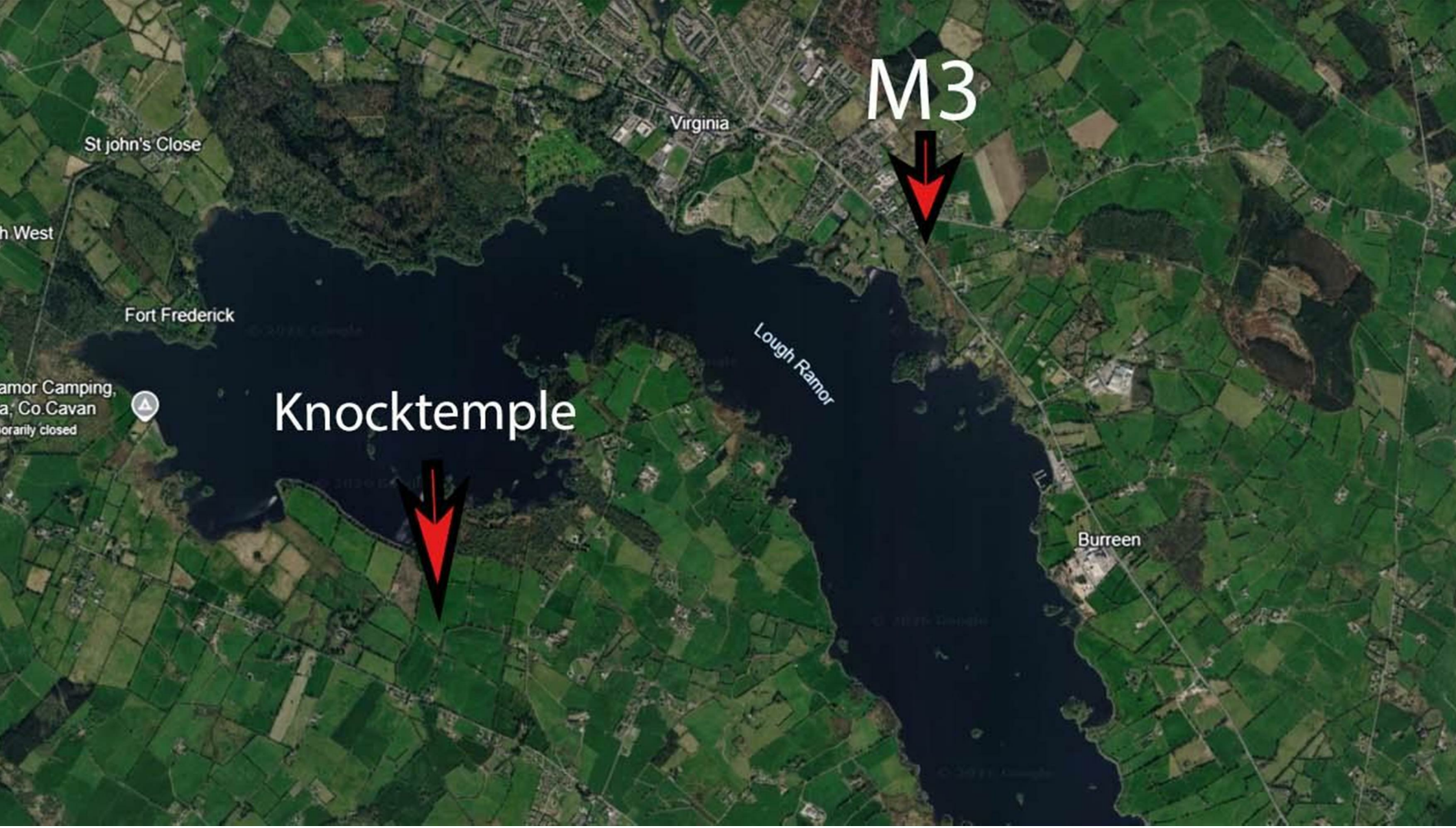
DIRECTIONS

When travelling on the N3 towards Virginia, turn left at Virginia Transport / Ennis Erin Farm Feeds onto the L3-024. Continue on this road to its termination and turn right onto the L3-022. Continue for approximately 3 kilometres, passing Munterconnacht GAA Club and Knockatemple National School. The property is situated on the right-hand side, with an adjoining dwelling, which is not part of the sale, having postcode A82 XF38.









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